

June 2017

Director's Report

IDA Projects and EDA Grants managed by and thru the IDA:

Water Sewer Corridor

- Previously, the IDA managed the North Florida Avenue to REA Road water capacity and sewer extension and turned those assets over to the City of Wauchula.
- All assets of the U.S. 17 Utilities extension (Will Duke Road project) have been assigned to the City of Wauchula.
- Design and engineering is complete for the MLK Water Main Extension and the IDA has applied for an EDA grant of \$1.3mm for construction.
- The City of Wauchula has submitted a reimbursement request of approximately \$200,000.00 related to infrastructure improvements to accommodate the relocation of Florida Hospital.
- We have proposed a budget amendment to restore \$300,000.00 previously allocated for Pre-Treatment at the County's waste water treatment facility. The County has chosen alternate funding.
- We have submitted an EDA application for design and engineering to extend water from the City of Zolfo to the terminating point of their service area at Sterner Road.
- We have applied for an EDA grant of \$156,940.00 for feasibility and ensuing design and engineering for the extension of Carlton Street. We have requested a master development plan from the adjoining property owners.

Ancillary to the Corridor, the extension of the Wauchula Hills loop to ultimately tie into Bostick Road received funding from this legislative session and discussions have begun related to dove tailing this construction into expansion of the commerce park construction, pending outcome of the lawsuit over the rezone of the Terrell property. Hunter

Engineering has completed the infrastructure design for the commerce park expansion.

Hardee County and its municipalities fared well in the recent legislative session.

Private Sector Infrastructure

- Century Link continues, Comcast and Rapid Systems to improve its broadband services. Sebring Gas has been diligently building a natural gas distribution system from Wauchula to the commerce park, in conjunction with TECO's expansion from Fort Green to Zolfo.

Incubator

- Debut Development has made the request for their last EDA funding draw and reports that they are fulfilling product manufacturing for approximately 25 clients. The independently owned and leased space pack n ship, is operating complimentary to the incubators shipping needs and servicing other clients in the county.
- Bees and Botanicals has hired an industry expert consultant, to fulfill the remaining steps related to product development. We hope to see significant product manufacturing and sales by the Fall of 2017.
- We are continuing to evaluate options to resurrect the paddle board manufacturing and have focused primarily on one firm.
- Universal Steel has successfully relocated and is very comfortable operating out of the incubator facility.
- The cabinet manufacturing suite is 90% complete and operations should begin there, mid-summer.
- Design plans for Hogan street have been completed.
- Future needs of the incubator include asphalt paving, roof rehab, landscaping improvements and suitable signage.

Liz Steele (Steele Equine)

- We knew the complexities of EDA funding on private property would require tedious and complex evaluation by financing entities and we

expect the private financing for this project to be finalized in the next 60 days.

- The EDA has funded this project \$551,141

Olives/Botanicals

As everyone is aware, we have initiated the construction and development of a test farm on approximately 20 acres at the western most boundary of the Terrell property. We have planted 19 varieties of olives, 18 varieties of pomegranates, 1 variety of hops (with 3 more to be planted this summer), 12 varieties of Pongamia piñata and expect to receive a turmeric variety from Agri-starts in the next couple of weeks. We are corroborating with other growers and researchers related to all aforementioned crops and the potential for agricultural diversity and industrial development of extracts related to these crops is extremely promising. Three separate presentations in the June meeting, Huggins/Brown, Eden labs and Dr. Kevin Folta will further educate each of us and the public regarding the potential for economic development, in this area.

Hidden Creek

- Construction has begun on completing the road infrastructure at Hidden Creek.
- Cobb Construction was the successful bidder on the project.

CRA Residential Projects

- Palmetto 8 is in the process of having building plans approved and continues to move forward with this project.
- Sears Building project is expected to be completed and be available for occupancy in late 2017.
- Wauchula Plaza and Living has completed the Historic Preservation board review and is in the process of finalizing plans with the architect.

MOBO

- The final budget amendment is being proposed to the board in the June meeting, current estimates of total project costs re approximately \$1,800,000.00 but the proposed budget amendment has been set at \$2,000,000.00 in order to expedite completion and to resolve any unforeseen expenses. Additionally, the final contract with the tenant is in the board packet.

PFM

- PFM is currently receiving inventory for manufacturing production of finished product.

Florikan

- Florikan is scheduled to close on June 14, 2017.

Sherriff Command Center Building

- Command center will be completed this month June 2017.

FHERO

- We continue to work with this regional economic development group. A site selector trip to Greenville is scheduled for next month July 2017.
- The new marketing video, produced by Marketing Alliance will be ready for board review at the July meeting.

Other Projects:

- A privately-operated truck driving school has requested site information to expand from Polk County. They need 10 acres, preferably along U.S. 17.
- Interest in the soon to be acquired hospital property remains strong. It is under confidentiality.
- The Space Florida solicited project is still active and under confidentiality.

- The Hemp concrete block project is awaiting availability of a 200 acre site along rail in Hardee County.
- Project WAU is still under confidentiality and plans to utilize the fill line portion of the incubator.
- We are currently reviewing options with CareSync management, related to the shortage of space in the current building.
- We will have an exciting presentation from MOTE marine in the June meeting.
- We recently attended a visioning workshop in conjunction with Career Source Heartland.