



# MINUTES

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

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

12/08/2020 8:30 AM

### BOARD MEMBERS

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

#### 1. 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	Present	
Justin Smith	Board Member	Present	
Lee Mikell	Board Member	Present	
Laura Barker	Deputy Clerk	Present	
Bill Lambert	Economic Development Director	Present	
Sarah W Pelham	Economic Development Corrdinator	Present	
Kristi Schierling	Economic Development Office Manager	Present	
Shannon Nash	Attorney for IDA Board	Present	

Visiting: Caitlin Smith, Bruce Stayer, Sharon Moye, Terry Atchley and Charlie Cox  
County Manager: Lawrence McNaul  
County Commissioners: Noey Flores  
Press: Michael Kelly

#### 2. Approval of Agenda

Item 2.1. Motion to approve agenda as presented

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Lee Mikell, Board Member
<b>SECONDER:</b>	Courtney Green, Board Member
<b>AYES:</b>	Watkins, Green, Ward, Davis, Smith, Mikell
<b>ABSENT:</b>	Grimsley

### 3. Approval of Minutes

#### Item 3.1. November 2020 EDC/IDA Minutes

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Gene Davis, Board Member
<b>SECONDER:</b>	Lee Mikell, Board Member
<b>AYES:</b>	Watkins, Green, Ward, Davis, Smith, Mikell
<b>ABSENT:</b>	Grimsley

### 4. Agenda Items

#### Item 4.1. EDA Budget Request for a Water/Sewer Feasibility Study

Director Lambert is looking for approval to solicit the EDA board for funding of a water/sewer feasibility study for the cities and county. Mr. Terry Atchley, Wauchula City Manager, spoke. All of the cities and county are working to expand their water and sewer. There has been great progress on the US 17 corridor. Bill Lambert said if the MCORES corridor is to come through Hardee County and of that occurs it will be difficult to meet the regional water and sewer needs and we need to have our act together. The consultants would come in and will look at all of the facilities and do an appraisal of all of them. A very rough estimate of the cost of the study is about \$140,000. We would apply for and manage the EDA grant on behalf of the three cities and county.

Justin Smith made a motion and was seconded by Calli Ward to authorize Bill Lambert to request the EDA to fund the water/sewer feasibility study that we would manage of behalf of the cities and county.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Justin Smith, Board Member
<b>SECONDER:</b>	Calli Ward, Board Member
<b>AYES:</b>	Watkins, Green, Ward, Davis, Smith, Mikell
<b>ABSENT:</b>	Grimsley

#### Item 4.2. Visit Hardee- Funding Request for Pioneer Park Days 2021

Justin Smith - Abstained from voting due to an appearance of a conflict with the contractor.

Caitlin Smith spoke on behalf of Visit Hardee. Visit Hardee is requesting \$22,500 for the marketing funding of Pioneer Park Days 2021. Gate admission grew by 8% last year and they have decided to add Sunday back in to the event. County Manager Lawrence McNaul told the board that the BOCC fully supports Visit Hardee taking this event over and will continue to help with in kind services. Courtney Green asked how Visit Hardee would handle the COVID situation. Caitlin Smith said that precautions would be taken. It does help that this is an outdoor event.

Visit Hardee had requested \$20,000 last year.

Lee Mikell made a motion and was seconded by Gene Davis to approve the requested marketing amount of \$22,500 to Visit Hardee.

<b>RESULT:</b>	<b>APPROVED [5 TO 0]</b>
<b>MOVER:</b>	Lee Mikell, Board Member
<b>SECONDER:</b>	Gene Davis, Board Member
<b>AYES:</b>	Watkins, Green, Ward, Davis, Mikell
<b>ABSTAIN:</b>	Smith
<b>ABSENT:</b>	Grimsley

**Item 4.3. Roof Repair/Replacement of 126 W. Main St and pending lease discussion**

Director Lambert advised the board that we had received three bids for the roof. The best bid is from Jack See Construction for \$20,800. We do expect some ancillary structural repairs that will need to be made under the roof. Director Lambert recommends that the board choose Jack See Construction and recognize the additional costs that will be incurred.

Utilitech is very anxious to lease the building and would like to exercise their option to lease. The terms are still up in the air. All parties need to sit down and come up with details everyone is comfortable with. Calli Ward tossed out the idea of making the roof space an outdoor deck area that could be used. A couple of the board members said that they just want to move forward with the roof. Director Lambert was not sure what kind of additional work would need to be done for the roof to be used as an outdoor area.

Calli Ward made a motion and was seconded by Courtney Green to approve Director Lambert's recommendation of choosing Jack See Construction and not to exceed \$10,000 for the ancillary charges for any structural repairs.

Commissioner Noey Flores asked if the material that Jack See will be using just goes on top on the existing roof. Director Lambert said that the existing roof will be torn off. The coating attaches to a particular surface. The new coating will be applied to the proper surface.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Calli Ward, Board Member
<b>SECONDER:</b>	Courtney Green, Board Member
<b>AYES:</b>	Watkins, Green, Ward, Davis, Smith, Mikell
<b>ABSENT:</b>	Grimsley

**Item 4.4. Clavel Property- First Amendment to the Contract and Resolution**

Attorney Shannon Nash gave the update to the board. We are looking to close on this property this Friday, the 11th. The first amendment sets the closing date. The resolution authorizes the closing and authorizing the Chair or Vice Chair to sign any documents. We have finally been able to get a copy of the billboard lease. We had thought that it was a month to month lease but in fact it is a yearly lease. It is due to renew in February but in order to cancel, we need to give them a 60 day notice. Luckily we received the lease in time to do so and Shannon Nash had a notice of non renewal sent to the leasing company. The lease will officially be finished on February 1, 2021.

Calli Ward made a motion and was seconded by Justin Smith to approve and authorize the Chair to sign the first amendment to the contract.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Calli Ward, Board Member
<b>SECONDER:</b>	Justin Smith, Board Member
<b>AYES:</b>	Watkins, Green, Ward, Davis, Smith, Mikell
<b>ABSENT:</b>	Grimsley

Item 4.5. Motion to authorize the Chair to sign Resolution 20-05

Calli Ward made a motion and was seconded by Courtney Green to authorize the Chair to sign Resolution 20-05.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Calli Ward, Board Member
<b>SECONDER:</b>	Courtney Green, Board Member
<b>AYES:</b>	Watkins, Green, Ward, Davis, Smith, Mikell
<b>ABSENT:</b>	Grimsley

Item 4.6. 3117 : Spec Building 11 changed to 10 Design & Engineering Request

Director Lambert let the board know that we already have a user for this spec building. It is Pacer Marine. They approached Bill letting him know that they were possibly being purchased by a larger company. In speaking to that company, they asked Bill about any incentives we had to offer. Bill told them about our lease purchase program and their intention is to double the number of employees at that building. They would need a larger facility to do this. This company and Pacer have worked out an agreement letting Pacer stay in production for this company and then Pacer asked if we could construct the building for them. They have been an excellent employer for our community for about 14 years. This spec building would be 22,500 square feet with the ability to be expanded to 40,000. It does not need an office but will be able to be retrofitted if need be for one. Bill would like to go ahead and move forward with the engineering and to wait on the architectural designs until next month. We have started working with CareerSource on Pacer's training needs. Pacer would like to be in this new building by August or September 2021. We would like to build this building on Pacer's lot. They would deed the lot to us and we would lease purchase it back to them.

Currently they have 100 employees. Director Lambert said that any employees added after the 100 could be used for their new employee count for the lease purchase employee count. We have \$5 Million budgeted but will not use all of that.

Calli Ward made a motion and was seconded by Courtney Green to approve the engineering for spec building 10 for Pacer Marine using Hunter Engineering.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Calli Ward, Board Member
<b>SECONDER:</b>	Courtney Green, Board Member
<b>AYES:</b>	Watkins, Green, Ward, Davis, Smith, Mikell
<b>ABSENT:</b>	Grimsley

5. Project Updates

Item 5.1. Director's Report

Chair Watkins asked the board if they had anything specific regarding the director's report. Director Lambert let them know that Lex Albritton is available anytime in January but the 18th to have a special meeting to review the property management spreadsheet that he created earlier this year. We will have a pretty full agenda for our

regular January board meeting and feels that we should have a separate meeting for this item. Kristi Schierling will pick a few days to send to the board for this meeting. Director Lambert told the board that they are extremely close to finalizing the solar project. He has a conference call with them this afternoon. The gutting of the hospital has started as well as the construction of the commerce park.

6. Financial Report

Item 6.1. November 2020 EDC/IDA Financials

Justin Smith made a motion and was seconded by Courtney Green to approve the financials.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Justin Smith, Board Member
<b>SECONDER:</b>	Courtney Green, Board Member
<b>AYES:</b>	Watkins, Green, Ward, Davis, Smith, Mikell
<b>ABSENT:</b>	Grimsley

Item 6.2. General Fund Budget Amendments FYE 2021

Charlie Cox reviewed the budget amendments for the General Fund for FYE 2021.

Lee Mikell made a motion and was seconded by Courtney Green to approve the general fund budget amendments for FYE 2021.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Lee Mikell, Board Member
<b>SECONDER:</b>	Gene Davis, Board Member
<b>AYES:</b>	Watkins, Green, Ward, Davis, Smith, Mikell
<b>ABSENT:</b>	Grimsley

Item 6.3. Special Revenue Fund Budget Amendments FYE 2021

Charlie Cox reviewed the special revenue fund budget amendments for FYE 2021.

Courtney Green made a motion and was seconded by Lee Mikell to approve the special revenue fund budget amendments for FYE 2021.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Courtney Green, Board Member
<b>SECONDER:</b>	Lee Mikell, Board Member
<b>AYES:</b>	Watkins, Green, Ward, Davis, Smith, Mikell
<b>ABSENT:</b>	Grimsley

Item 6.4. Ona Mine Education Fund Budget Amendment FYE 2021

Charlie Cox reviewed the Ona Mine budget amendments for FYE 2021.

Lee Mikell made a motion and was seconded by Justin Smith to approve the Ona Mine budget amendments for FYE 2021.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Lee Mikell, Board Member
<b>SECONDER:</b>	Justin Smith, Board Member
<b>AYES:</b>	Watkins, Green, Ward, Davis, Smith, Mikell
<b>ABSENT:</b>	Grimsley

7. Announcements/Other Business/Public Comments

Item 7.1. Motion

Director Lambert wanted to note that Denise Grimsley was absent because she had an out of town meeting. Sandy Meeks, IDA liaison, was also absent due to her starting a new job. Director Lambert said that her new job would not interfere with her liaison position.

Director Lambert also brought up the salaries of Kristi Schierling and Sarah Pelham. They received a percentage increase each year. Kristi's workload has continued to increase and there is a significant disparity between the two salaries. He would like to move Kristi from her current salary of about \$39,000 and move her to step 30 grade 2 which is \$48,413 and have it made retroactive to October 1st. Calli Ward would still like to look at adding another support staff. Justin Smith agreed with Calli's remarks.

Calli Ward made a motion and was seconded by Gene Davis to approve the increase for Kristi Schierling and have it made retroactive to October 1, 2020.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Calli Ward, Board Member
<b>SECONDER:</b>	Gene Davis, Board Member
<b>AYES:</b>	Watkins, Green, Ward, Davis, Smith, Mikell
<b>ABSENT:</b>	Grimsley

8. Adjournment