

# MINUTES

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

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

10/10/2017 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	Absent	
Dorothy Conerly	Board Member	Present	
Lory Durrance	Board Member	Present	
Calli 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	

**Present:** Tracy Pate, Robert Byrnes, Sudhir Rani, Tomas Endicott, Peter McClure, Bill Huggins, Charlie Cox, Leslie Cantu. Bruce Stayer, Autumn Blum, Kristin Guiliani, Henry Kuhlman, Rhonda Cole, Virginia Brown, Robin Boni, Keith Rupp, Emily Flemer, Sue Birge and Michael Kelly.

#### 2. Approval of Agenda

Item 2.1. Motion to approve agenda with the changes

Director Lambert asked to moved 4.5 and 4.2 to the top and then continue with the rest of the items.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Gene Davis, Vice-Chairman
<b>SECONDER:</b>	Dorothy Conerly, Board Member
<b>AYES:</b>	Hernandez, Davis, Conerly, Durrance, Ward, Watkins
<b>ABSENT:</b>	Reas, Green

### 3. Approval of Minutes

#### Item 3.1. September 2017 EDC/IDA Minutes

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

### 4. Agenda Items

#### Item 4.1. Election of Officers

Attorney Evers opened the floor for a nomination for Chair. Calli Ward nominated Gene Davis as Chair. Lory Durrance seconded it. Attorney Evers asked for a vote to cease nominations since no other names for Chair were given. Dottie Conerly made a motion and was seconded by Vanessa Hernandez that nominations cease and close the voting of Chair.

Attorney Evers then opened for Vice Chair nominations. Vanessa Hernandez nominates Tommy Watkins. No other names were given for Vice Chair. Attorney Evers asked for a vote to cease nominations. Calli Ward made a motion and was seconded by Lory Durrance to cease nominations and close for voting of Vice Chair.

Gene Davis is now Chair with Tommy Watkins being Vice Chair.

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

#### Item 4.2. Debut Development Update

Kristin Guiliani was before the board today to give an update on Debut Development. She introduced one of her clients that Debut has been working with.

Tracy Pate addressed the Board. She is a local stylist. As a stylist in the community she had noticed how expensive the salon products are and she thought she could create something more affordable. Debut helped guide her with her products and came up with her formula. She has been out hitting the pavement and getting her products in multiple stores. Some have

already restocked. She thanked Debut and the IDA board for having a facility like this for the small dreamer. Debut is doing a cooperative with Bees with a local celebrity. This would give Debut and the community recognition and also create another shift. Debut currently has 11 employees and has closed out their grant last month. They are now self sustaining. A household section has been created in the building with additional fill line equipment. A total of 6 more jobs was created for this.

Item 4.3. Stream 2 Sea Update

Autumn Blum was before the board today to give an update on Stream2Sea. At the end of the summer, Stream2Sea had over 600 retail accounts. Autumn gave an update on the lawsuit. It is over and has been dismissed. Her employment is down which is normal during the summer and she is still looking for a bookkeeper.

Item 4.4. Bees and Botanicals Update

Dr. Huggins and Leslie Cantu were before the board today to give an update on Bees & Botanicals. Their new website will launch in few weeks. A new logo, new labels and new products are also coming soon. They are also working with a PR firm out of Clearwater. This PR firm will get them into infomercial's and radio. Dr. Huggins also announced that they are working with a large celebrity group but he is unable to announce them at this time. They will be down here later in the week. This project should be large enough that they create another shift.

Item 4.5. Opportunity Review 40TPD Pongamia Processing Facility-Nebraska Renewable Energy

Peter McClure, Sadir Rani and Tomas Endicott were here on behalf of Terviva. They gave a brief update. There are over 700 acres committed to pongamia and the trees held up well during Hurricane Irma. Robert Byrnes was here from Nebraska Renewable Energy to go over his report that he did on the pongamia processing facility. A copy of his presentation is on file at the EDC office.

Item 4.6. Continuing Contract for Miscellaneous Engineering Services

Sarah Pelham told the Board that 6 responses were received for our RFP. She would like for the IDA to go into contract with 5 of them. The scoring of each of the firms is: Chastain Skillman-200, Hunter Engineering-200, AIM Engineering and Surveying-192, Master Consulting-149, Civil Serv-166 and Johnson Engineering-153. Master Consulting is a structural engineer. They are located in Tampa and have no background in doing work in Hardee County or the Heartland. The RFP stated that we would contract with a civil engineer and that they may sub-out the more specialized services such as structural engineering. Sarah recommended the board to drop Master Consulting. There are no legal repercussions in doing this. Sarah also asked the Board if they would like to hear presentations from each of the 5 respondents. The Board did not think we needed to hear from them as we are entering contracts with all of them.

Vanessa Hernandez made a motion and was seconded by Monica Reas that staff negotiate contracts with all 5 and bring the contracts back to the board for approval. A rate schedule will be provided in each of the contracts for the firms.

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

5. Project Updates/Chair Report

Director Lambert gave a brief update. There was visitors from Spain here to look at the olives. They were very impressed and provided recommendations. The grafts that were done on the olive trees went from 58 to 20 due to Hurricane Irma. We will re-graft this spring. The hops leaves were stripped from the vine. Director Lambert also mentioned to the Board that Keyplex would like to purchase their building around the first of the year. We have closed on the old Winn Dixie property. There was discussion of Techriver possibly moving into part of this building. Director Lambert will see about having Travis Bond at the next meeting about the possibility of them taking over half of the building. Director Lambert has a meeting in Tampa next week with a company interested in taking over the hospital. The foundry group Director Lambert has been talking to is anxious to come here. They need a 5,000 sq/ft building. The other one we have, Higgins Ag, is leasing because they are starting construction on Hardee Fresh and the installation in the MOBO building.

6. Financial Report

Item 6.1. September 2017 EDC/IDA Financials

Sarah Pelham reviewed the financials with the board. There was nothing to note on the EDC. She did point out expenses in the IDA that were due to damage from Hurrincane Irma. Those were mostly at TechRiver.

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

7. Announcements/Other Business/Public Comments

8. Adjournment