



MINUTES

Hardee County Economic Development Council Hardee County Industrial Development Authority

Commission Chambers 412 W. Orange Street, Room 102, Wauchula, FL 33873 Special

12/14/2020 1:00 PM

BOARD MEMBERS

Tommy Watkins, Chairman | Denise Grimsley, Vice-Chairman | Courtney Green | Calli Ward | Gene Davis | Justin Smith | Lee Mikell

I. Call to Order

Attendee Name	Title	Status	Arrived
Tommy Watkins	Chairman	Present	
Denise Grimsley	Vice-Chairman	Absent	
Courtney Green	Board Member	Present	
Calli Ward	Board Member	Present	
Gene Davis	Board Member	Absent	
Justin Smith	Board Member	Present	
Lee Mikell	Board Member	Present	

Visiting: Ken Evers
County Manager: Lawrence McNaul
EDC/IDA Attorney: Shannon Nash

Chairman Watkins called the meeting to order 1:00

II. Agenda Items

Item 2.1. Hardee Dydo Lease Modifications

County Attorney, Ken Evers, stated that we do not have the finalized documents and was not sure when they would be coming. The modifications to the master lease will be amended to bring Mosaic in as a party to the lease and the legal description will be changing by 10 or 11 acres. The sublease will be amended with respect to the legal description plus some others that were requirements of the master lease. Nothing of substance will be changing in either of the documents. Ken is ok with Bill Lambert signing the Estoppel Certificate. That is normally an administrative item. It is a representation that Hardee Dydo does have a lease with the IDA and they are in good standing with the lease. Ken spoke to Duke right before the meeting and it is believed to be the legal description that is holding everything up. Duke is going to propose moving forward with an illustration

showing the boundaries of the legal description with the total acreage with a provision that says a legal description is forthcoming.

The primary change in the acreage is a wetland that was inadvertently included and Mosaic decided to take them out. They would not have been used by the solar. There are some fractional change to ingress and egress. The points are moving about 300 feet north of the current point. There is a railroad marking there. Our concern was if we would be incurring any additional liability to improve that crossing. Ken Evers has proposed language that whatever modifications have to occur will occur at Duke's expense. That language has been sent to all parties for review. Bill said we can continue the meeting until we have everything set or the board can authorize the chair to sign the documents.

Chair Watkins is comfortable signing the documents if the board is ok with him doing so based on today's discussion of the changes being made.

Lee Mikell made a motion and was seconded by Courtney Green to allow the Chair to sign the sublease with Hardee Dydo and the master lease with Mosaic and South Ft. Meade Land Management in accordance with today's discussion. Calli Ward abstained due to Mosaic being her employer.

Continue this meeting until Wednesday the 23rd at 8:30am at this same location. In the event that we do not need to meet, we will cancel the meeting.

RESULT:	APPROVED [4 TO 0]
MOVER:	Lee Mikell, Board Member
SECONDER:	Courtney Green, Board Member
AYES:	Watkins, Green, Smith, Mikell
ABSTAIN:	Ward
ABSENT:	Grimsley, Davis

III. Adjournment