



# MINUTES

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

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

2/11/2020 8:30 AM

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### BOARD MEMBERS

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

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#### 1. Call to Order

Attendee Name	Title	Status	Arrived
Tommy Watkins	Chairman	Present	
Denise Grimsley	Vice-Chairman	Present	
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	

Visiting: Zack Farr, Sandy Meeks, Ken Evers, Bruce Stayer, Lex Albritton, Charlie Cox, Brian Shaper and Jamie Harrison.

County Manager: Lex Albritton

County Commissioners: Mike Thompson, Russ Melendy and Noey Flores.

Attorney: Shannon Nash

Staff: Bill Lambert, Sarah Pelham and Kristi Schierling.

Press: Michael Kelly

#### 2. Approval of Agenda

Item 2.1. Motion to approve agenda with the change

Director Lambert would like Items 4.1 and 4.2 to be switched.

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

### 3. Approval of Minutes

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

There was an error with the voting of Denise Grimsley. She left last month's meeting early and she was marked as voting. Kristi Schierling will correct the minutes.

A motion was made by Lee Mikell and seconded by Courtney Green to approve the minutes with them being corrected.

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

### 4. Agenda Items

#### Item 4.1. Zack Farr Introduction

Zack Farr was before the board today to give a presentation on hemp and a hemp processing facility. Hemp has been around since the early 1600's. In 2018 the Farm Bill was passed federally, legalizing hemp and hemp derived products, including CBD oil. Cannabis Sativa L. is the plant used for the hemp. Hemp can not have marijuana growing within 40 miles of it so cross pollination will not occur. Hemp can be used in the plastics and paper industry. Car makers are already using hemp plastic. Other companies are already on board the hemp train. Lego, Levi Strauss, Ford and Patagonia are just a few to be named. A processing plant could bring 30-100 jobs. Zack has met with Sarah Yetman and she would like to come down and visit the area. Hemp is relatively easy to grow, pest and disease resistant, uses little water and its growing cycle is approximately 108-120 days. Hemp can also grow on reclaimed and fallow land.

#### Item 4.2. Representation Agreement for Swaine, Harris and Wohl

Swaine, Harris & Wohl are now the new legal firm for the EDC/IDA. Bert Harris had a prior engagement and was unable to attend the meeting today. Shannon Nash came in his place. She is a staff attorney at the firm. The representation agreement was before the board for approval. Calli Ward will be abstaining since her sister worked at the firm.

A motion was made by Denise Grimsley and seconded by Justin Smith to approve the agreement with Swaine, Harris and Wohl.

<b>RESULT:</b>	<b>ADOPTED [6 TO 0]</b>
<b>MOVER:</b>	Denise Grimsley, Vice-Chairman
<b>SECONDER:</b>	Lee Mikell, Board Member
<b>AYES:</b>	Watkins, Grimsley, Green, Davis, Smith, Mikell
<b>ABSTAIN:</b>	Ward

#### Item 4.3. Agreement for Contracted Services with Lex Albritton

There is a small change that Director Lambert would like to include in the agreement. It is in item 3. Director Lambert would like to add the language "unless authorized and approved by the director. The director shall be responsible for controlling the contracted hours worked by the consultant in accordance with the agreement. Consultant is not guaranteed any specific amount of work.

A motion was made by Denise Grimsley and seconded by Lee Mikell to approve the agreement with the additional language.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Denise Grimsley, Vice-Chairman
<b>SECONDER:</b>	Lee Mikell, Board Member
<b>AYES:</b>	Watkins, Grimsley, Green, Ward, Davis, Smith, Mikell

Item 4.4. Innovar Structures Contract Amendment

Director Lambert would like to amend the contract with Innovar. The major power switch and sub panel wire was missing between the two. Director Lambert received quotes and was able to get the repair for \$11,220. Bill told Innovar that he would split the cost of the repair with them and add their half of the payment to the purchase price of the building.

A motion was made by Denise Grimsley and seconded by Lee Mikell to approve the contract amendment.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Denise Grimsley, Vice-Chairman
<b>SECONDER:</b>	Justin Smith, Board Member
<b>AYES:</b>	Watkins, Grimsley, Green, Ward, Davis, Smith, Mikell

Item 4.5. Sale of tube filler

Autumn Blum has asked if she could purchase the tube filler located at the fill line. Sarah Pelham gave a brief background on the Incubator and fill line. Debut Development was contracted to be the fill line management. Equipment was purchased to fill different products. Stream2Sea was a large customer of Debut and some of their product was filled by this tube filler. Stream2Sea has since grown and now has their own facility and is in need of a tube filler. Debut Development has said that since Stream2Sea has left, the use of the tube filler has basically stopped. The fill line equipment was appraised about a year and a half ago. There are needed repairs that will cost around \$8,000. Autumn is willing to purchase the equipment and pay for the repairs instead of going out in the marketplace and buying one somewhere else. She has offered \$22,000 to pay over 18 months at 5%. During the discussion a few of the board members stated that they did not want to get into the financing business and would sell the tube filler to her with no financing.

A motion was made by Denise Grimsley and seconded by Justin Smith to sell the tube filler for \$22,000 cash and if the offer is declined, offer the piece of equipment for sell to the public.

<b>RESULT:</b>	<b>ADOPTED [6 TO 1]</b>
<b>MOVER:</b>	Denise Grimsley, Vice-Chairman
<b>SECONDER:</b>	Justin Smith, Board Member
<b>AYES:</b>	Watkins, Grimsley, Green, Ward, Smith, Mikell
<b>NAYS:</b>	Davis

Item 4.6. Future Use of Hospital discussion

Chair Watkins would like to have a discussion on what to do with the hospital. According to the study we did, the costs of retrofitting the building would be between \$4-\$7 million. The building has lots of water and mold

damage and there is roughly \$250,000 in asbestos remediation. Thoughts were discussed of making the building into apartments or H2A. Director Lambert did say that he has another doctor that would like to come look at it. An ALF is still a possible use for the building. Chair Watkins would like each board member to schedule time with Bill or Sarah to walk through the building.

**Item 4.7. Shared Position with the Education Foundation**

Calli Ward would like for the Education Foundation and the EDC/IDA to have a shared employee. The foundation is planning on awarding scholarships in 2022 and will need someone to manage and market them. Calli also feels that our office needs someone to do our marketing, PR and branding. The IDA would manage and pay the employee and the foundation would reimburse us. Justin Smith said that the IDA needs more of a branding person. Others were not sure if this person would fit in both positions. Denise Grimsley suggested sending any ideas they may have to Bill and he can come back to our next meeting with a recommendation. Calli would like to have this person start in the middle of this year.

**Item 4.8. Lawsuit Update**

Ken Evers gave a lawsuit update to the Board. The lawsuit being updated is the lawsuit filed by Henry Kuhlman in 2012 for public records. The issue at the time was that there were no responsive records at the time of the request. He chose to file a lawsuit. In 2013, Lifesync decided that the records no longer had a benefit of being private and they produced the records. They filed the records into the court file in 2013. Our position now is that all of the records have been produced that were responsive to the request and yet we have seen a recent flurry of notices bent sent for depositions. There was a hearing on January 29th and the judge ordered the parties to come up with depositions dates knowing that we would be filing objections. Ken said that he would be staying on as counsel for litigation at Bert's request. At last month's meeting Ken let the board that he may or may not stay on as counsel with this lawsuit but it became clear to Ken at the hearing that Bert was not as familiar with the facts of the case as Ken was and Bert asked him to stay on. We have prepared a motion for summary judgment. We filed a motion was served for attorney's fee pursuant to the frivolous lawsuit statute.

**5. Project Updates**

**Item 5.1. Director's Report**

Bill went to Carlton Street first. Brian Shaper came to the table at Bill's request. He is a developer that owns one of the parcels on Carlton Street. He purchased it from the Parrish's. He gave a brief update. We are still having discussions about the roundabout. Cobb has decided to concede on the roundabout and give a \$30,000 reduction. Another \$50,000 was taken out of the contract related to the landscaping and other pavers. Mr. Shaper has not deeded the right of way yet but does agree to do so.

Bill spoke to the large ag project manager and he said to keep their file but they have to put a delay on right now. We received a referral from Enterpirse Florida that Sarah is currently working on. The solar project is moving along nicely. Hardee Fresh is still doing really well. R Riveter is doing well. Gilli Gear may be compatible for a co location with Riveter. Bill and others traveled to Bartow to meet with an engineer related to the toll road. Michael Noel is no longer with SBDC, so we currently do not have a representative for our area. Stabilis has turned over their operations to Lakeside Neurological. They are still interested in a training program.

**6. Financials**

**Item 6.1. January 2020 Financials**

Sarah Pelham reviewed the financials with the board.

A motion was made by Calli Ward and seconded by Lee Mikell to approve the financials as presented.

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

Item 6.2. IDA General Fund budget amendments FYE 2020

Charlie Cox has amendments for approval for FYE 2020. There are 4 amendments to approve. Charlie went through each one. Sarah Pelham questioned the water/sewer amendment and believes it needs to be removed and turned back in to the EDA. We will bring these back next month for approval so we can clarify the water/sewer amendment.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Calli Ward, Board Member
<b>SECONDER:</b>	Denise Grimsley, Vice-Chairman
<b>AYES:</b>	Watkins, Grimsley, Green, Ward, Davis, Smith, Mikell

Item 6.3. IDA Special Revenue budget amendments FYE 2020

These amendments are for the Mosaic South Fort Meade special revenue fund. Rapid Systems carry forward decreased. Carlton Street appropriation for \$800,000 was added in.

A motion was made by Calli Ward and seconded by Denise Grimsley to approve the budget amendments.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Calli Ward, Board Member
<b>SECONDER:</b>	Denise Grimsley, Vice-Chairman
<b>AYES:</b>	Watkins, Grimsley, Green, Ward, Davis, Smith, Mikell

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