

MINUTES

Hardee County Economic Development Council Hardee County Industrial Development Authority

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

5/09/2017 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	Absent	
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: Charlie Cox, Peter McClure, Kevin Cundiff, Bruce Stayer, Tom Schenk, David Royal, Kevin Zollner, Brian Patterson, Steven Southwell, Clay Cobb, Sharon Moye and Dillard Albritton.

County Commissioners: Mike Thompson

County Attorney: Ken Evers

Press: Michael Kelly

2. Approval of Agenda

Item 2.1. Motion to approve agenda as presented

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

3. Approval of Minutes

Item 3.1. April 2017 EDC/IDA minutes

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

4. Agenda Items

Item 4.1. -Florikan Contract for Purchase and Maintain Jobs Agreement

Director Lambert gave background information to the Board. Attorney Ken Evers told the Board that we would be in 3rd position. Florikan will have 2 notes ahead of ours. The IDA would subordinate to the 1st and 2nd. An Indemnity Agreement was added late yesterday. Florikan hired a contractor to perform work. Florikan paid this contractor but they did not pay their subcontractor, Cobb Construction. The contractor has since went bankrupt and Cobb has been unable to be paid. They have went to Florikan looking to settle this. This is why an Indemnity Agreement has been added, so no one can hold the IDA liable for this situation. There was a clause in the agreement that if Florikan drops below 24 employees at any given time, even if for one day, they will owe the IDA \$350,000 for each year this occurs through 2024. We agreed to sell the lot next to them at \$60,000. Discussion was had regarding the payment of Florikan possibly dropping below 24 jobs. Some felt that it should be the same number as the compliance credit if they maintain the required number of jobs. It was decided to have both numbers match. The default payment and compliance credit will be \$384,615. The purchase price is \$4,500,000 with a jobs creation credit of \$2,500,000.

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

Item 4.2. EDA grant application submissions

The EDA cycle is now open and we plan to submit 3 applications this cycle. They will be EDC funding, water/sewer for Zolfo Springs design and City of Wauchula construction for MLK, and design for extending Carlton through NB Hwy 17 through to MLK. Director Lambert told the Board that we could transfer money to the EDA if needed to fund some of the projects, maybe \$500,000 to \$1,000,000. Director Lambert also announced that Park Winter and Lex Albritton have decided not to move forward with the pretreatment facility. This would now free up the \$250,000 that we had allocated to couple with the EDA grant that was awarded.

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

Item 4.3. Florida Olive Council Request- Will present at June's meeting

Director Lambert let the Board know that this item will be postponed until our next meeting.

Item 4.4. Terviva- Continued Discussion

This is continued discussion from last month's meeting. They are asking for our help in building a crushing plant. Director Lambert would like for the board to allow us to seek professional help for the construction of the plant, possibly a feasibility study. Terviva does have a site plan already for the crushing plant. Director Lambert hopes to have an extraction consultant here next month to give more information. We could go ahead and earmark \$1,000,000 in the budget for the plant and move forward with a consultant.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Calli S Ward, Board Member
SECONDER:	Monica Reas, Board Member
AYES:	Hernandez, Reas, Green, Durrance, Ward, Watkins
ABSENT:	Conerly
EXCUSED:	Davis

5. Chair Updates/Project Updates

Item 5.1. Director's Report May 2017

A written update was provided in the agenda packet.

6. Financial Report

Item 6.1. April 2017 EDC/IDA Financials

Sarah Pelham reviewed the financials.

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

7. Announcements/Other Business/Public Comments

Sarah Pelham mentioned that the IEDC is holding the Economic Future Forum next month. They will have a seminar on Ag in Economic Development that Sarah thought the Board members would like to attend. If there is any interest, contact our office. It is June 4-6 in Little Rock, AR.

8. Adjournment