



MINUTES

Hardee County Economic Development Council Hardee County Industrial Development Authority

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

9/26/2017 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	Absent	
Courtney Green	Board Member	Present	
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	

2. Approval of Agenda

Item 2.1. Motion to approve agenda with changes

The agenda will be renumbered. SBDC presentation will move to 4.1. Purchase and sell agreement for Old Winn Dixie will be 4.2. Draft EDC will be 4.3 and Draft IDA will be 4.4. 4.5 will now be the resolution 17-01.

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

3. Approval of Minutes

Item 3.1. August 2017 EDC/IDA minutes

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

4. Agenda Items

Item 4.1. Draft EDC budget FYE 2018

Charlie Cox explained that there were no changes to this budget since the last time it was presented.

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

Item 4.2. Draft IDA budget FYE 2018

Charlie Cox let the board know that the only change to this version is the addition of the Old Winn Dixie allocation for purchase and rehab of the building. This line item is for \$2million.

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

Item 4.3. Resolution 17-01-IDA Budget Adoption

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

Item 4.4. Purchase and Sale Agreement for Old Winn Dixie

Director Lambert stated that it had been discussed in the July meeting to acquire other buildings. He was able to negotiate a contract based on board approval for the old Winn Dixie building. The appraisal came back at \$3.28million. The purchase price is \$1.55million. Director Lambert did a walk through of the building after Hurricane Irma and there was no major damage. We do not have any formal agreements for any tenants at this moment but moving Caresync in is a possibility. Also moving the truck driving school, that presented to the board a few months back, is another possibility for the building. It was decided that a phase 1 was not necessary since the history of the property was pretty well known. There is a possibility to split the building in order to have more than one tenant inside. There was much discussion on this. Some concerns were what if we purchase it and can't find a tenant for it and then we are having to pay for the upkeep of the building. Others said that it was a great deal. We would be purchasing it for less than half of what it is appraised for. Director Lambert said that we would not be able to build a spec building this size for the same amount of money that we are purchasing this for. The owner of the building was not interested in leasing it out.

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

Item 4.5. SBDC Presentation- Business Continuity Disaster Preparedness

Eileen Rodriguez, Michael Noel and Carl Hadden, with SBDC, were here today to speak about the programs available to small businesses since Hurricane Irma. These loans are only meant to be a bridge loan to help get the business on their feet. The loans are only for physical and economic damage only. The business must have a minimum of 2 employees and up to \$50,000 can be applied for. The payments terms are 180 days with 0% interest. This program does not exclude ag clients.

5. Project Updates/Chair Updates

We have been awarded the water/sewer EDA grant. Director Lambert said that the EDA may change how it operates in the future. He is also trying to push to get the Commerce Park expansion done. We are still in litigation over the zoning of the property. A call has been made to the judge for an update. We, as well as the County, have a need to expand that area. The water/sewer for the County has a need to expand in that property. There are other parties interested in the current Florida Hospital location. The grand opening for the new hospital is scheduled for the last Sunday in October. We do have the design for Hogan Street. DOT does have concerns about getting both of the roads to be parallel. Steel Equine's zoning was approved and she can now move forward. Her bank has approved her financing. We currently have a crew from Labor Solutions that is working out at the ag test plot standing all of the olive trees back up. The hops made it through the storm but their leaves did not. The pongamia made it through as well. Dillard Albritton took another job and Roger Conley will do the caretaking. Hidden Creek's road are paved and lots should be on the market soon. All of the housing/multi use projects are moving forward. (Palmetto 8, Cobb and West Park Place.) We have two grant opportunities with Mote Marine. We will only do one of the two opportunities. We have made the final on 1 of them. The pongamia group will be here at our meeting next month.

6. Financial Report

Item 6.1. August 2017 EDC/IDA Financials

There were no out of the ordinary expenses to report this month.

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

7. Announcements/Other Business/Public Comments

Commissioner Thompson wanted to discuss the County's financial situation in regards to the recent hurricane. Commissioner Thompson asked if Bill, Ken and Lex could get together regarding any future incidents and decide if the County could borrow money from the IDA. Chair Hernandez had concerns. She asked what happens if we do this, won't the other municipalities come and ask to borrow money. One comment made, asked if this would require an Attorney General opinion. Tommy Watkins said that he agreed with Chair Hernandez and believed that this will open for others to come and ask to borrow money. Attorney Evers recommended not taking any action on this today since it was not an agenda item. Lory Durrance asked Attorney Evers if this was even legal to do. Attorney Evers stated that he could not answer this question since that would be a direct conflict since he is the attorney for the BOCC and the IDA. . Attorney Evers recommended to obtain additional counsel for this.

8. Adjournment