



# MINUTES

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

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

5/08/2018 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	Absent	
Courtney Green	Board Member	Present	
Lory Durrance	Board Member	Present	
Calli Ward	Board Member	Present	
Vanessa Hernandez	Board Member	Present	

**Visiting:** Michael Noel, Charlie Cox, Bruce Stayer, Henry Kuhlman, Rhonda Cole and Virginia Brown.  
**County Commissioners:** Mike Thompson and Sue Birge  
**Press:** Michael Kelly  
**Staff:** Bill Lambert, Sarah Pelham and Kristi Schierling

#### 2. Approval of Agenda

Item 2.1. Motion to approve with the change made

Director Lambert asked to postpone the Fill line item on the agenda to a later date.

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

#### 3. Approval of Minutes

## Item 3.1. April 2018 EDC/IDA Minutes

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

## 4. Agenda Items

## Item 4.1. Hardee Fresh discussion

We have finally closed on the building. Director Lambert thanked the staff and Ken Evers for all of their hard work on getting this closing done. We do have a second on the \$500,000 difference that can be paid in cash or retried with job creation over 10 years. The technology for this building is very exciting. Hopefully with this technology, it will establish a new industry here in Hardee County.

## Item 4.2. Spec Building lot discussion

The only property we have left to development on is the remaining 30 acres on the south side of the creek which was part of the original commerce park. We have money budgeted for the additional retention pond. It is 5-7 acres. Instead of moving the dirt twice, we will move the dirt to a location for a spec building. The block plant's first funding group backed by there are two other groups lined up. If the block plant comes to fruition, this site will be ready for them. If not, then we could build another spec building on that property.

Sarah Pelham wanted to mention that she was in a meeting yesterday with Enterprise Florida. As a part of the discussion, the fl job growth grant fund was brought up. They did acknowledge that they knew about our application. The applications that were not funded in the current pot of money are able to be considered for the next pot coming up. Sarah will reach out to Enterprise Florida to remind them about our application and hopefully it will be funded. All \$85 million in this pot has been allocated to different projects. Hendry County did get funded monies from this pot. The Southeast corner of our County was designated as an Opportunity Zone. There are tax credits available for this zone. Sarah submitted 5 tracts and they(the Governor and Department of Economic Opportunity) only chose one of ours and it was the lowest ranked by what was submitted by Sarah.

## Item 4.3. Fill Line appraisal discussion

This item was postponed to a later date during the approval of the agenda.

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

## Item 4.4. FHERO Strategic Plan

A handout was provided. This plan is for the 6 County FHERO region. It shows who we are and where we are. Sarah is a FEDC director for the south central region. There was a forum held yesterday. There was a panel and discussion was had based around the past legislation session, how the session represented the rural communities and moved into the education and workforce training and how it works hand in hand with economic development. Director Lambert discussed parts of the FHERO strategic plan and how we are unique since we have a phosphate company in our County that employs a large majority of our workforce. We have a large commuter population too. Director Lambert described how we are linked to each of our surrounding counties. Additional discussion and comments were made related to housing and the workforce.

5. Project Updates/Chair Updates

The block plant is looking for alternate funding. PFM will reopen their doors tomorrow. We are still working on plans for Winn Dixie. Multiple groups are looking at the old hospital property. Peace River Center is extremely interested in the building. They are coming back tomorrow to walk through it again. An ALF is also interested in it. FINR has looked at it as well. The deed is still being worked on. There is a proposal for the Techriver building and Director Lambert will discuss that after the next few meetings.

6. Financial Report

Item 6.1. April 2018 EDC/IDA Financials

Sarah Pelham pointed out that the Due from EDA balance is higher than normal. This is due to the restructuring of their board and having to get new signers for the accounts so checks can be issued. This should be cleared up by next month's meeting.

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

7. Announcements/Other Business/Public Comments

Commissioner Thompson brought up a discussion that was had during the last BOCC meeting regarding Parnell Rd and the closing of the bridge and repair there. The BOCC was made aware that the Highlands County engineer's office will recommend to their board to permanently close the road through Highlands Hammock and the Hardee BOCC object this recommendation. They prepared a resolution to send over to Highlands County. Our BOCC has been in contact some of the Commissioners there. This topic has not went before their board yet. Mike believes the bridge is in pretty bad repair and the Highlands County engineer is worried about traffic safety and the cost to repair. They are short on money since the hurricane. If this bridge is to close, it will impact our citizens that travel to Highlands County.

8. Adjournment