

MINUTES

Hardee County Economic Development Council Hardee County Industrial Development Authority

Hardee County School Boardroom 230 South Florida Avenue, Wauchula, FL 33873 Regular Meeting

11/13/2018 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: Michael Noel, Charlie Cox, Kyle Cobb, Bruce Stayer, Henry Kuhlman, Lavon Cobb and Rafeek Zachary.

County Commissioners: Mike Thompson

Press: Michael Kelly

Staff: Bill Lambert, Sarah Pelham and Kristi Schierling

2. Approval of Agenda

Item 2.1. Motion to approve agenda as presented

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

3. Approval of Minutes

Item 3.1. October 2018 minutes

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

4. Agenda Items

Item 4.1. Job Growth Grant Fund

Sarah Pelham announced to the board that the IDA was one of the recipients that Governor Scott awarded the Job Growth Grant Fund to. We applied for our water and sewer infrastructure in the currently undeveloped portion of the Commerce Park and were awarded the requested amount of \$2,360,000. We did provide a match with our application. Sarah reviewed the deliverables with the board. We are required to create 383 jobs over a 10 year period.

Lory Durrance made a motion and was seconded by Tommy Watkins to approve signing the grant agreement with a sinking fund category in the budget.

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

Item 4.2. NeuroInternational Agreement

At last month's meeting, it was agreed that we would move forward with the 90 day due diligence period with an additional 60 day period if needed. NeuroInternational would like a 3 year free look at the building. This is usually how long it takes for a facility to obtain its certificate of need and other regulatory approvals. Director Lambert felt that this was too long of a time frame. He will continue working with NeuroInternational and bring something back again for the board.

Item 4.3. EZ Products Training Agreement

Sarah gave an update to the board on where the training agreement is. Dave Brown has told her that he is having trouble finding good employees. Some are moving along through the training and others are not. He started with his 5 and has had to let 2 go already. This raises the question of do we reimburse him for those 2 employees that have already left. Sarah had discussed with Dave about him covering the cost of the new employee that replaced the one that left until those costs are covered and then we would start picking the costs up after that has been met.

Lory Durrance abstained from any discussion and any vote that may occur because of his relationship with EZ Products and or its principals.

Tommy Watkins brought up that he would like Dave Brown here for a discussion like this. He asked that this be tabled until next month or when Dave can attend.

5. Project Updates

Director Lambert spoke to Brian Stufflebean last week. He let Bill know that the Trump tariffs are affecting his overseas suppliers. Director Lambert also talked to Mr. Parsons and said that he would have the contract for purchase by next month. The Phase 1 for this property should be here soon. The verbal report was that there are no issues. The olives are doing well. The Arbequina variety seems to be taking the grafts better than all of the varieties that were grafted. The representatives from Terviva were here last week and let Bill know that they are still working on raising money. We are continuing to receive inquiries on the Old Winn Dixie building. H3C, located in Techriver, has issued about 30 keys to new employees. More are being interviewed and hired. MDQ, located in the

old hospital, is slowly getting started. There is a confidential client that was referred by Space Florida, that is interested in taking over the assets and IP from PFM. Dydo Solar would like an option agreement on the 500 acres that are referenced in the Ona Mine agreement. Keyplex is closing their operations here. There have been 2 companies interested in the buildings. One was rejected by Keyplex. Nutraceutical has two buildings for sale in the Commerce Park. Pacer is interested in leasing on of them. There has been some discussions on us buying back the vacant land. Bill has put that on hold until PFM and Keyplex are settled. The concrete on the lot of 17 North and Bay St is being hauled and stockpiled at the landfill. We will be using the concrete for the Commerce Park. The owner of the lot is doing the demolition. Hardee Fresh is under construction inside the building. Calli Ward gave an update on the Education Foundation. They have chosen a financial analyst. Clifton Larson Allen was chosen. Their Scholarship Committee has been meeting. May 2020 is their target date for awarding the scholarships.

6. Financial Report

Item 6.1. October 2018 EDC/IDA Financials

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

Item 6.2. Budget Amendments- FYE 2018

| | |
|------------------|--|
| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Vanessa Hernandez, Board Member |
| SECONDER: | Lory Durrance, Board Member |
| AYES: | Davis, Watkins, Green, Durrance, Ward, Hernandez |

Item 6.2.2. Motion to approve the General Fund budget amendments for FYE 2018

Charlie Cox reviewed the General Fund budget amendments for last fiscal year.

Vanessa Hernandez made a motion and was seconded by Lory Durrance to accept the budget amendments for FYE 2018.

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

Item 6.2.4. Motion to approve the Special Revenue Fund budget amendments for FYE 2018

Charlie Cox reviewed the Special Revenue fund budget amendments for FYE 2018.

Vanessa Hernandez made a motion and was seconded by Calli Ward to accept the Special Revenue fund budget amendments for FYE 2018.

Lory Durrance abstained due to Rapid Systems and or its principals having a banking relationship.

| | |
|------------------|---|
| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Vanessa Hernandez, Board Member |
| SECONDER: | Calli Ward, Board Member |
| AYES: | Watkins, Green, Durrance, Ward, Hernandez |
| ABSENT: | Davis |

Item 6.3. Budget Amendments- FYE 2019

Item 6.3.2. Motion to approve the General Fund budget amendments for FYE 2019

Charlie Cox reviewed the General Fund budget amendments for FYE 2019.

Vanessa Hernandez made a motion and was seconded by Courtney Green to accept the general fund budget amendments for FYE 2019.

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

Item 6.3.4. Motion to approve the Special Revenue Fund budget amendments for FYE 2019

Charlie Cox reviewed the special revenue fund budget amendments.

Vanessa Hernandez made a motion and was seconded by Calli Ward to accept the special revenue fund budget amendments for FYE 2019.

Lory Durrance abstained due to the fact that EZ Products and Rapid Systems and or its principals having a banking relationship with his employer.

| | |
|------------------|---|
| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Vanessa Hernandez, Board Member |
| SECONDER: | Calli Ward, Board Member |
| AYES: | Watkins, Green, Durrance, Ward, Hernandez |
| ABSENT: | Davis |

7. Announcements/Other Business/Public Comments

Calli Ward asked Director Lambert for an update regarding housing. There is currently one under construction in Hidden Creek. Cobb's apartments on Main Street are moving along. The old Palmetto clinic has been moving slowly.

8. Adjournment