



MINUTES

Hardee County Economic Development Council Hardee County Industrial Development Authority

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

7/10/2018 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	Absent	
Vanessa Hernandez	Board Member	Present	

Visiting: John Roy Gough, JR Gough, Jr., Henry Kuhlman, Horst Witschonke, Maria Witschonke, Michael Noel, Bruce Stayer, John Terrell, Terry Powers, Charlie Cox, Rhonda Cole, Virginia Brown, Grady Johnson, Victoria Rogers, Michelle Hestin, Abel Hernandez

County Commissioners: Mike Thompson

County Manager: Lex Albritton

Staff: Bill Lambert, Sarah Pelham and Kristi Schierling

Press: Michael Kelly

2. Approval of Agenda

Item 2.1. Motion to accept the agenda with the changes

Director Lambert asked to add Michael Noel with the SBDC to the agenda as item 4 and all others items will follow afterwards.

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

3. Approval of Minutes

Item 3.1. May 2018 EDC/IDA Minutes

There were no June minutes to approve as there was no meeting. Only May minutes were approved.

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

4. Agenda Items

Item 4.1. SBDC Update

Michael Noel with SBDC gave a quick update to the Board. SBDC has completed a phase 1 growth acceleration report for one client and delivered two export marketing plans for clients. One of the businesses has hired 1 new employee with additional hires in the near future. Those 2 reports account for another 80 hours of consulting. This is at no cost and confidential to the businesses.

Item 4.2. DRAFT Budget EDC Fiscal Year 2018-2019

Sarah Pelham and Charlie Cox reviewed the fiscal year 2018-2019 budget with the board. This is not much different than previous years. The EDA has not had a grant cycle yet for the upcoming year. We are keeping the allocation on the budget just to show the income if they do have a cycle. The CRA rent is still \$12,000. The transfer in from the IDA increased. We will have increased expenses for the Ona Mine agreement and there are provisions for admin costs to be allocated from that agreement to the EDC. Nothing changed with the expense categories and the budgeted amounts for each from the prior year.

Item 4.3. DRAFT Budget IDA General Fund & South Ft. Meade Mine Fiscal Year 2018-2019

Sarah and Charlie reviewed the budget for fiscal year 2018-2019 by each column. The first part of the budget consist of the general fund. The first four columns are the current grants that the IDA currently has. The next four columns are grants that we anticipate applying for from the EDA. MLK is completed. Carlton Street extension is at the design and engineering phase. We will seek construction dollars from the EDA. Steele Equine is moving forward, The Bloc grant is the federal grant that we are working on with SFSC for research on different olive cultivars. About 6 acres have been planted at the college and are doing really well. The commerce park expansion EDA dollars would be coupled with mosaic dollars. The pre treatment facility dollars will be coupled with mosaic dollars as well. The next 6 columns are for our properties. It is showing the income and expenses associated with each. Director Lambert noted that there are two companies interested in the Winn Dixie building and would like to spin Caresync back up. There is a government entity that is interested in the Tech River building. Vanessa Hernandez brought up if we should still be showing rental income for the TechRiver building since it is currently empty and we do not know when it will be occupied again. Charlie recommended removing it from the budget. Director Lambert told the board that they should be thinking about what they want to put in for operating costs for the old hospital. Nothing is currently budgeted for it and it is possible that we may have it sold before the new budget starts.

Sarah and Charlie also went through the special revenue fund budget items. We have budgeted funds for the commerce park expansion across the culvert. Florikan is doing an expansion and would like to use some of our

fill dirt. They would be responsible for the hauling cost of the dirt. Pre treatment facility money was discussed earlier. The next two items are the projects that we partnered with the CRA on for housing. They are both under construction. Our marketing appropriation has remained the same for the next fiscal year. Money for Innovation Place has been budgeted for the roof, parking lot improvements and additional landscaping. Hogan Street and Carlton Street both have dollars appropriated for their construction. Director Lambert discussed the last 3 items. Spec building 8 is budgeted for Terviva. This was to show our willingness to build a plant for them. They have obtained venture capital money. We had really good and really bad results with the pongamia in our test plot. This is just a placeholder item for now. Bill does not believe that any of the money will be used for 3-5 years. The federal government managed to put UCC liens on the broadband towers and we have been unable to give Rapid Systems a clean transfer. Rapid Systems had not paid their taxes since they say they do not own the property. Bill was advised on some holes in the system from Rapid Systems. There may be some additional towers that need to be installed in the County. A presentation on all of this will be made in the next few months.

Item 4.4. DRAFT IDA Budget Ona Mine FY 2018-2019

A draft budget was created for this new money. The dollar amount may change. An amount of \$1.8 million is proffered to the BOCC currently. There will be an \$8 million dollar endowment and it will be managed and in the hands of the Hardee Education Foundation. It will be funded by the CF money that is with the EDA and also some from the Ona mine agreement. Once that is established, the rest of the funds will go to infrastructure and economic development and this will be managed by the IDA.

Item 4.5. Florida Hospital

We have a company interested in making an offer on the building in the next couple of days. This company has a presence in Hardee County presently. We may need to call a special meeting if they make an offer. It has been deeded over to us with no costs associated. Another company is also interested. One if for profit and the other is a nonprofit. The for profit company could have about 120 jobs.

Item 4.6. South Florida State College- Presentation

Michelle Hestin and Mary VonMerveldt, both from SFSC, were before the board today with a presentation on creating a partnership between our two organizations related to the healthcare industry. There are demands for jobs such as home health aides, LPN's, and CNA's. SFSC provided short term and long term plans. The Hardee campus needs to have updated facility space and equipment purchased for this campus. Two instructors will need to be hired that have strong clinical expertise and the nursing credentials required for vocational nursing programs. About 30 students would be enrolled in an LPN cohort and each year after and 12 students each term in a Nursing Assistant/Home Health Aide program. A funding budget was attached for review. They hope to start this in January 2019.

5. Financial Report

Item 5.1. May 2018 EDC/IDA Financials

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

Item 5.2. June 2018 EDC/IDA Financials

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

Item 5.3. General Fund Budget Amendments FYE 2018

This budget amendment is for an increase in property taxes that were incurred due to a proration between the buyer and seller of the MOBO building sale.

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

Item 5.4. Special Revenue Fund Budget Amendments FYE 2018

The special revenue budget amendments are for the following:

1. Decrease allocated grant expenditures on CRA/Marauder to zero
2. To reclass a portion of Innovation Place capital outlay budget to grant expenditures
3. To reclass a portion of Winn Dixie property capital outlay budget to grant expenditures
4. To reclass a portion of Spec Building 8 capital outlay budget to grant expenditures.
5. Decrease allocated grant expenditures on Mote Marine to zero
6. Decrease allocated capital outlay on Project Evergreen to zero.

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

6. Announcements/Other Business/Public Comments
7. Adjournment