

MINUTES

Hardee County Economic Development Council Hardee County Industrial Development Authority

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

10/09/2018 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	Absent	
Lory Durrance	Board Member	Present	
Calli Ward	Board Member	Present	
Vanessa Hernandez	Board Member	Present	

Visiting: Kevin Zollner, Liz Steele, Bruce Stayer, Halton Peters, Clint Honeycutt, Kevin Cundiff, Brian Patterson, Eric Rosenthal, Rhonda Cole and Virginia Brown.

County Commissioners: Mike Thompson and Sue Birge

Press: Michael Kelly

Staff: Bill Lambert, Sarah Pelham and Kristi Schierling

Attorney: Ken Evers

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, Durrance, Ward, Hernandez
ABSENT:	Green

3. Approval of Minutes

Item 3.1. September 2018 minutes

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

4. Agenda Items

Item 4.1. Election of Officers

Attorney Ken Evers opened the floor for nominations for Chair and Vice Chair for the new year. Vanessa Hernandez made a motion and was seconded by Calli Ward to keep the Chair and Vice Chair the same. Gene Davis will remain the Chair and Tommy Watkins will remain Vice Chair.

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

Item 4.2. SBDC- Agreement for Services

It is time to renew our services with the SBDC for the new fiscal year. The agreement is the same as in years past. The funding amount from our office is \$3500.

Vanessa Hernandez made a motion and was seconded by Tommy Watkins to approve the agreement with the SBDC and allow the Chair to sign.

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

Item 4.3. Florikan

Florikan staff was here today to make a request from the Board. Brian Patterson, Kevin Zollner, Kevin Cundiff and Eric Rosenthal were here representing Florikan. Brian gave a brief background on the company. They have been in existence for 37 years and have gone from a \$25 million dollar company to a \$48 million dollar company. There are currently 59 employees working here in Hardee County. Their corporate headquarters is located in Sarasota. Everyone from the corporate office is required to come over to Hardee County to work once a week. Brian said that they need more storage space. They are at capacity and are currently paying a 3rd party for storage. The building that will be built here would be for storage and between 50,000 to 75,000 square feet. They are looking to expand to the south on their lot but it is not ready to build on. It will need to be brought up to grade. Their ask today is if the IDA would help them with the moving of the dirt to their lot. The dirt will come from the retention pond that is on the undeveloped portion of the commerce park. We will be digging the entire pond and stockpiling the dirt. The amount of dirt and the cost of the moving of the dirt is unknown at this moment but is being worked on by their engineer. Director Lambert does not want to get involved in the hauling of the dirt since we are not managing the project of the new building construction. While we are excavating we can coordinate with them for the loading and taking to their site. He believes this is the best way for this to happen.

Lory Durrance made a motion and was seconded by Vanessa Hernandez to allow Florikan to truck fill as we excavate from our retention areas in the commerce park expansion.

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

Item 4.4. NeuroInternational

This is a company based in Sarasota and they are interested in the old hospital. Their attorney contacted us last week asking for sufficient time to conduct due diligence by NeuroInternational. They are asking for an exclusive 90 day due diligence period. NeuroInternational is a for profit business and this would put the building on the tax roll. They could have up to 125 employees. They currently have 30-50 employees in Hardee County. This would not compete with FINR and it does not go against the non compete clause with Florida Hospital but that is still being checked. They are also aware that there are tenants in the building currently. We will come back to the board next month with a formal agreement.

Tommy Watkins made a motion and was seconded by Calli Ward to move forward with the 90 day due diligence period and have staff come up with an agreement and to include the additional 60 day due diligence if they intend to move forward and come back to the Board for approval.

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

5. Project Updates

Steele Equine- Liz Steele came to give a brief update to the Board. They are still under construction. There were a few delays but those have been overcome. The biggest and hardest part was the water walker. That is now complete. The building structure is up and she hopes to be open by Spring 2019. She will have a soft opening around then.

Hardee Fresh- Halton Peters and Clint Honeycutt were here. Halton introduced Clint as the Head Grower for the project. He will also be in charge of staffing. Equipment has started to be delivered as of last Friday. Halton said that they will be growing lettuce in the 1st quarter of 2019 and will scale up from there.

Bill Lambert was in Atlanta last week for a Site Selector trip with FHERO. It was the best one yet. Soft skills and shovel ready sites are the two most important items for Site Selectors. Director Lambert also spoke about a company that we are in negotiations with and they are very anxious to move forward.

6. Financial Report

Item 6.1. September 2018 Financials

Sarah Pelham asked that the financials be accepted as presented.

Calli Ward made a motion and was seconded by Tommy Watkins to approve the financials as presented.

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

- 7. Announcements/Other Business/Public Comments
- 8. Adjournment