



# MINUTES

## Hardee County Economic Development Council Hardee County Industrial Development Authority

Commission Chambers 412 W. Orange, Room 102, Wauchula, FL 33873 Regular Meeting

12/12/2017 8:30 AM

### BOARD MEMBERS

Gene Davis, Chairman | Tommy Watkins, Vice-Chairman | Monica Reas | Courtney Green | Lory Durrance | Calli Ward | Vanessa Hernandez | Bill Lambert | Sarah Pelham

#### 1. Call to Order

| Attendee Name     | Title                               | Status  | Arrived |
|-------------------|-------------------------------------|---------|---------|
| Gene Davis        | Chairman                            | Present |         |
| Tommy Watkins     | Vice-Chairman                       | Present |         |
| Monica Reas       | Board Member                        | Present |         |
| Courtney Green    | Board Member                        | Present |         |
| Lory Durrance     | Board Member                        | Present |         |
| Calli Ward        | Board Member                        | Present |         |
| Vanessa Hernandez | Board Member                        | Present |         |
| Bill Lambert      | Economic Development Director       | Present |         |
| Sarah W Pelham    | Economic Development Corrdinator    | Present |         |
| Kristi Schierling | Economic Development Office Manager | Present |         |

**Visiting:** Bruce Stayer, Charlie Cox, Henry Kuhlman, Sharon Moye and Keith Rupp

**County Commissioners:** Mike Thompson

**EDC/IDA Attorney:** Ken Evers

**Press:** Michael Kelly

**Staff:** Bill Lambert, Sarah Pelham and Kristi Schierling

#### 2. Approval of Agenda

Item 2.1. Motion to approve agenda as presented

|                  |                                                        |
|------------------|--------------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                            |
| <b>MOVER:</b>    | Tommy Watkins, Vice-Chairman                           |
| <b>SECONDER:</b> | Monica Reas, Board Member                              |
| <b>AYES:</b>     | Davis, Watkins, Reas, Green, Durrance, Ward, Hernandez |

### 3. Approval of Minutes

#### Item 3.1. November 2017 EDC/IDA minutes

|                  |                                                        |
|------------------|--------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                             |
| <b>MOVER:</b>    | Vanessa Hernandez, Board Member                        |
| <b>SECONDER:</b> | Calli Ward, Board Member                               |
| <b>AYES:</b>     | Davis, Watkins, Reas, Green, Durrance, Ward, Hernandez |

### 4. Agenda Items

#### Item 4.1. Wicks, Brown, Williams & Co Engagement Letter

Charlie Cox came before the board to discuss the engagement letter. We hired Wicks, Brown in 2013. Within the engagement letter from 2013, it stated that they could request rate increases each year. That has not been done until now. The current rates are \$100 for a CPA and \$175 for a partner. The requested increase is \$125 for a CPA and \$180 for a partner. Even though Charlie is now a partner with Wicks, Brown, he will continue at the CPA rate.

Motion to approve the engagement letter and allow Chair to sign.

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|------------------|--------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                             |
| <b>MOVER:</b>    | Vanessa Hernandez, Board Member                        |
| <b>SECONDER:</b> | Monica Reas, Board Member                              |
| <b>AYES:</b>     | Davis, Watkins, Reas, Green, Durrance, Ward, Hernandez |

#### Item 4.2. Incubator Lease- Dealers Choice Inc.

This company wants to go into the area where Peace River Paddlesports used to be in the Incubator. They are seeking no funding and is only wanting a lease for this space. The owner of Dealer's Choice is Jay Wells. He currently does work with Alan Jay Automotive. Jay also does small body repair and painting. Jay is interested in the space at the Incubator because of the spray booth we have there. That space is un-airconditioned, warehouse space which we charge at \$2/sqft. The space is 3200 sqft which comes to \$6400 which includes sales tax. There will be no rent abatement. Gene Davis abstained because of the perception of a conflict since Jay Wells does work for Alan Jay Automotive as does Gene Davis. A conflict of interest form has been filled out and is on file at the EDC office. Calli Ward asked about the environmental impacts his chemicals may have. There is not a clause in the current lease with an environmental indemnity. It can be included. Vanessa Hernandez brought up giving some type of consideration in the 2nd year lease for the use of the paint booth. This could be an increase in rent or some type of job creation.

The lease will not automatically renew after the 1st year. It will come back to the Board so he can demonstrate how he used out asset, the paint booth, to benefit the County.

Motion is to approve the lease with the revision to include environmental indemnity.

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|------------------|-------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [6 TO 0]</b>                        |
| <b>MOVER:</b>    | Calli Ward, Board Member                        |
| <b>SECONDER:</b> | Vanessa Hernandez, Board Member                 |
| <b>AYES:</b>     | Watkins, Reas, Green, Durrance, Ward, Hernandez |
| <b>ABSTAIN:</b>  | Davis                                           |

Item 4.3. Department of Economic Opportunity Grant Discussion

Sarah Pelham went to the BOCC last week to discuss this grant with them at our board's request. It is for the water/sewer for the back part of the Commerce Park. Mike Thompson had questions regarding the size of the match we were putting up and if it was better to have a smaller one or not have one at all. They asked why we don't put up a smaller match. Director Lambert wants to keep it at 50% match. There is no minimum or maximum match requirement. The EDC staff is going to the Rural Summit this week and will speak to DEO and will find out what our options are regarding the size of a match. The soft cost for the project is \$4.3 million. We will keep our 50% match. Mike Thompson also announced that the BOCC did say that they would accept the water/sewer after it is completed. The consensus of the board is to allow staff to negotiate the match. There will be no vote today. The motion from last month's meeting stands.

5. Project Updates/Chair Updates

Item 5.1. Motion to allow Bill and Ken to negotiate a subordination agreement for equipment and inventory only

Winn Dixie building- Caresync is still very interested in it. Travis and his designer looked at the building yesterday. Mark Jordan, with CareerTech, met them there as well. He can help them with the LPN training. The employees can work at Caresync part time and go to school at CareerTech part time all in the same building. A traditional LPN course is 1 year long. Courtney Green suggested talking to Dr. Heston as well as Teresa Crawford at SFSC and see how they could be of help with possibly coming up with a syllabus for a class here at the Hardee campus.

Florida Hospital- Peace River Center has shown interest in the building. A Dr. in Brooksville is also interested in the building once the hospital moves out. He would like to use it as a treatment center. Peace River Center may also be able to use Techriver when its empty. Dillard's position at the ag test plot has been replaced by Myles Albritton. He will be part time at \$1,000/month. Director Lambert met with Terviva last week. They have 1100 acres committed. Staff is still meeting with the City on Carlton Street. Hogan Street is also still in the works. The Incubator is basically full. The fill line is continuing to grow. PFM is shipping units. We still need a rail site for the hemp block plant and we need property for a solar field. Keyplex still plans to move forward with the purchasing of both of their lots. Florikan is planning to expand. Cobb has broke ground on their lot where they will be building their building with commercial and residential space. Jim See's building should be open in January 2018. Palmetto 8 is hung up in the permitting process. Director Lambert also announced that Dottie Conerly has resigned since she has moved to Polk County. Staff has met with Halton Peters last week and he has requested the board to have a subordination agreement with him. It would be just on the equipment.

Lory Durrance made a motion and was seconded by Calli Ward to allow Bill and Ken to negotiate a subordination agreement for equipment and inventory only.

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|------------------|--------------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                            |
| <b>MOVER:</b>    | Lory Durrance, Board Member                            |
| <b>SECONDER:</b> | Calli Ward, Board Member                               |
| <b>AYES:</b>     | Davis, Watkins, Reas, Green, Durrance, Ward, Hernandez |

6. Financial Report

Item 6.1. November 2017 EDC/IDA Financials

Sarah Pelham said that the November financials were normal and not anything out of the ordinary and suggested approving as presented.

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|------------------|--------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                             |
| <b>MOVER:</b>    | Vanessa Hernandez, Board Member                        |
| <b>SECONDER:</b> | Tommy Watkins, Vice-Chairman                           |
| <b>AYES:</b>     | Davis, Watkins, Reas, Green, Durrance, Ward, Hernandez |

Item 6.2. General Fund Budget Amendments FYE 2018

Charlie Cox reviewed the GF budget amendments for this fiscal year's budget. The appropriations for the Steele Equine grant, and the available grant carry forward for MLK extension, Bees and Botanicals grant, Stream2Sea's grant were added in. Also added in was the expenditure for the property taxes since it was estimated too low on the adopted budget.

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|------------------|--------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                             |
| <b>MOVER:</b>    | Monica Reas, Board Member                              |
| <b>SECONDER:</b> | Courtney Green, Board Member                           |
| <b>AYES:</b>     | Davis, Watkins, Reas, Green, Durrance, Ward, Hernandez |

- 7. Announcements/Other Business/Public Comments
- 8. Adjournment