

MINUTES

Hardee County Economic Development Council Hardee County Industrial Development Authority

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

4/10/2018 8:30 AM

BOARD MEMBERS

Gene Davis, Chairman | Tommy Watkins, Vice-Chairman | Courtney Green | Lory Durrance | Calli Ward | Vanessa Hernandez | |

1. Call to Order

Attendee Name	Title	Status	Arrived
Gene Davis	Chairman	Present	
Tommy Watkins	Vice-Chairman	Present	
Courtney Green	Board Member	Present	
Lory Durrance	Board Member	Present	
Calli Ward	Board Member	Present	
Vanessa Hernandez	Board Member	Present	

Visiting: Bruce Stayer, Henry Kuhlman and Michael Noel
County Commissioners: Sue Birge
Press: Michael Kelly
Staff: Bill Lambert, Sarah Pelham and Kristi Schierling

2. Approval of Agenda

Item 2.1. Approve the agenda with the changes made

Director Lambert asked that the Debut Development lease be removed from the agenda for this month and bring it back next month.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Calli Ward, Board Member
SECONDER:	Courtney Green, Board Member
AYES:	Davis, Watkins, Green, Durrance, Ward, Hernandez

3. Approval of Minutes

Item 3.1. March 2018 EDC/IDA Minutes

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

4. Agenda Items

Item 4.1. SBDC Agreement for services

We have been funding the SBDC for some time now and they are based at SFSC in Avon Park. There is currently some dissatisfaction with the program and other Counties. They do provide some good services for us. They are most effective for us when we have people with ideas come in and we will send them to SBDC. SBDC will sit with them and go through many templates with them and the potential clients will realize they weren't ready yet with their business plan. This helps us from just telling them no when they come in with an idea and are asking for funding. The SBDC has help some of our businesses develop very good business plans, find investment dollars and move forward with opening. Some of the issues are the dissatisfaction with the reporting that the SBDC is required to do and the classes that are to be held. Most of the classes are held during the daytime when people are unable to attend. Highlands County pays \$10,000 a year and DeSoto County pays \$3500 a year. They want to know what they are getting for the investment. We contribute \$3500 a year.

Vanessa Hernandez made a motion and was seconded by Calli Ward to continue the relationship as the funding level of \$3500.

Courtney Green abstains from voting to avoid any question about any benefits to her employer, South Florida State College.

RESULT:	ADOPTED [5 TO 0]
MOVER:	Vanessa Hernandez, Board Member
SECONDER:	Calli Ward, Board Member
AYES:	Davis, Watkins, Durrance, Ward, Hernandez
ABSTAIN:	Green

Item 4.2. Debut Development lease

RESULT:	CONTINUED [UNANIMOUS]
MOVER:	Calli Ward, Board Member
SECONDER:	Courtney Green, Board Member
AYES:	Davis, Watkins, Green, Durrance, Ward, Hernandez

5. Project/Chair Updates

Director Lambert showed the layout of Caresync's space in the old Winn Dixie. Their space will be about 21,000 square feet. EZ Products would like to lease around 15,000 square feet. Plans are being completed then we will work on the budget for the retrofit of the building. Two other parties are interested in the back space. Caresync would like to add some additional windows for natural lighting. The IP analysis for PFM is coming in as we speak. We should be able to execute the loan documents very soon. The block plant should have his escrow money to us and financing documents by Thursday or Friday. We will place them on the 30 acres in the back of the original commerce park and will move forward with the site plan and come back to the board with a budget. We have some money already appropriated for the expansion. The retention ponds are permitted and we will scrape the area where the building will go and begin moving dirt. That process really speeds up the construction of a building. The electric in the old hospital has been switched to the IDA's name and we are working on the transfer now.

6. Financial Report

Item 6.1. March 2018 EDC/IDA Financials

There were some repairs to the Incubator roof where some leaks had developed.

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

7. Announcements/Other Business/Public Comments

8. Adjournment