

MINUTES

Hardee County Economic Development Council Hardee County Industrial Development Authority

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

6/13/2017 8:30 AM

BOARD MEMBERS

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

1. Call to Order

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

Visiting: Michael Garcia, Steve Brown, Bill Huggins, Kevan Main, Charlie Cox, Chris Shallice, Fritz Chess, Drew Varner, Leslie Cantu, Tyler Jacoby, Dillard Albritton, Terry Atchley, Kenny Lambert, Jim See, Stan Pelham, Bruce Stayer, Reid Crews, Tom Taylor, Henry Kuhlman, Rhonda Cole, Virginia Brown, Lyndsay Lynch, Sharon Moye, Autumn Blum, Tomas Pollman and Cindy Weinstein.

County Attorney: Ken Evers

County Commissioners: Mike Thompson and Rick Knight

Press: Michael Kelly

Staff: Bill Lambert, Sarah Pelham and Kristi Schierling

2. Approval of Agenda

Item 2.1. Motion to approve the agenda with the addition of the property discussion

Director Lambert wanted to add property discussion to the Director's Report.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Gene Davis, Vice-Chairman
SECONDER:	Dorothy Conerly, Board Member
AYES:	Hernandez, Davis, Reas, Green, Conerly, Durrance, Ward, Watkins

3. Approval of Minutes

Item 3.1. May 2017 EDC/IDA Minutes

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lory Durrance, Board Member
SECONDER:	Tommy Watkins, Board Member
AYES:	Hernandez, Davis, Green, Conerly, Durrance, Ward, Watkins
ABSENT:	Reas

4. Agenda Items

Item 4.1. Botanicals & Extract Facility

Dr. Bill Huggins and Steve Brown had a presentation on the botanicals and extract industry. The size of the US supplement industry has increased to roughly \$36.7 billion. The global cosmetic market was \$460 billion in 2014 and is estimated to reach \$675 billion by 2020, growing at a rate of 6.4%. There is a major problem with this. Most of the supplements sold in the US are made from botanical materials produced in either China or India. Studies have shown that a large portion of these materials are contaminated. Dr. Huggins suggested two solutions. One would be to commercially grow medicinal and cosmetic botanicals here in Central Florida. The other would be to develop a processing plant to process these botanicals here in Hardee County. Several types of finished goods could be produced and there could be several domestic and international markets for the goods.

Chris Shallice and Fritz Chess, Eden Labs, joined in on the discussion with their presentation of the type of equipment that could be used in the processing plant. There were different types of processors. They would be scalable to our needs and able to be added on to. There are different types of processing. Solvent extractions, super critical CO2 extractions, distillations and cold press for seed oils. Chris Shallice reviewed these and had pictures of the equipment in his presentation.

Director Lambert would like to continue chasing this. He will continue to devote time to understanding this pathway.

Item 4.2. Florida Olive Council

Michael Garcia, President of the Florida Olive Council, came before the board today. He was here with a presentation as well as coming to give more information on the request from the University of Florida/IFAS for the pioneer plant lab that was brought before the board a few months back. Mr. Garcia started by giving several reasons to grow olives. Some reasons were, increasing international demand, can use citrus infrastructure, few pests and mechanical harvest. The challenges with growing olives in certain part of Florida is that some cultivars require 200 "chill hours", summer rainfall may inhibit bloom-set, lack of experienced workforce and it is usually 3-4 years before the first harvest. The pioneer plant lab will explore ways to grow olives and work on creating a low chill olive. Our farm would be the designated south central Florida research site. Their request is for \$10,000. With this partnership, the Florida Olive Council and UF/IFAS will provide a full time researcher to document Pioneer crop development in Hardee County. Hardee County will receive samples of all new olive

and other cultivars for experimental planting. The pioneer plant lab will assist Hardee County employees with planting, harvest and processing.

Lory Durrance made a motion and was seconded by Gene Davis to approve the funding of \$10,000 and to participate in the pioneer plant lab.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lory Durrance, Board Member
SECONDER:	Gene Davis, Vice-Chairman
AYES:	Hernandez, Davis, Reas, Green, Conerly, Durrance, Ward, Watkins

Item 4.3. Mote Marine

Dr. Kevan Main, Mote Marine, was here today with Lyndsay Lynch, SFSC. Dr. Main was here today to discuss the aquaculture industry. Currently 91% of our seafood is imported and nearly 50% of that seafood is produced by aquaculture. Florida has more than 900 fish farmers producing the greatest variety (>1500) of aquatic species of any state in the U.S. Mote Marine research is identifying opportunities to expand production of sustainable seafood in Florida to meet future demands for high quality seafood. Mote has currently designed, built and tested a prototype system and completed 2 fish production trials. Their early findings show that the prototype systems supports larger volume of fish than originally projected based on recirculating system technology and their system is producing 3 products that are being marketed locally (fish, sea vegetables and fertilizer). The next steps would be to expand the prototype and to partner with the EDC/IDA to build a commercial scale demonstration farm, stimulate economic growth and diversify and expand the agriculture industry development.

Lyndsay Lynch was here to let us know that there is a grant opportunity for us to apply for to receive funding for this project. The grant is for \$500,000 and does require a 1 to 1 match.

Director Lambert told the board that the Legislature had the opportunity to allocate funding for this in the budget but did not do so this year.

Lory Durrance made a motion and was seconded by Monica Reas to move forward with the match of \$500,000 and to continue with the grant opportunity with SFSC.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lory Durrance, Board Member
SECONDER:	Monica Reas, Board Member
AYES:	Hernandez, Davis, Reas, Green, Conerly, Durrance, Ward, Watkins

Item 4.4. Bees & Botanicals Update

Leslie Cantu was before the board today to give an update on Bees & Botanicals. They have had setbacks with their rebranding. Bees & Botanicals is now beginning to work with Dr. Huggins and have hired two people. Some of their products have undergone reformulations which will make them an all natural product.

Item 4.5. RFP for Engineering Services

Sarah Pelham is seeking permission from the board to develop and advertise an RFP for engineering services. We have a copy of the BOCC's RFP and would like to do the process similar to their's. The BOCC awarded a certain number of firms instead of just one. We would select ours the same way and when it comes time to need an engineer, we could either base it on their area of expertise or put them on a rotating schedule. The board suggested adding a term length of 3 years with a 30 days notice to terminate the agreement.

Courtney Green made a motion and was seconded by Tommy Watkins to approve the process of developing an RFP and to bring it back to the board.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Courtney Green, Board Member
SECONDER:	Tommy Watkins, Board Member
AYES:	Hernandez, Davis, Reas, Green, Conerly, Durrance, Ward, Watkins

Item 4.6. Hardee Fresh, LLC- Draft Contract

Tyler Jacoby let the board know that the lights are slowing them down. Four sets are set to come in next week for a 30 day trial. They are also about 90% through the Farm Credit process.

Director Lambert and Ken Evers reviewed the lease agreement with Hardee Fresh 1, LLC. This is a 10 year lease with an option to purchase. Depending on the number of jobs created, a portion or even all of the rent will be applied to the purchase price of the building if they choose to purchase. There will be a \$10,000 deposit. The tenant will be responsible for paying for the taxes and insurance on the building and the rent will be abated for 24 months. Ken Evers did announce that he was aware that Hardee Fresh 1, LLC has not yet been formed. We have been told that there will be between 12-16 jobs and there in no minimum job requirement in the agreement.

Monica Reas made a motion and was seconded by Tommy Watkins to approve the agreement as written.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Monica Reas, Board Member
SECONDER:	Tommy Watkins, Board Member
AYES:	Hernandez, Davis, Reas, Green, Conerly, Durrance, Ward, Watkins

5. Chair Updates/Project Updates

Director Lambert provided a written report in the agenda this month. He also wanted to make sure it was ok with the board that he pursue a piece of property that could benefit us. The property is not currently up for sale so the owner has asked that Bill not announce who they are. Director Lambert would like to go to option and bring that back before the board at a later date.

6. Financial Report

Item 6.1. May 2017 EDC/IDA Financials

RESULT:	ADOPTED [UNANIMOUS]
SECONDER:	Gene Davis, Tommy Watkins
AYES:	Hernandez, Davis, Reas, Green, Conerly, Durrance, Ward, Watkins

Item 6.2. General Fund Budget Amendments

This amendment was to remove the EDA grant for the pretreatment facility off of our budget for the current year.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tommy Watkins, Board Member
SECONDER:	Dorothy Conerly, Board Member
AYES:	Hernandez, Davis, Reas, Green, Conerly, Durrance, Ward, Watkins

Item 6.3. Special Revenue Budget Amendments

This amendment adjusts the housing/mixed use amount, adds Hidden Creek, removes the pretreatment allocation, removes the Florikan allocation, adds the processing plant allocation and increases the spec building 7 allocation on our budget.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lory Durrance, Board Member
SECONDER:	Monica Reas, Board Member
AYES:	Hernandez, Davis, Reas, Green, Conerly, Durrance, Ward, Watkins

7. Announcements/Other Business/Public Comments

The July meeting will be moved to July 25th.

8. Adjournment