



AGENDA

Hardee County Economic Development Council Hardee County Industrial Development Authority

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

1/14/2020 8:30 AM

BOARD MEMBERS

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

- Item 1. Call to Order
- Item 2. Approval of Agenda
- Item 3. Approval of Minutes
 - Item 3.1. December 2019 Minutes
- Item 4. Agenda Items
 - Item 4.1. Contract Attorney RFP
 - Item 4.2. Agraplex- Presentation
 - Item 4.3. Consultant for Advice/Information related to proposed MCORES route through Hardee County
 - Item 4.4. Contracted Services from former County Manager Lex Albritton (see Director's Report for additional details)
 - Item 4.5. Carlton Street Task Order
 - Item 4.6. Carlton Street Deeds
- Item 5. Project Updates
 - Item 5.1. Director's Report
- Item 6. Financial Report

- Item 6.1. November 2019 EDC/IDA Financials
- Item 6.2. December 2019 EDC/IDA Financials
- Item 7. Announcements/Other Business/Public Comments
- Item 8. Adjournment



MINUTES

Hardee County Economic Development Council Hardee County Industrial Development Authority

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

12/03/2019 2:30 PM

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	Present	
Courtney Green	Board Member	Absent	
Calli Ward	Board Member	Absent	
Gene Davis	Board Member	Present	
Justin Smith	Board Member	Present	
Lee Mikell	Board Member	Present	

Visiting: Victoria Rogers, Bruce Stayer, Sandy Meeks and Arnold Lanier
Attorney: Ken Evers
County Commissioners: Noey Flores and Mike Thompson
Press: Michael Kelly
Staff: Bill Lambert and Kristi Schierling

2. Approval of Agenda

Item 2.1. Motion to approve agenda with the addition of 4.3- Utility easement for Taco Bell

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Gene Davis, Board Member
SECONDER:	Denise Grimsley, Vice-Chairman
AYES:	Watkins, Grimsley, Davis, Smith, Mikell
EXCUSED:	Green, Ward

3. Approval of Minutes

Item 3.1. November 2019 Minutes

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lee Mikell, Board Member
SECONDER:	Denise Grimsley, Vice-Chairman
AYES:	Watkins, Grimsley, Davis, Smith, Mikell
EXCUSED:	Green, Ward

4. Agenda Items

Item 4.1. Hardee Dydo Land Lease Agreement

This project is going to be located at the Polk and Hardee County line. This is a result of the mitigation agreement with Mosaic and the BOCC. We were originally working with an LNG company for the area of land with CF but that project did not materialize. Mosaic said that they would continue to work with us on an alternative project for that site which is being sponsored by Hardee Dydo. For them to move forward, they need a lease on the property. We have a lease that has been consummated with Mosaic, which is the land lease agreement, and then we have to sublease the property to Hardee Dydo. The benefit to economic development and the county will be the property taxes and any other encumbrances plus 500 per acres with an inflator cost of 2% a year for 30 years. The estimated value of this agreement is around 10 million over the time of the lease. Hardee Dydo is in final negotiations with a power company to take over the lease and build the plant on the property. There are many power companies interested in the site.

Dydo has a 5 year window to determine if they want to lease this property long term during that time frame we will pay the property taxes and Hardee Dydo will reimburse us and that will count as rent. If they elect to move forward, we will continue to pay the property taxes and Hardee Dydo will pay us the property taxes plus \$500 acre plus 2% rise that is built in to each year. There are 4 five year renewal segments. There is a purchase option in this agreement. If the power company chooses to purchase the property, then we would split the purchase value evenly with Mosaic. The price would be determined through an appraisal.

Approved both the lease and sub lease.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lee Mikell, Board Member
SECONDER:	Denise Grimsley, Vice-Chairman
AYES:	Watkins, Grimsley, Davis, Smith, Mikell
EXCUSED:	Green, Ward

Item 4.2. Hardee Dydo Land Sublease Agreement

Item 4.3. Utility Easement for Taco Bell

The owner of Taco Bell has asked for an easement on the Techriver property to connect to the City of Wauchula sewer line. The NW corner of the property has a 10ft wide easement already that was given to PRECO. Taco Bell needs to run a force main under that easement to the lift station. There would be no negative impacts to the property. PRECO does not mind sharing the easement with Taco Bell.

Authorize Ken Evers and Bill Lambert to put an easement agreement together and allow the Chair to sign.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Justin Smith, Board Member
SECONDER:	Denise Grimsley, Vice-Chairman
AYES:	Watkins, Grimsley, Davis, Smith, Mikell
ABSENT:	Green, Ward

5. Updates

Director Lambert would like to provide a written update soon. The retention pond has been stalled. As of last Friday equipment was being moved back in. We are computing what impacts the flood may have on having additional work done. The contract may need to be amended by \$10,000 or \$15,000 more than the original amount.

6. Financial Report

December's financials will be presented for approval at January's meeting.

7. Announcements/Other Business/Public Comments

8. Adjournment

ORIGINAL

CARLA TURNER-HAHN

**- ATTORNEY & COUNSELOR AT LAW -
- MBA -**

**December 17, 2019
VIA OVERNIGHT DELIVERY**

**HARDEE IDA/EDC
HARDEE IDA/EDC CONTRACT ATTORNEY RFP
107 E. Main Street
Wauchula, Florida 33873**

Dear Selection Committee:

Please accept this as my Letter of Transmittal for the Hardee County RFP for Attorney Services and my positive commitment to perform the work, which I understand to be as follows: providing advice, research and other assistance, including but not limited to, written legal opinions to the IDA/EDC on a wide variety of legal areas including but not limited to: general governmental law, including the Sunshine Law and Public Records Law, grant writing and other contract preparation and/or review, landlord/tenant law, as well as any other matters set forth in work orders from the Director and/or Board of the IDA/EDC. I also understand that the Contract Attorney, who will be an Independent Contractor and NOT an employee, should attend all regular and special meetings as required by the IDA/EDC and must keep and maintain all records required in accordance with Chapter 119 of the Florida Statutes.

My Profile of Attorney and Qualifications is attached in the form of my resume, which includes my relevant academic training, degrees and board certifications, and a description of my legal experience and expertise. To summarize, backed by a *cum laude* J.D., a *summa cum laude* M.B.A., and a Bachelor's degree in Business Management, I have progressed through a series of increasingly more responsible administrative, executive and attorney positions. During my legal career, I have focused on business law, contracts, real estate, employment law and a variety of civil matters including civil litigation and dispute resolution. I am a sixth-generation native Floridian with roots in agriculture in Polk and Manatee counties, and I have a strong work ethic. My parents reside in Polk County and do business in Hardee County; therefore, I am in the process of relocating to be closer to them and continue my career in Central Florida. To emphasize the area(s) addressed by the RFP, I have acquired hands-on knowledge of contract and real property issues, commercial and corporate affairs and I am also an experienced litigator. While I have not specifically work for a government entity, I have a great deal of non-profit experience, which is closely related. During my career, I have also coordinated with and worked in concert with various government agencies and pride myself on my ability to coordinate projects with other professionals in different counties, states and other jurisdictions. Perhaps most important is my ability to effectively communicate and evaluate company/client/county needs, develop effective solutions that meet those needs, and then take action to make lasting improvements. I have never had any disbarments, suspensions or other disciplinary actions from the Florida Bar or any other organized bar associations or any regulatory entities whatsoever for that matter. I have also attached a listing of my References as requested.

**c/O BATTAGLIA, ROSS, DICUS & MCQUAID, PA,
THE SEMBLER CENTER 5858 CENTRAL AVE. SUITE A - ST. PETERSBURG, FL • 33707
(727-433-1624) • FAX: 1-877-711-4021 • EMAIL: CARLATHAHN@GMAIL.COM**

While I am currently operating from my office in St. Petersburg, Florida (see address at the bottom of this letterhead, open 8:30 AM to 5:00 PM), I will have Accessibility and Responsiveness to the IDA/EDC as needed from my new office location in either Polk or Hardee County. I would provide a reasonable response time upon receipt of a work order from the IDA/EDC. I make it a policy to return phone calls within 24 hours, and, depending on the nature of the work order and level of complexity of the work involved, the response time would vary. However, I would commit to responding within any time frames required in the work order. To attend a specially called meeting, I would respectfully request one week's notice when at all possible, or otherwise at least a 48-hour notice. Traditionally, responsiveness and accessibility are enhanced by payment of a retainer by the client. Regarding the Proposed Cost, my current hourly rate is \$300/hour for my attorney's fees; however, I would be willing to negotiate the rate based on volume of work provided as well as the type of work and whether or not there would be a prepaid retainer. The rate for a Paralegal Certified by the Florida Bar would be \$85 per hour, and the hourly rate for other support personnel would range from \$40-\$65 per hour. Again, I have negotiated special arrangements with significant clients to provide them with a "discount" in exchange for the payment of a regular monthly retainer and guaranteed work volume. I have attached my standard Costs Exhibit to provide my current rates for other cost items such as photocopying, postage, etc. Importantly, for those items labeled "actual cost," my law firm has a policy of obtaining client authorization BEFORE incurring such costs. Because the IDA/EDC is a government entity, I would accept the current government rate reimbursement for any required travel, meals or mileage associated with the provision of services hereunder (i.e., the current year's IRS rate for mileage, government per diem for meals only if required because of a proceeding, hearing or meeting). I certify that my billing statements are detailed and include the itemized date of services, identity of the attorney and/or support personnel providing the services, list the time spent for each service or activity by tenths of an hour, provide a detailed description of the services performed and state the fees for those services, and itemize all associated costs and expenses related to the services.

If the goals for bringing in a Contract Attorney are consistent with having an experienced attorney with an MBA and a strong business, real estate and non-profit background, I would be pleased to have an opportunity to discuss this opportunity with you. My mobile telephone number and email address are at the bottom of this letter. Thank you for your kind consideration.

Very Truly Yours,



Carla Turner-Hahn

Enclosures:

- Resume
- References
- Cost Exhibit

Carla Turner-Hahn, Esq.

5858 Central Ave. Ste A ♦ St. Petersburg, Florida 33707 ♦ Telephone: 727.433.1624 ♦ Email: carlathahn@gmail.com

Business & Corporate Law/Real Estate/Civil Attorney

*Hands-On Experience: Federal & Florida Employment Law/Contract Interpretation, Drafting & Negotiation
Business Plans-Systems-Management/Legal Research, Analysis & Writing; Compliance; Real Property*

JD, MBA, BBA (Management), Civil Litigation & Business Attorney with 30+ years of combined private, nonprofit, and public sector experience handling health care, non-profit, contracts, corporate, business real estate & employment issues. **Legal, business, and organizational acumen gained over the past 30+ years encompasses:**

- ♦ Reviewing and drafting a variety of contracts for compounding pharmacy as its General Counsel and providing legal and business advice regarding all facets of the company and its operation and objectives.
- ♦ Drafting Federal and Florida pleadings/motions, conducting depositions and other discovery, and settling negotiations for cases such as a lawsuit against a **multibillion-dollar** international conglomerate, which resulted in an out-of-court mediation settlement in favor of the client.
- ♦ Representing a **multimillion-dollar** international developer that involved investigating and initiating litigation matters concerning highly valuable commercial real estate issues including a Bert Harris Act claim, culminating in significant recovery of monetary damages.
- ♦ As Executive Vice President, directing all operations of a nonprofit corporation that served as a national trade association for over **7,000** physicians and nurses. During **8-year** tenure, generated exponential growth in both revenues and membership; managed staff of 15; coordinated numerous committees; presented reports to Board of Directors.

As an Attorney in practices with hundreds of clients, simultaneously managed all aspects of litigation for 40+ active civil cases, a majority of which were commercial matters (including complex litigation cases and appeals – research, analysis and writing for appellate briefs). Extensive experience both in managing litigation and transactional/compliance matters. As private practitioner, single-handedly built significant individual and commercial client base.

Additional strengths and capabilities include: Managing a Heavy & Diverse Caseload; Qualitative & Quantitative Analysis; Skilled Negotiator & Facilitator; Alternative Dispute Resolution; Working with Diverse Groups of People; Risk Management & Evaluation; Addressing Legal Liability; Legal Writing & Formal Presentation Skills; Direct Client Contact & Counseling; Courtroom Experience; Outside Counsel Liaison; and Exemplary Deposition, Investigation & Discovery Skills.

SELECTED ACCOMPLISHMENTS

- ♦ Significant experience with real estate, including commercial leases and commercial & land purchases/sales.
 - ♦ Drafted & negotiated complex contracts for clients, including complex commercial contracts acting as General Counsel/HR Director for Pharmacy; coordination/consultation with outside franchise counsel; compliance with federal and state law including antikickback laws, and risk management duties; Handled buyer and seller side of mergers & acquisitions as well as franchise and franchise-avoidance matters.
 - ♦ Advise clients on business entity formation under Florida law and complete formations for their enterprises, including coordination with accountants and other tax advisor professionals, resulting in client satisfaction with their business ventures; also handled purchase and sale of business entities and assets.
 - ♦ Handled pleadings, motions and discovery in matters involving contract and real property, commercial/corporate, and employment issues for both plaintiff and defense, thereby gaining a well-rounded command of substantive and procedural law in these areas; Successfully vacated significant judgment for client, thus prevailing over a large collections firm representing sizeable corporate creditors.
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- ◆ Researched and drafted appellate briefs, motions and responses, thus gaining knowledge of appellate rules and procedures, which resulted in prevailing judgments in several cases, one of which was a reversal of the lower court with a published opinion highlighted in state and local legal trade journals.
- ◆ Health care background with extensive knowledge of the lexicon after 8 years as a nonprofit executive for 501(c)(6) trade organization for physicians and nurses, experience forming and handling 501(c)(3) charitable nonprofit issues, plus 18 years as a practicing business/transactional attorney with litigation experience and several healthcare providers as clients
- ◆ Investigated and drafted legal memoranda for lead attorney for collections division that concerned federal Whistleblower Protection Act and analysis of interplay between veterans' benefits and Medicare under dual eligibility. This resulted in the federal government mounting an effective defense against the Whistleblower Act claim as well as an avoidance of double-dipping, thus achieving a balanced disbursement of benefits to those dually eligible individuals, which saved the federal government crucial funds.

PROFESSIONAL EXPERIENCE

CARLA TURNER-HAHN, ESQ, St. Petersburg, Florida **2008 to present**
Attorney – Private practice in the areas of business law, drafting and negotiation of complex contracts; Mergers & Acquisitions, employment law, real property law/commercial & residential property matters; direct client contact and consultation in a variety of individual and commercial issues, disputes and litigation; research & analysis, draft pleadings, conduct discovery, dispute resolution; Entity formation and drafting of bylaws, operating agreements, for-profit and non-profit; From 2008-2014 as part of practice served as General Counsel and HR Director for compounding pharmacy client with multi-state operation and international aspects, then handled all aspects of sale of business; Clients include several health care providers. Admitted to practice in all Florida courts and Federal Court – Middle District of Florida.

BATTAGLIA, ROSS, DICUS & WEIN, P.A., St. Petersburg, Florida **2007 to 2008**
Associate Attorney – The “go-to” attorney for complex legal research and analysis of civil and commercial litigation; Drafting of Legal Memoranda for Partner who is board certified appellate attorney; direct client contact; drafting of Pleadings and Discovery both for State and Federal matters; Drafting of complex contracts and counsel clients in business law matters; Employment Litigation; Excellent firm relations and client development skills evidenced by originating client for significant development project in excess of \$500 Million, and a portable book of business.

THE HAYES LAW GROUP, P.A., St. Petersburg, Florida **2005 to 2007**
Associate Attorney – Second Chair to lead attorney and portable book of business; client intake, counseling, and evaluation of cases; draft pleadings and discovery; conduct depositions and hearings; perform all complex legal research, analysis for both state and federal cases; Matters included commercial/corporate litigation and non-litigation; construction law; contract/real property issues, employment cases; Entered appearances in state and federal courts, including preparing and questioning witnesses as 2nd chair in federal trial for adversary proceeding in Bankruptcy Court.

CARLA TURNER-HAHN, P.A., St. Petersburg, Florida **2003 to 2005**
Attorney – Primary responsibilities center on practicing as business litigation and employment attorney, performing legal services for several small civil litigation law firms and serving as private counsel for clients on civil matters including employment, contract, and business disputes.

HAYES & MARTOHUE, P.A., St. Petersburg, Florida **2001 to 2003**
Associate Attorney – Scope of duties consisted of drafting pleadings and correspondence such as demand, client, and audit letters, managing legal research and analysis, and writing appellate briefs and responses. Handled matters including contract/real property issues, employment cases, commercial/corporate concerns, and sick building/toxic mold litigation. Additionally, entered appearances in state and federal courts.

U.S. DEPARTMENT OF JUSTICE, U.S. Attorney's Office, Tampa, Florida **1999**
Paralegal Specialist – Summer Law School position: Responsible for developing legal memoranda for economic crimes division that involved matters of first impression for the 11th Circuit, including Stark and anti-kickback.

U.S. DEPARTMENT OF VETERANS AFFAIRS, St. Petersburg, Florida **1999**
Law Intern – Key duties focused on completing legal memoranda for lead attorney in collections division regarding Whistleblower Protection Act as well as the interplay between veterans’ benefits and Medicare under dual eligibility.

AMERICAN BOARD OF QUALITY ASSURANCE & UTILIZATION REVIEW **1988 to 1996**
PHYSICIANS, INC. (ABQAURP), Tampa, Florida
Executive Vice President – Accountable for directing all operations for this 501(c)(6) nonprofit national trade association of 7,000+ physician and nurse members. Managed staff of 15 while drafting all personnel policies/procedures and reporting financial statements/organizational status reports to Board of Directors. Developed and implemented first formal business plan, secured recognition by national accreditation commissions for physician and nursing education, planned seminars, researched federal legislation affecting nonprofit organizations, and completed formation of affiliated 501(c)(3) nonprofit corporation. Successfully coordinated multiple committees consisting of volunteer medical professionals.

EDUCATION - PROFESSIONAL DEVELOPMENT - LICENSURE

J.D., cum laude, 2000
Stetson University College of Law, St. Petersburg, Florida
Dean’s List

M.B.A., summa cum laude, 2000
Stetson University School of Business Administration, Deland, Florida

B.B.A., Management, 1985
Stetson University School of Business Administration, Deland, Florida

Valedictorian, St. Stephen’s Episcopal School, 1981
St. Stephen’s Episcopal School, Bradenton, Florida

Admissions & Licensure:
Admitted as Member of Florida Bar, 2000 (#0390658)
Admitted to U.S. District Court, Middle District of Florida, 2001
Licensed Realtor, Florida DBPR Division of Real Estate (#SL3360621)

Specialized Training:
EEO Investigator – Certificate of Completion of a 32-hour training program that meets the standards set forth in the Equal Employment Opportunity Commission’s EEO Management Directive 110, Chapter 6

Awards & Recognition:
Certificate of Appreciation – U.S. Dept. of Justice, 1999
For outstanding contribution to U.S. Attorney’s Office

Honorary Diplomat of ABQAURP, 1993
“In recognition of integrity and loyalty to the vision of the best the Board stands for”

Presidential Citation Award, ABQAURP, 1992
For loyalty, years of dedicated service, and efforts in maintaining high standards of quality and excellence

REFERENCES – CARLA TURNER HAHN

The Honorable Jeffery J. McKibben
Hardee County Courthouse
PO Box 1749
Wauchula, FL 33873
863-773-3174 (ph)/863-773-4165 (fax)
jmckibben@jud10.flcourts.org

Professor Darryl Wilson, Stetson University College of Law
1401 61st Street South, Suite 213
Gulfport, FL 33707
727-562-7882(ph)/727-347-3738(fax)
Wilson@law.stetson.edu

Aubrey Dicus, Attorney at Law
Battaglia, Ross, Dicus & McQuaid, P.A.
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2900 Pelham Road North
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Arcadia, FL 34266
863-990-2606 (mobile)/(863-494-7110 (office)
drlkirschner@gmail.com

**COSTS EXHIBIT
LIST OF OUT OF POCKET AND REIMBURSABLE COSTS**

DESCRIPTION	BILLED AT:
Certified Mail	Actual Cost
Certified Copies	Actual Cost
Filing Fees or other costs paid to Clerk of the Court	Actual Cost
Computerized Legal Research	Actual Cost
Corporate Search Fee	Actual Cost
County Records Search	Actual Cost
Courier Fee	Actual Cost
Court Reporter(s): Attendance; Transcript, Copies	Actual Cost
UCC - Search	Actual Cost
Name Search	Actual Cost
Incoming & Outgoing Fax Usage	\$.25 per page
Expert Witness Fees	Actual Cost
Attorney Travel Mileage and Firm Courier Mileage	\$.58 per mile
Law Library Copies	Actual Cost
Legal Notices Publication	Actual Cost
Long Distance Telephone Calls	Actual Cost, if any
Photocopy/scan/print expense	\$.25 per page
Postage	Actual Cost
Process Server/Sheriff Fees	Actual Cost
Title Search/O&E Report	Actual Cost
Private Investigator Fees	Actual Cost
All other miscellaneous costs	Cost

ORIGINAL

SWAINE, HARRIS & WOHL, P.A.

RESPONSE TO
HARDEE IDA/EDC
CONTRACT ATTORNEY RFP

SWAINE, HARRIS & WOHL, P.A.

ATTORNEYS AT LAW

BERT J. HARRIS, III
J. MICHAEL SWAINE
ROBERT S. SWAINE
THOMAS J. WOHL
JOCELYN K. SKIPPER
SHANNON L. NASH

November 14, 2019

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www.heartlandlaw.com
bert@heartlandlaw.com

PLEASE REPLY TO:
LAKE PLACID

Hardee County IDA/EDC
107 E. Main Street
Wauchula, Florida 33873

Re: **HARDEE IDA/EDC CONTRACT ATTORNEY RFP**

Ladies and Gentlemen:

Swaine, Harris & Wohl, P.A. (the "Firm") is a Florida professional association, is in good standing, active and current with the Florida Department of State and practices law within the State of Florida. All of the Firm's attorneys are active members and are in good standing with The Florida Bar.

The Firm has significant experience in providing municipal and public sector legal services, as it represents the City of Sebring, the City of Arcadia, the Town of Lake Placid, the Sebring Airport Authority, the Highlands County Health Facilities Authority, the Highlands County Hospital District and the South Florida State College Foundation, Inc. The Firm is pleased to respond to the Hardee County Industrial Development Authority and Hardee County Economic Development Council, Inc.'s Request for Proposals Attorney Services.

SCOPE OF WORK

The Firm, if selected for Attorney Services, understands and shall make a positive commitment to timely provide Attorney services, including, but not limited to the following:

1. To perform any assigned duties and responsibilities upon issuance of work order in accordance with the scope provided in such work order or upon direction of the Director and or board.
2. Advise, research, assist and render written opinion to the IDA/EDC on a wide variety of legal areas including but not limited to: general governmental law, including Sunshine Law and Public Records Law, grant contract preparation and/or review, landlord/tenant law and any other matters set forth in the work order.
3. Attend regular scheduled meetings, as well as any special meetings required by the IDA/EDC.

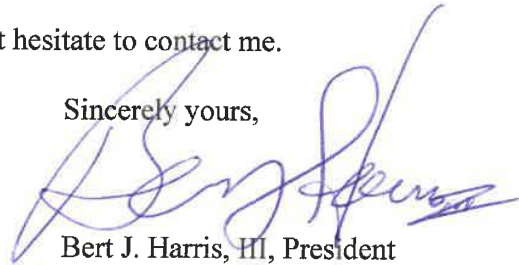
4. Keep and maintain all records required in accordance with Chapter 119, Florida Statutes.

The Firm's Profile of Attorney and Qualifications, Accessibility and Responsiveness, References and Proposed Cost are attached hereto.

The Firm appreciates the opportunity to respond to this proposal. With over forty-five years of representing local government and public agencies, we are confident that we can provide quality representation and legal services to the Hardee County Industrial Development Authority and Hardee County Economic Development Council, Inc.

If you have any questions, please do not hesitate to contact me.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Bert J. Harris, III", is written over the typed name.

Bert J. Harris, III, President

JMS/tw
Enc.

PROFILE OF ATTORNEYS AND QUALIFICATIONS

Bert J. Harris, III – Florida Bar No. 278629: Admitted to The Florida Bar, 1979; U. S. District Court, Southern District of Florida, 1981; U. S. District Court, Middle District of Florida, 1982; United States Court of Appeals, 1997; United States Supreme Court, 1997. Education: University of Florida (B.S., 1975; Masters of Agricultural Management and Resource Development, 1976); Florida State University (J.D., 1979). Sigma Phi Epsilon. Member: Highlands County Bar Association; The Florida Bar (Circuit Representative on the Executive Council of the Real Property, Probate and Trust Law Section, 1998-2002); Attorney, Highlands County Hospital District; Town Attorney, Town of Lake Placid, 1994-Present.

Robert S. Swaine - Florida Bar No. 514837: Admitted to The Florida Bar, 2001. Education: Florida State University (B.S., 1996 and J.D., with honors, 2001); Rotary Ambassadorial Scholar to Melbourne Australia (1997). Member, Florida Bar (2001-present); Member, Executive Council of the Real Property, Probate and Trust Law Section of the Florida Bar (2003-present); Chairman, Real Property Professionalism, Probate and Trust Law Section of the Florida Bar (2005-2006); Chairman, Florida Bar News Committee of the Real Property, Probate and Trust Law Section of the Florida Bar (2003-2005); President, Highlands County Bar Association (2007-2008); Director of Real Property, Probate and Trust Law Section of The Florida Bar (2018-2020); Author: "Reformation, Rescission, and Cancellation of Instruments and Agreements", *Florida Real Property Litigation*, 4th ed. – 6th ed. (2005-2011); Co-Author: "Halfway Houses and Mental Health Treatment Facilities-Establishing a Duty in Tort," LXXVII, No. 6, *Florida Bar Journal*, June 2003; Member, Phi Delta Phi; Eagle Scout; City Attorney, Sebring, Florida, 2008 to Present.

J. Michael Swaine – Florida Bar No. 95615: Admitted to The Florida Bar, 1966; U. S. District Court, Middle District of Florida, 1966; United States Court of Appeals, 1966; U. S. District Court, Southern District of Florida, 1973; United States Supreme Court, 1997. Education: Florida State University (B.S., 1963); University of Florida (J.D., 1965). Phi Delta Phi. Member, 1981-1984 and Chairman, 1983-1984, Second District Court of Appeals Judicial Nominating Committee. Member: Highlands County (Secretary, 1974-1976; President 1976-1977) and Tenth Circuit Bar Associations; The Florida Bar (Member, Grievance Committee, 1975-1977, 1980-1983; Chairman, 1976; Member: Bench-Bar Liaison Committee, 1975-1996; Executive Council; Director of Circuit Representatives, 1992-1996; Secretary, 1997-1998; Director of Real Property Division, 1998-2000; Chair-Elect, 2000-2001; Chair of the Real Property, Probate and Trust Law Section, 2001-2002); Member, American Bar Association Title Insurance Committee, 2000-present; Member, American College of Real Estate Lawyers, 2005-present; Fellow of the American Bar Foundation; rated "AV" by Martindale-Hubbell 1976 to date; Attorney, Highlands County Health Facility Authority, 1979 - Present; City Attorney, Sebring, Florida, 1974 - 2007.

Thomas J. Wohl – Florida Bar No. 22131: Admitted to The Florida Bar, 2005; U. S. District Court, Middle District of Florida, 2006; Education: Mercer University (B.B.A. 2002); Stetson University College of Law (J.D., 2005). Member: The Florida Bar; President, Highlands County Bar Association (2009-2010); City Attorney, Arcadia, Florida, 2012 to Present.

Jocelyn K. Skipper - Florida Bar No. 118430: Admitted to the Florida Bar, 2015; Education: University of Florida (B.S. 2011); Stetson University (M.B.A. 2015); Stetson University College of Law (J.D. 2015). Member: The Florida Bar; Highlands County Bar Association.

Shannon L. Nash - Florida Bar No. 91891: Admitted to The Florida Bar, 2011; Education: Florida State University; Florida Coastal School of Law; Member of the Wilson American Inn of Court, an association of lawyers and judges who are dedicated to promoting the highest levels of professionalism in the practice of law; served for several years on the Inn's Executive Committee as Secretary and Historian and currently serves as its Counselor Elect; member of the Highlands County Bar Association; previously served two terms as Secretary of the Tenth Judicial Circuit Young Lawyers Section; member of the Florida Association for Women Lawyers and the Polk Association for Women Lawyers; appointed to The Florida Bar's Standing Committee on Professionalism (2018); appointed to The Florida Bar's Standing Committee on the Rules of Judicial Administration Committee (2019); a Senior Staff Attorney for the Tenth Judicial Circuit, State of Florida where she worked for over six years assisting the judiciary in research and analysis of complex legal issues in the areas of appellate, civil, criminal, family, juvenile, and probate law; Assistant County Attorney, Highlands County, 2018 to 2019; where she represented the County in circuit civil and code enforcement special magistrate proceedings and provided assistance instrumental to the day-to-day operations of the County through its various departments; Attorney to be designated for Professional Services Agreement.

The Firm's attorneys have not received any disbarments, suspensions or other disciplinary actions from The Florida Bar or any other organized bar associations.

ACCESSIBILITY AND RESPONSIVENESS

a) The locations of the Firm's offices:

Swaine, Harris & Wohl, P.A.
425 South Commerce Avenue
Sebring, Florida 33870
Hours: 8:00 a.m. to 5:00 p.m., Monday-Friday

Swaine, Harris & Wohl, P.A.
401 Dal Hall Boulevard
Lake Placid, Florida 33852
Hours: 8:30 a.m. to 12:00 p.m. noon
1:00 p.m. to 5:00 p.m., Monday-Friday

b) Upon issuance and receipt of a work order, the IDA/EDC can expect a response time as follows:

- i. for general matters requiring a prompt verbal or written response, 24 to 48 hours;
- ii. for more complex matters requiring extensive research and/or preparation of documents, our initial response will be 24 to 48 hours and completion will depend on the complexity of the matter; and
- iii. for all work orders we will be available for initial contact and discussion within 24 hours.

c) The lead-time required for attending a specially called meeting is 24 hours.

REFERENCES

- a) **City of Sebring**
Scott Noethlich, City Administrator
Robert H. Hoffman, City Administrator
368 South Commerce Avenue
Sebring, FL 33870
Phone: 863-471-5100; Fax: 863-471-5142
Email: scottnoethlich@mysebring.com; bobhoffman@mysebring.com

- b) **Town of Lake Placid**
Eva Cooper Hapeman, Town Clerk
1069 U.S. 27 North
Lake Placid, FL 33852
Phone: 863-699-3747; Fax: 863-699-3749
Email: eva_cooper@mylakeplacid.org

- c) **City of Arcadia**
Terry Stewart, City Administrator
23 North Polk Avenue
Arcadia, FL 34266
Phone: 863-494-4114; Fax: 863-494-4712
Email: tstewart@arcadia-fl.gov

- d) **Sebring Airport Authority**
Mike Willingham, Executive Director
128 Authority Lane
Sebring, FL 33870
Phone: 863-655-6444; Fax: 863-655- 6447 and 888-740-7628
Email: mike@sebring-airport.com

- e) Michael D. Williams, Bond Counsel to City of Sebring
Akerman Senterfitt
420 South Orange Avenue Suite 1200
Orlando, Florida 32801-4904
Phone: 407-423-4000
Email: mike.william@akerman.com

- f) Christopher F. Walrath, Bond Counsel to Highlands County Health Facilities Authority
Chapman and Cutler LLP
111 West Monroe Street
Chicago, Illinois 60603-4080
Phone: 312-845-3483
Email: walrath@chapman.com

PROPOSED COST

Hourly rates for attorney services: \$175.00; and
Hourly rates for certified paralegal services: \$85.00.

Expenses to be billed separately as incurred:

Postage - actual rate charged by U.S. Postmaster

Copying - \$.20 per page

Travel - mileage at the then current Internal Revenue Service Standard Mileage Rates

Meals - only if overnight travel is required

Similar out-of-pocket expenses

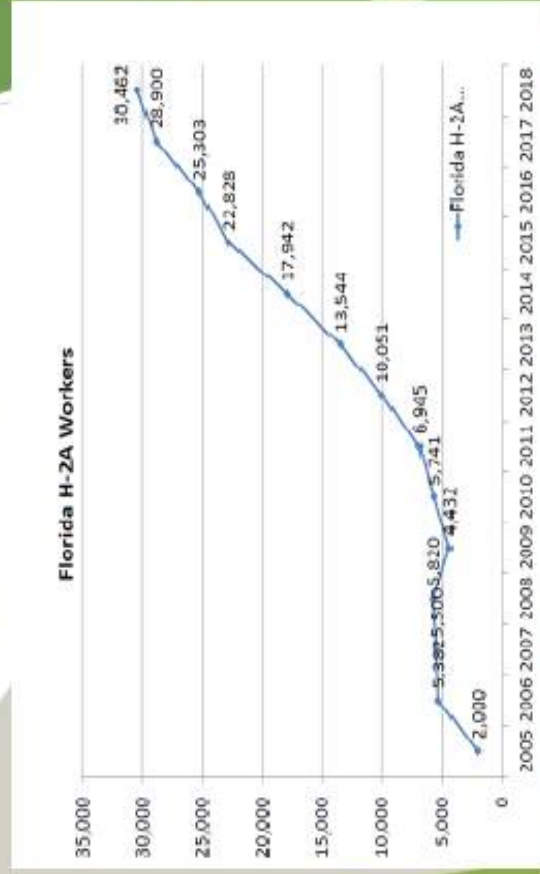


AgraPlex II

Sustainable Housing Solutions

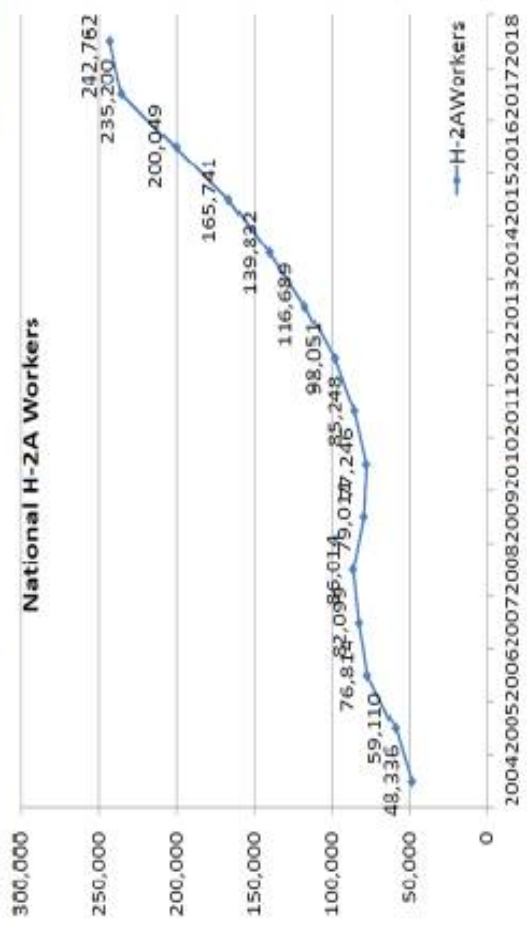
Florida and U.S.A Agriculture H-2A Trend Lines

Market Opportunity - Florida*



*NOTE: Provided by Florida Farm Bureau
AGRAPLEX II INC.

Market Opportunity - USA*



*NOTE: Provided by Florida Farm Bureau
AGRAPLEX II INC.

Florida Agriculture Statistics

U.S. Production Value of Florida Products

- Oranges 56%
- Grapefruit 54%
- Cucumbers 38%
- Tomatoes 34%
- Bell Peppers 32%
- Watermelons 23%
- Sweet Corn 22%
- Snap Beans 21%
- Squash 17%

Florida County Value of Agriculture Products (As Provided by USDA AG Census)

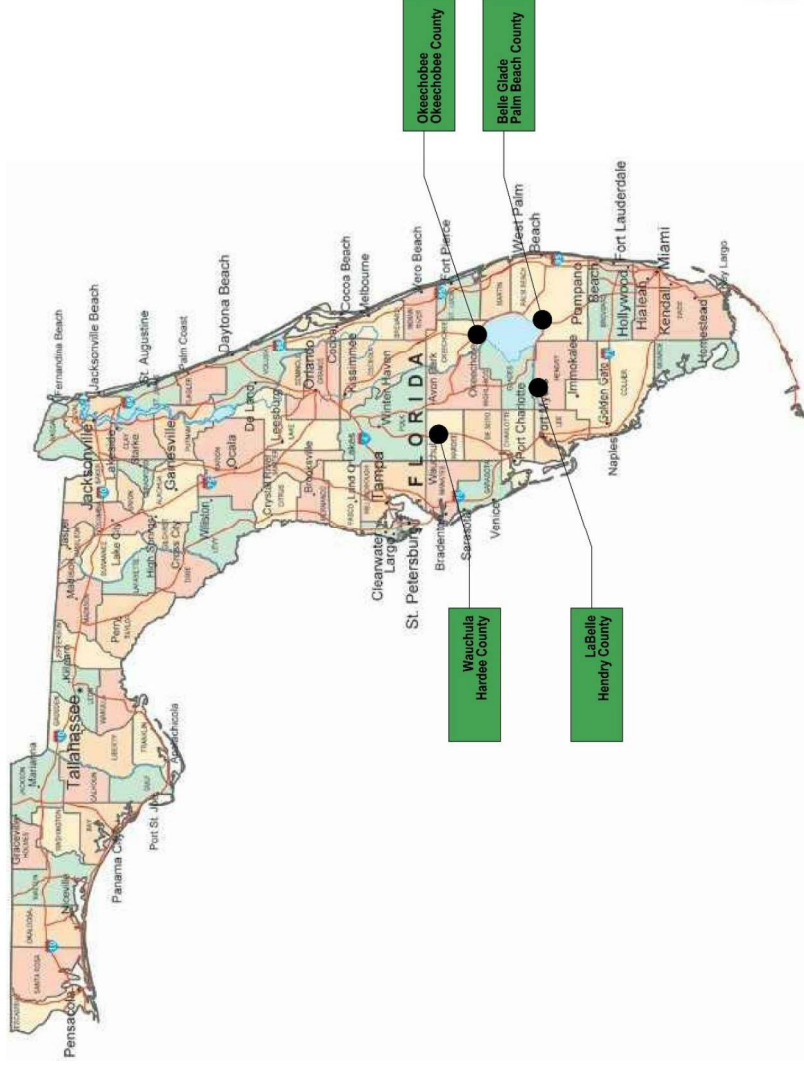
- Palm Beach \$999 Million
- Miami-Dade \$604 Million
- Hendry \$499 Million
- Hillsborough \$378 Million
- Polk \$350 Million
- Manatee \$298 Million
- Suwanee \$296 Million
- Highlands \$273 Million
- Okeechobee \$257 Million

AgraPlex Highlights

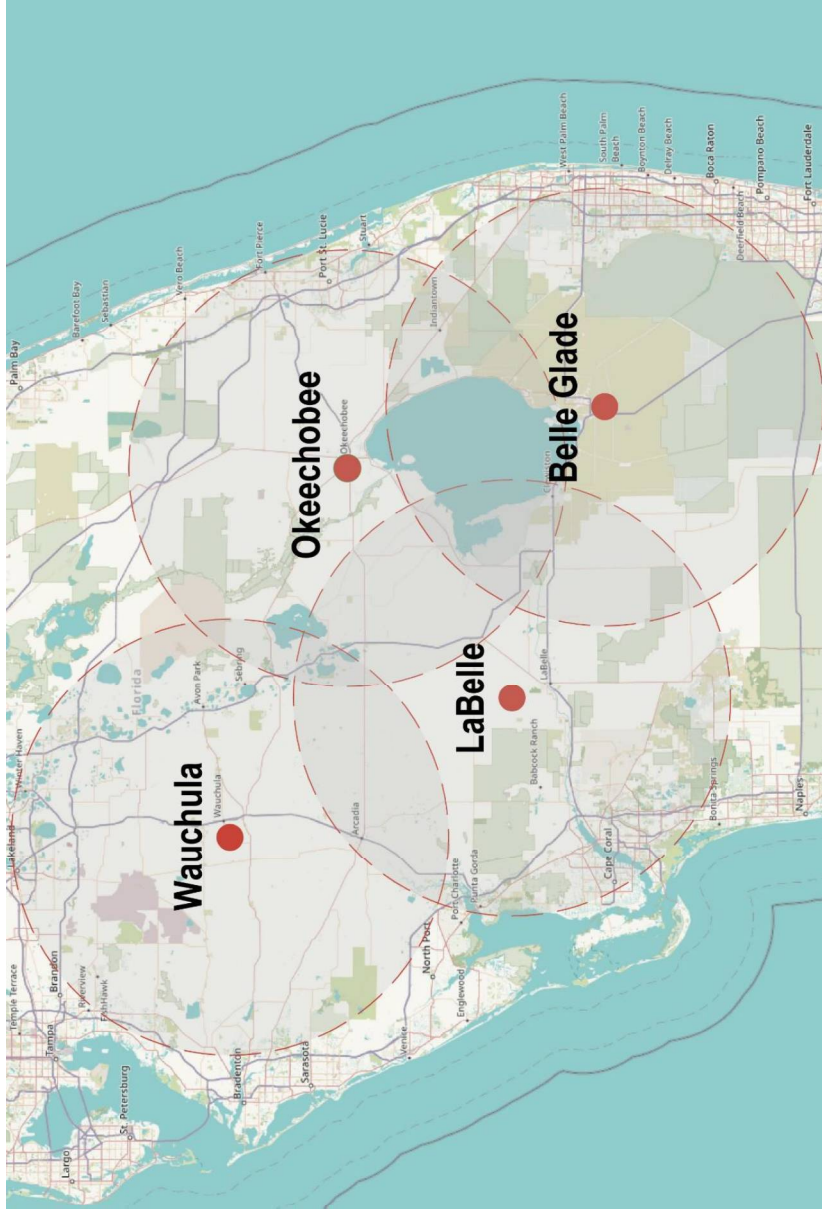
- Proven Industry Experience with Larger AG-Grower
- Turnkey: Housing Solutions to Operations
- Meets Government Regulations and Standards
 - Buildings and Structures
 - Water Supply
 - Garbage and Refuse Disposal
 - Insect and Rodent Control
 - Heating and Cooling
 - Sewage and Liquid Waste Disposal
 - Personal Hygiene Facilities
- Buildings and Structures
 - Building Code Compliant
 - Impervious to Water, Termites, Mold, Mildew and Fire Proof
 - Meets Hurricane Wind Loads up to 150 MPH
 - Energy Efficient Systems
 - Lower Maintenance Cost
- Campus Operations and Facilities
 - Internal Rules and Regulations
 - Harvester/Grower Management Involvement
 - Campus Security Gate and Cameras
- Private Quarters
 - 4 Person Suites
 - Kitchen/Dining Area for 8 People
 - Sanitary Facilities
 - Laundry Facilities
 - Private Deck and Entrance to each Living Quarter
- Auxiliary Facilities
 - On-Campus Convenience Store
 - Recreation Room
 - Management Office
 - Sport Fields
 - Bonfire & Gathering Field
 - Kiosks for Gym, Interfaith and Maintenance Usage

Future Locations

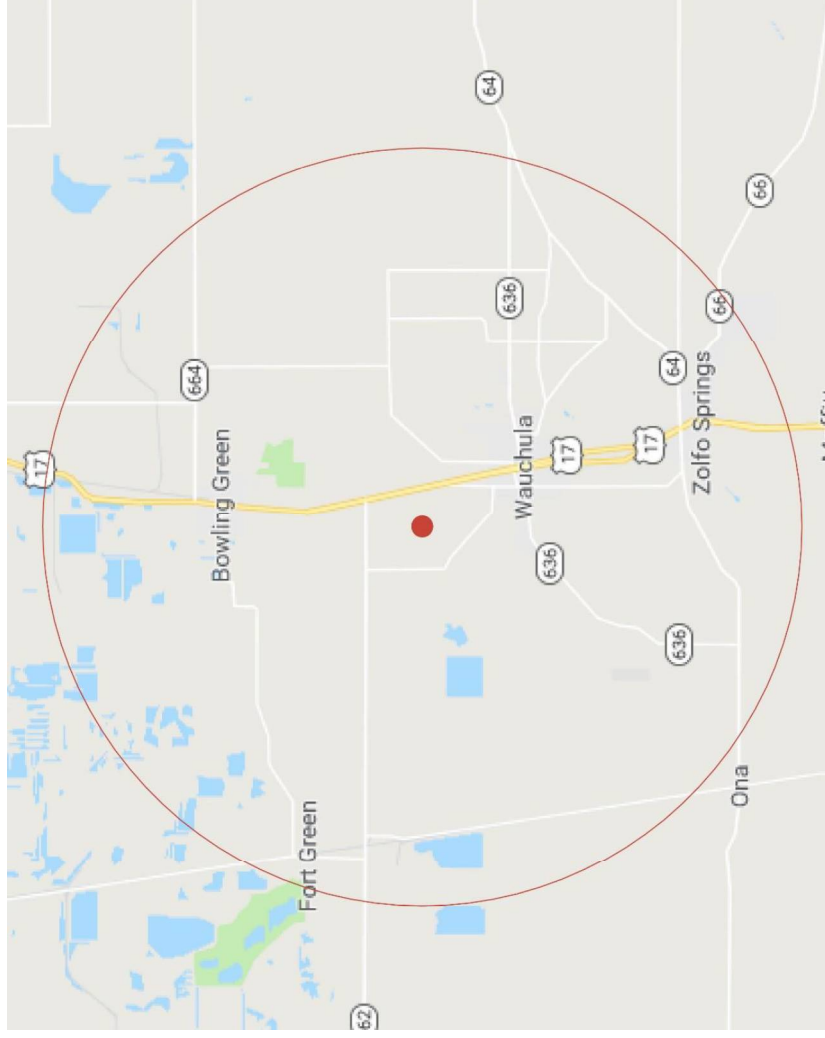
- Wauchula
 - 640 People
 - 17 Acres
- Okeechobee
 - 480 People
 - 10 Acres
- LaBelle
 - 480 People
 - 12 Acres
- Belle Glade
 - 400 People
 - 15 Acres



One Hour Driving Radius

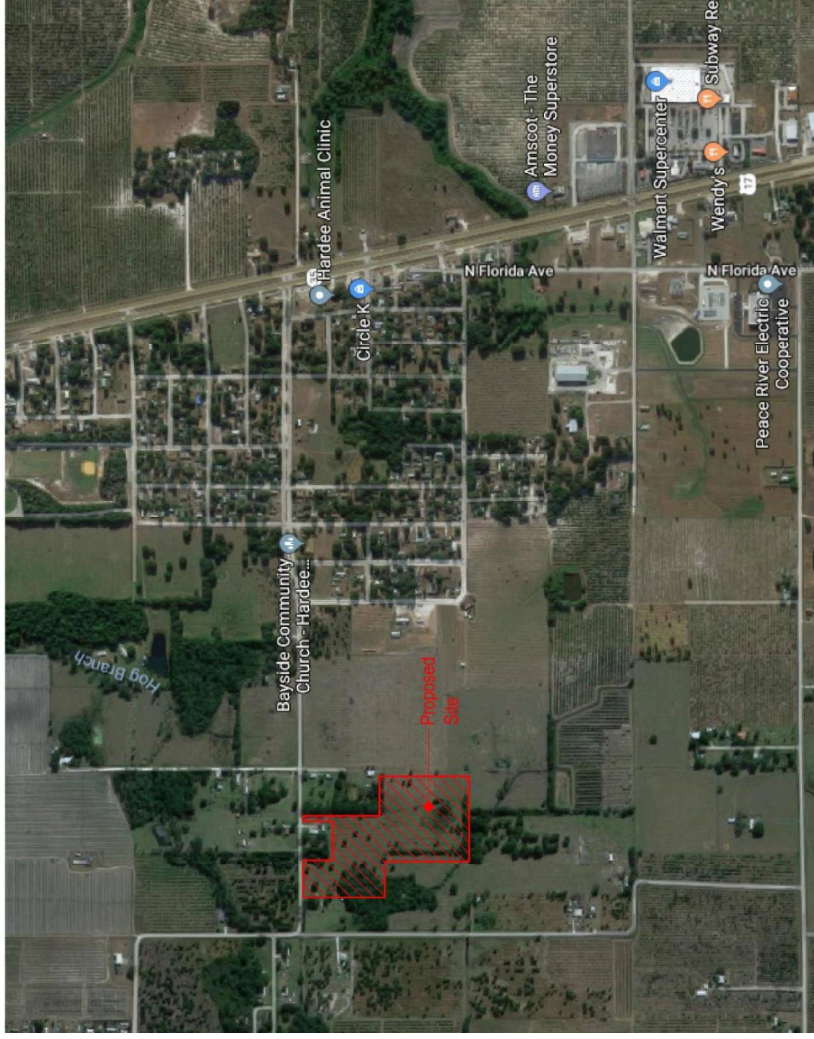


10 Mile Driving Map



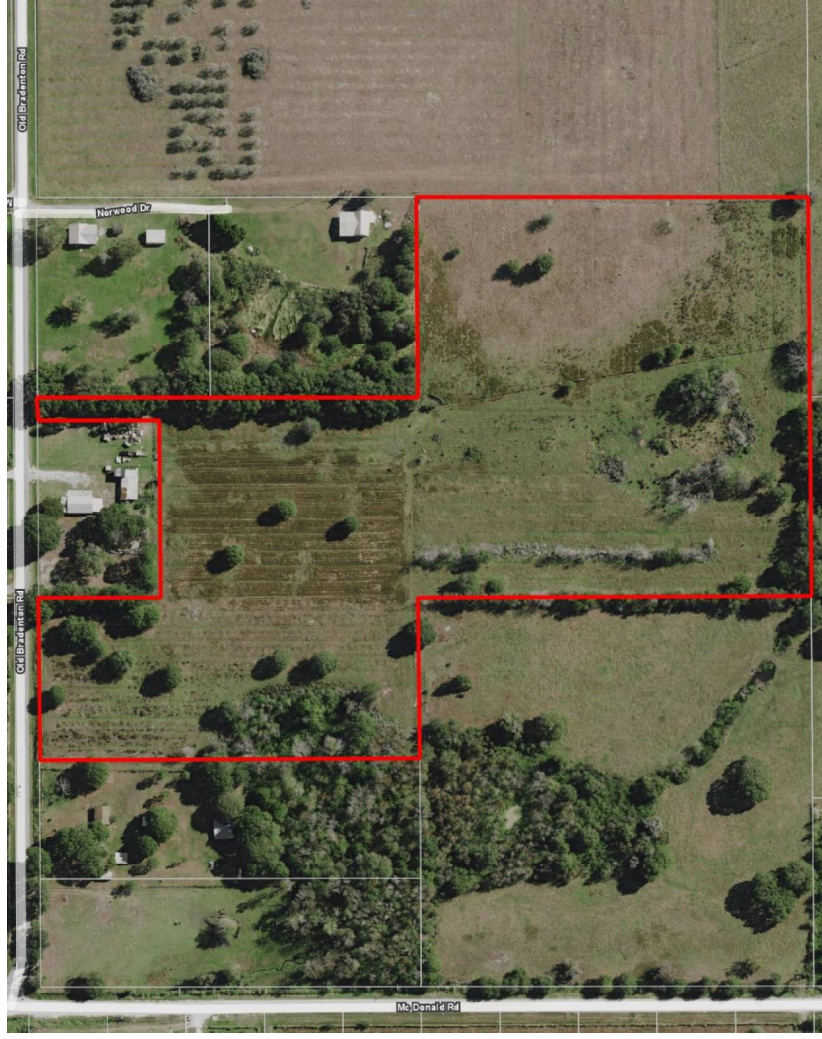
Wauchula, Hardee County

Neighborhood Map



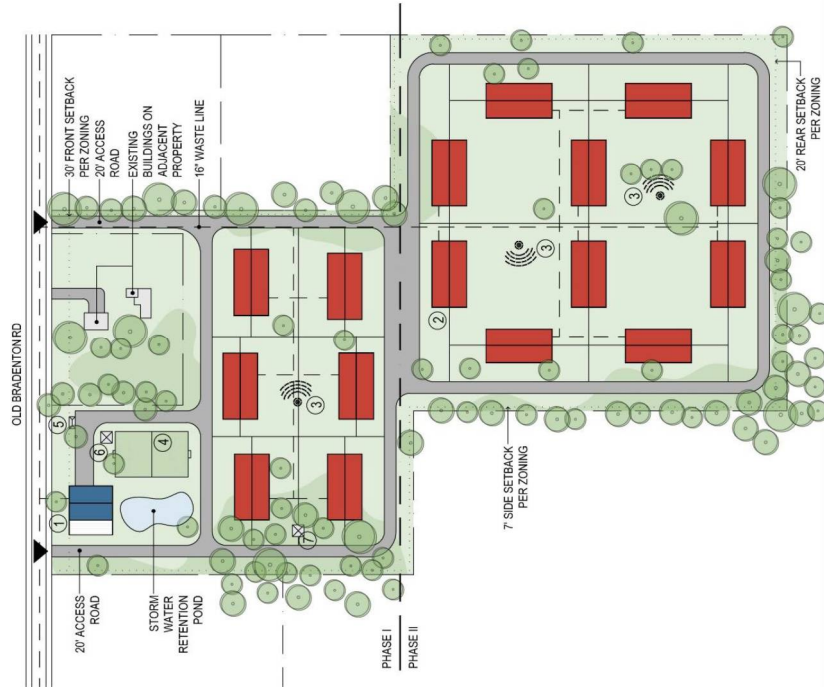
Wauchula, Hardee County

Aerial Site Plan



Wauchula, Hardee County

Site Plan



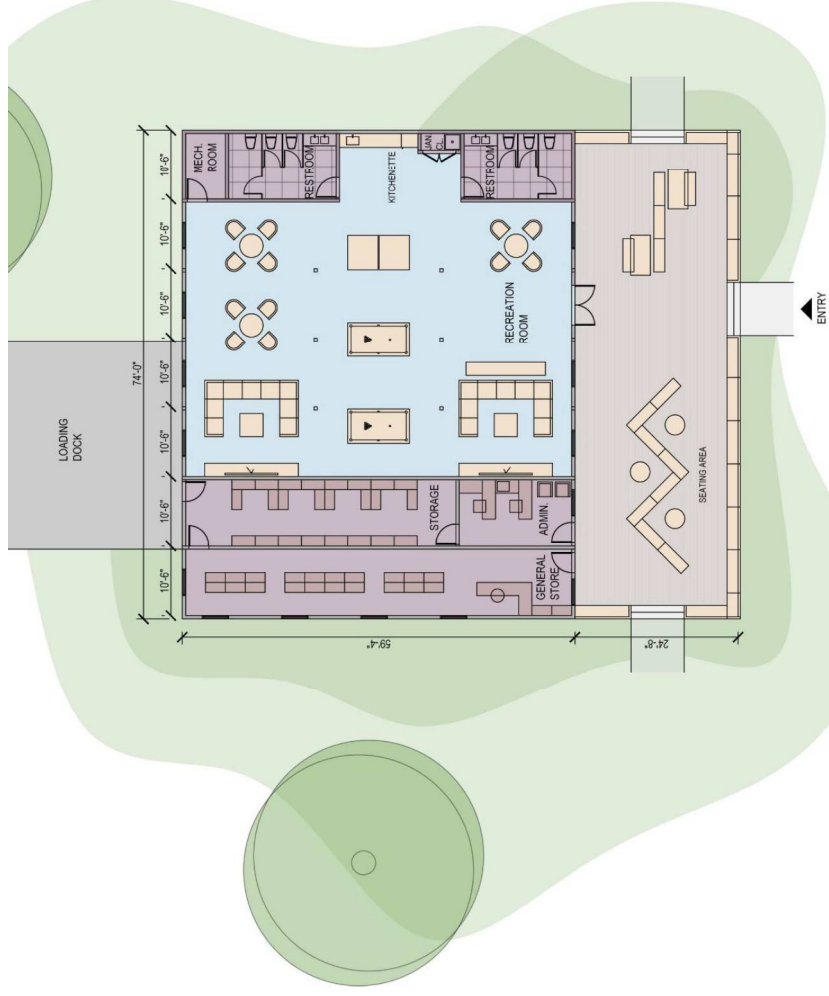
Wauchula, Hardee County

AgraPlex II Campus



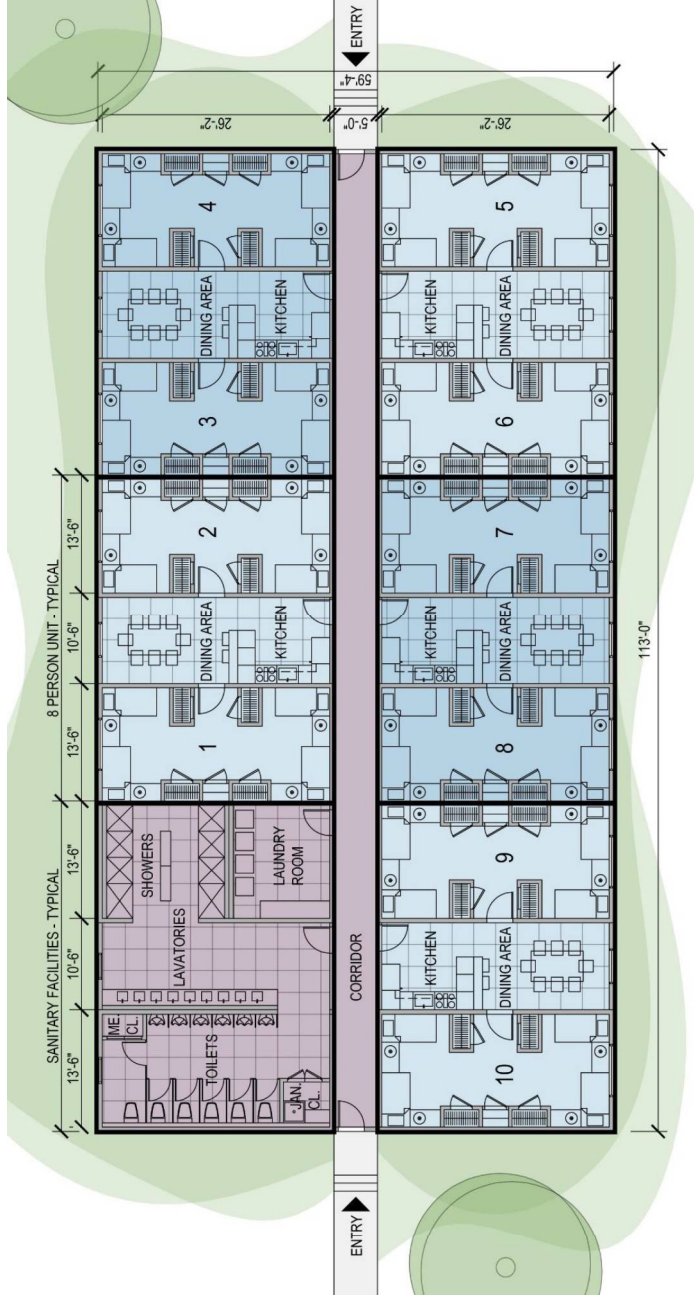
Wauchula, Hardee County

Administration Building



Wauchula, Hardee County

40 Bed Housing Accommodation

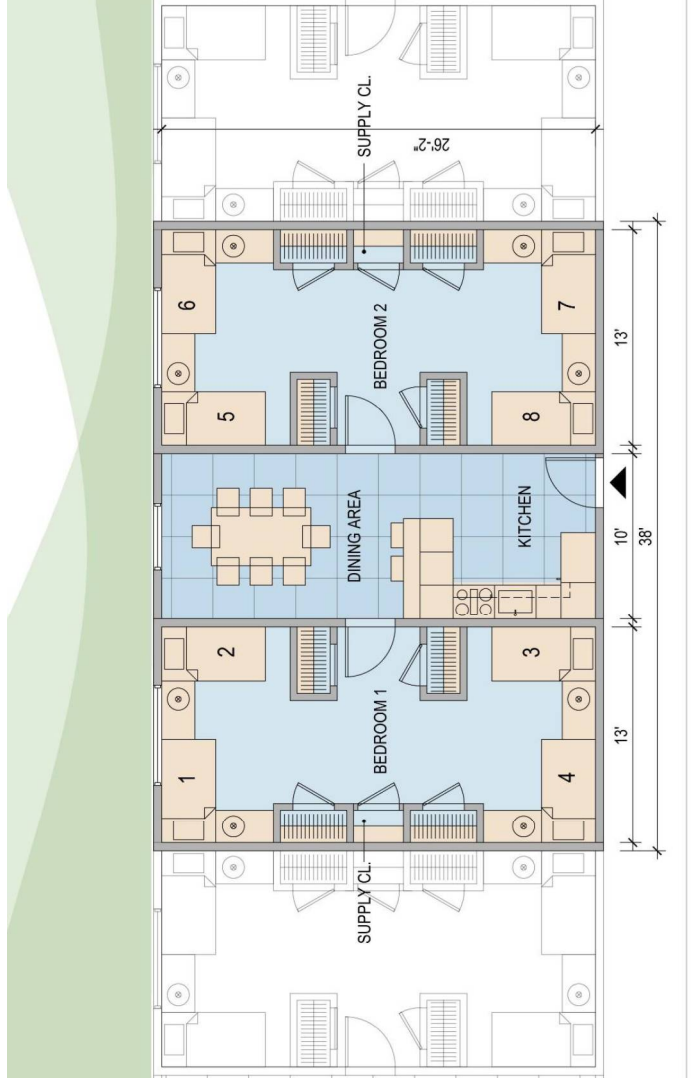


A Growers'/Harvesters' Designated Building



Wauchula, Hardee County

Typical Unit



Wauchula, Hardee County

The Result

“The Agricultural industry is going through a transformation that requires the growers and harvesters to provide a sustainable living environment that dignifies and enhances the morale of the migrant worker and delivers value to *the local community*.”

AGRAPLEX II meets this fundamental goal through their proprietary building technology and housing support solution.

Wauchula, Hardee County

Investment

Total Initial Investment:

\$8,785,333.00

Per Annum ROI on Debt:

\$453,999.00 @ 6.5% Interest per Year*

Per Annum ROI on Equity:

\$596,161.00 @ 80% Net Profit for 3 YRS. *

Total Per Annum ROI:

\$1,080,161.00

*Note: After 3 Yrs. the equity proceeds distribution is restructured at 50%-50% with AgraPlex II's management or the management buys out the equity partner's position. The equity investment of \$1,800,00.00 has an annual ROI of 43% per Yr. for the initial 3 Yrs.

In addition, after 3 Yrs. AgraPlex II's management will refinance the debt portion with another entity.

Wauchula, Hardee County



Use of Proceeds

<u>Use of Funds</u>	<u>Remarks</u>	
Land		250,000.00
Site Work	Foundation, Utilities, Earthworks	800,000.00
Permits		50,000.00
Construction	Total SF = 111,670	6,221,650.00
Soft Costs	A/E, Site Engineering, Legal, Site Planning /Approval, Financing, Mgmt., Travel, Misc.	725,000.00
Contingency	3%	241,400.00
Subtotal:		\$8,288,050.00
Cost of Debt	Over 12 months Construction Period @ 6%	<u>497,283.00</u>
		\$8,785,333.00
Equity	Partner invest 20%	\$1,757,066.00
Debt	AgraPlex invest 80% (Bank or Private Investor)	\$7,028,267.00
Total Initial Investment:		\$8,785,333.00

Wauchula, Hardee County

Operating Income Proforma

640 Man H2A Labor Housing P&L Projections				
	Year 1	Year 2	Year 3	
Revenue				
Housing (based on 40 wks of operation 640 men @ \$70/wk)	\$ 1,792,000.00	\$ 1,792,000.00	\$ 1,792,000.00	\$ 1,792,000.00
Laundromat coin operated (based on \$5pp x 640 x 40wks)	\$ 128,000.00	\$ 128,000.00	\$ 128,000.00	\$ 128,000.00
A La Carte (based on 640 x \$7pp x 40wks)	\$ 179,200.00	\$ 179,200.00	\$ 179,200.00	\$ 179,200.00
Total Gross Revenue	\$ 2,099,200.00	\$ 2,099,200.00	\$ 2,099,200.00	\$ 2,099,200.00
Operating Cost/Annual Bases				
Professional Services (Legal, Accounting, Permits, License Fees, Inspections, Fines, Taxes, Pest Control, Garbage Hauling)	\$ 244,000.00	\$ 232,000.00	\$ 232,000.00	\$ 232,000.00
Management & Maintenance (Site Mgr., 3 Security, Nurse, Superintendent/Maintenance, Equipment/Repair, Housekeeping, Equipment Operating Costs, Ground Equipment lease rates, Annual Cleaning, Contingency)	\$ 586,000.00	\$ 686,000.00	\$ 686,000.00	\$ 686,000.00
Utilities (Water, Sewage, Electricity, Gas)	\$ 70,000.00	\$ 82,000.00	\$ 82,000.00	\$ 82,000.00
Total Expenses	\$ 900,000.00	\$ 900,000.00	\$ 900,000.00	\$ 900,000.00
Earnings Before Interest & Taxes	\$ 1,199,200.00	\$ 1,199,200.00	\$ 1,199,200.00	\$ 1,199,200.00

Wauchula, Hardee County

Return On Investment

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>
<u>Earnings Before Interest & Taxes:</u>	\$ 1,199,200.00	\$ 1,199,200.00	\$ 1,199,200.00
Cost of Debt @ 6.50%	\$ (453,999.00)	\$ (453,999.00)	\$ (453,999.00)
Return to Investor	\$ 745,201.00	\$ 745,201.00	\$ 745,201.00
<u>Distribution of Proceeds:</u>			
To Equity Investor: 80%	\$ 596,161.00	\$ 596,161.00	\$ 596,161.00
To AgraPlex: 20%	\$ 149,040.00	\$ 149,040.00	\$ 149,040.00



AgraPlex II

Sustainable Housing Solutions



For More Information: 201.489.0419



AgraPlex II Inc utilizing its internal resources to deliver a turnkey solution for documented H2A migrant worker housing for growers and harvester in the Agricultural industry. AG industry is going through a transformation that requires the growers/harvesters to provide a sustainable living environment that dignifies and enhances the morale of the farmworker and delivers value to the local community. That is why AgraPlex II was created to address these fundamental goals through the integration of our proprietary prefabricated building technology and our turnkey housing support solution. Our past performance in implementing and operating a similar project to provide code compliant living environment for 1000+ farmworkers was completed in the Eastern Shore of Virginia. In addition, this has been an extension of our core business having provided similar turnkey “life support” solutions for the US Department of Defense (US Naval Station, Guantanamo Bay, Cuba, Tyndall Air Force Base, Panama City and Darfur, South Sudan), the Oil/Gas industry (BP in Angola and Shell Oil in Iraq) and in the hospitality industry (service support housing). Please visit our parent company’s website at www.ngsolutionsllc.com.

AgraPlex II is a registered Florida corporation solely owned by our management team. Our vision is to standardize and conform the Agricultural industry in providing modern, quality living conditions that instill positive morale among the workers. AgraPlex has integrated the codes set forth by the Department of Labor, OSHA and the Coalition of Immokalee Workers’ requirements into our campus facilities in order to meet and exceed the current codes and standards. Due to the number of H2A workers currently in need of code compliant housing in Florida, our overarching goals are to complete the Wauchula project that will then be used as paradigm to replicate in other key Florida Counties and then expand into Georgia, Texas and California and then internationally.

Direct benefits to the Growers and Harvesters in utilizing the AgraPlex campus:

- **No UPFRONT** capital investment to build their own living facility
- **Guaranteed Housing** for years resulting in retention of workers
- **No RISK** of fines on a period of performance in managing, operating, policing and maintaining the facility
- **Structures Engineered for 180 MPH Winds**; a safe haven for workers
- **Fixed Priced** living and life support costs; can budget the annual cost w/o any variables
- **OSHA Compliant** facilities and management practices
- **No Land Allocation** to be dedicated for housing and not for revenue generation
- **All Annual Fees** managed by AgraPlex including taxes/insurances/permitting
- **Controlled, One Location** for transportation access to pick up and drop off workers
- **No Allocation of Internal Resources**; full support without additional asset requirements or sub-contracting arrangements



A La Carte Service Provided

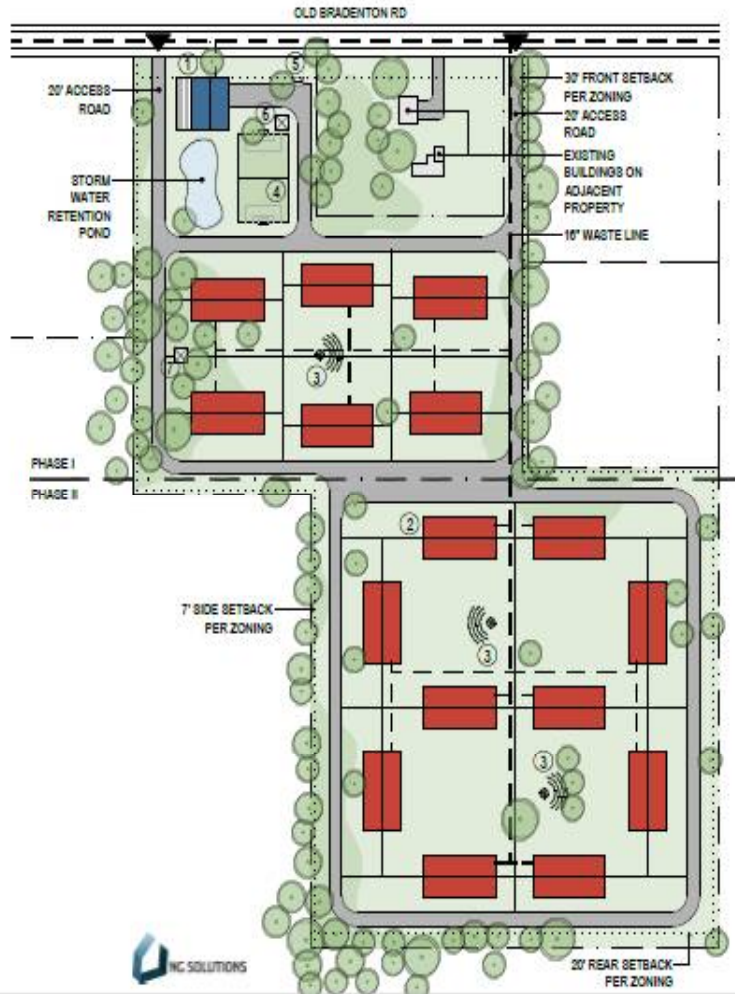
Services/Amenities	No. of Days/Wks. <i>Flexible In Days Based on No. of Workers Com.</i>	Harvester Commitment No. Workers	Rental Price/Person	Harvester's Commitment Cost
Sleeping/Kitchen Accommodations -Just space; designed per OSHA and DOL requirements for H2A workers (150SF/P) - Included is bed frame only. -Kitchen area with sink, stove and refrigerator. NO cooking components. - Include Table with 4 chairs per Quad	300 days		\$10 Per Day	
-Bed Mattress			\$2 .0Per Day	
-Linens/pillow			\$.50 Per Day	
-Lockable Metal Locker			\$1.00 Per Day	
Kitchen - Lease	300 Days			
-Cooking pans			\$.25 Per Day	
-Cooking utensils			\$.15 Per Day	
-Eating plates/cups/utensils			\$.15 Per Day	
Supplying 3 Meals Per Day- Optional -Includes 1 meal on the field	300 days		\$16.00 Per Day	
Washer and Dryers Bldg.	43 Weeks			
-Laundromat "coin operated" -Located on premise				
-Convenient Store				

AgraPlex II will provide the following:

- Facility Management, 24 hr. Security, Ems/Nurse, Site Operations/Maintenance (waste/garbage removal, structure repair, etc.)
- Land with site designed to meet DOL, OHSA Code and County requirements
- Harvester/Grower Designated Living Building with Kitchen Facility and full Bathrooms
- Kitchen/Dining with Stove, Refrigerator, Table and Chairs area only
- Laundry Facility in Each Building
- Connection of the Buildings to Existing Bulk Services (electric, water and sewage)
- Buildings Structurally Engineered for 180 mph wind loads with high Thermal Barrier (insulation) and A/C units
- C-Store on-site

Design Build for Future Expansion

Old Bradenton Road, Wauchula, Flo



LEGEND

- ① Amenities - Kitchen/ Dining/ Office/ Storage/ Lounge
4,390 SF each
- ② 40 Person Housing Accommodation
6,705 SF each
- ③ Bonfire & Gathering Field
- ④ Sports Field
- ⑤ Maintenance Shed
- ⑥ Gym Kiosk
- ⑦ Interfaith Kiosk

Number of Housing Buildings:	16 Buildings
PHASE I	6 Buildings
PHASE II	10 Buildings
	x40 Beds
Total Number of Beds:	640 Beds

Project Built Area

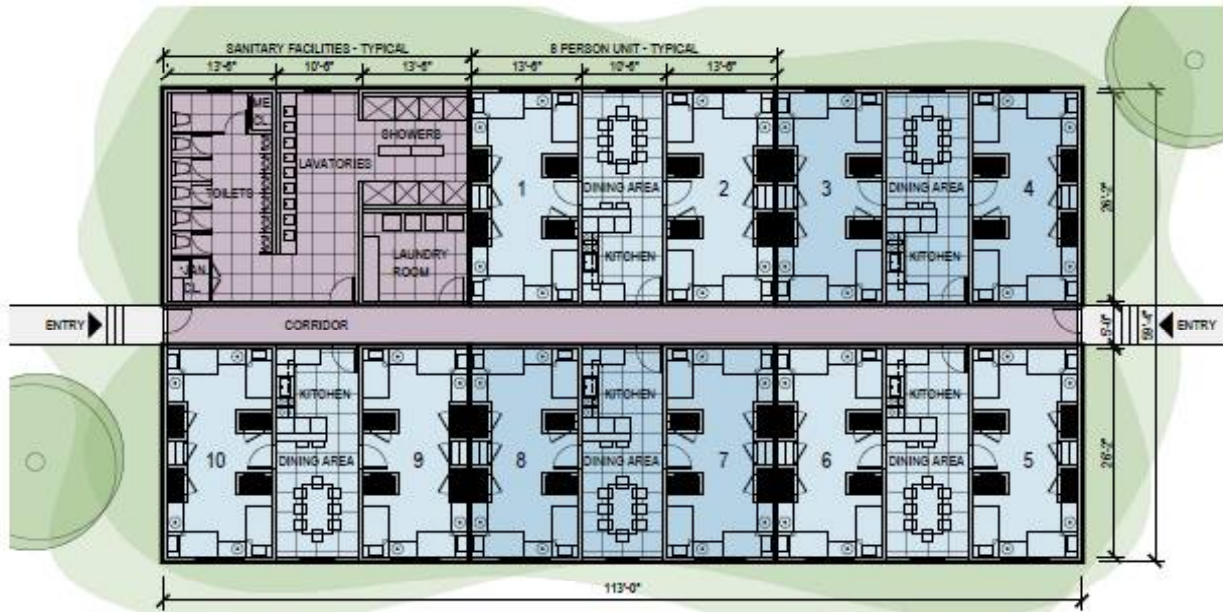
PHASE I		
6 Buildings x 6,705 SF	40,230 SF	
+ 1 Admin	4,390 SF	
Total Phase I	44,620 SF	
PHASE II		
10 Buildings x 6,705 SF	67,050 SF	
TOTAL PROJECT		
Phase I	44,620 SF	
Phase II	67,050 SF	
Total SF	111,670 SF	



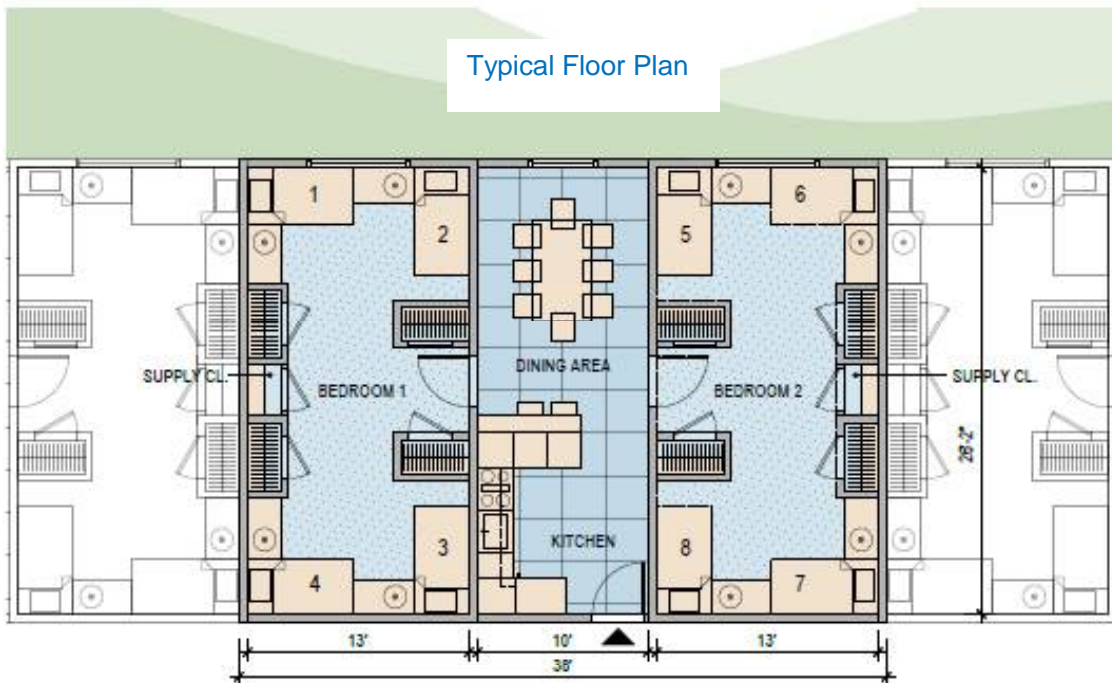
Each Building Houses 40 Beds

BUILDING SUMMARY

Area=	6,705 SF	Bedrooms:	10	Area/Occupant=	167 SF
		Occupants/Bedrm:	4		
		Total Occupants:	40		



Typical Floor Plan





**HALFACRE CONSTRUCTION COMPANY
TASK ORDER PROPOSAL**

Project: **Hardee County IDA - Carlton Street Extension**
No. **1**
Date: **1/6/2020**

Task:

1 Construction of the Carlton Street Extension project per the plans and specifications as designed per the construction documents from the engineer of record, Chastain Skillman , Inc.

Please see the attached Exhibit A for specific scope of work included in this Task Order with schedule of values, construction plans used, clarifications, and exclusions.

TOTAL CONSTRUCTION BUDGET	\$ 1,988,900.00
----------------------------------	------------------------

Clarifications:

This task order includes ONLY the scope of work as specifically described in the attached Exhibit A and the construction documents provided by Chastain Skillman, Inc. (engineer of record).
This task order specifically excludes any and all other work not described in this task order, Exhibit A, and the construction documents by Chastain Skillman, Inc.

Please sign that you are in agreement with the price and terms of this Task Order.
This task order will be referenced in the Amendment to the Contract

Bill Lambert

Date

Sincerely,
Halfacre Construction Company

Greg Witt
Project Manager



1/6/2020

Hardee County IDA
Carlton Street Extension

Guaranteed Maximum Price (GMP)

<u>General Conditions</u>		
General Liability Insurance	\$ 2,970.00	
Jobsite Supervision	\$ 96,250.00	
Project Manager	\$ 43,750.00	
Travel/Auto Expenses	\$ 10,500.00	
		<u>Total GCs</u>
		\$ 153,470.00
<u>Reimbursable Items</u>		
Computer / Office Supplies	\$ 1,500.00	
Temporary Toilet	\$ 1,200.00	
Temporary Telephone	\$ 1,000.00	
Construction Fencing	\$ 5,000.00	
Small Tools	\$ 1,750.00	
Misc. Labor	\$ 7,000.00	
Dumpster Service	\$ 2,000.00	
Job Signage	\$ 1,000.00	
Soil Testing	\$ 20,000.00	
Misc./ Corrective	\$ 5,250.00	
Construction Photos	\$ 1,000.00	
		<u>Total Reimbursable</u>
		\$ 46,700.00
<u>Construction</u>		
Survey / As-Built Drawings	\$ 30,000.00	
Site Work	\$ 1,273,365.00	
Irrigation / Landscaping / Sod (allowance)	\$ 40,000.00	
Pavers or Concrete @ Roundabout (allowance)	\$ 50,000.00	
Traffic Signalization	\$ 212,623.00	
		<u>Total Construction</u>
		\$ 1,605,988.00
CONTINGENCY	\$ 60,000.00	
Bond (1.5%)	\$ 27,992.00	
CM Fee (5%)	\$ 94,750.00	
TOTAL PROJECT GMP	\$ 1,988,900.00	

See next 2 page(s) for clarifications and exclusions: Exhibit A

January 6, 2020

Hardee County Industrial Development Authority
107 East Main Street
Wauchula, FL 33873

RE: Hardee County IDA – Carlton Street Extension
Carlton Street – Wauchula, FL

Exhibit “A”: Clarifications and Exclusions
To the Guaranteed Maximum Price and Proposed Amendment 22 to the Contract

Construction Plans:

1. Carlton Street Roadway / Round-About

Chastain Skillman, Inc. (C.S.I. Job No. 9732.05) – “Hardee County IDA – Carlton Street Extension”

Plans: Original P-0 and P-1

Sheets: Cover, C-01, C-02, C-03, D-01, D-02, D-03, C-04, C-05, PP-01, PP-02, PP-03, PP-04, PP-05, C-06, C-07, C-08, C-08A, C-09, C-10, C-11, C-12, C-13, C-14, C-15, C-16, C-17, C-18, C-19, C-20, C-21, C-22, C-23, C-24

Revisions: P-2 (including only C-03, C-04, PP-01, PP-02, PP-05, C-09, C-10)

2. FDOT Right-of-Way (Turn Lane)

Chastain Skillman, Inc. (C.S.I. Job No. 9732.05) – “Hardee County IDA – Carlton Street Extension”

Plans: Original P-0 and P-1

Sheets: Cover, C-01, C-02, C-02A, C-03, C-04, C-05, C-06, C-07, C-08, C-09, C-10, C-11, C-12, C-13, T-1, T-1A, T-2, T-3, T-4, T-5, T-6, T-7, T-8

Revisions: P-2 (including only C-01, C-05, C-10, C-13)

Revisions: P-3 (including only C-02, C-02A, C-03, C-06, C-07, C-08, C-09)

Clarifications:

1. General Conditions are based on (1) jobsite superintendent for a 35-week construction duration and ½ time project manager for 35-week construction duration
2. Reimbursable items are budget amounts used for miscellaneous construction soft costs based on job duration and size
3. Construction – Survey / As-Built Drawings
4. Construction – Site Work (Roadway/Round-About Construction, Excavation, Grading, Utilities, Storm, Concrete Curbs/Sidewalks – see the following scope of work items):
 - Mobilization
 - Erosion control: silt fence, turbidity barriers – maintenance of all erosion control throughout project
 - All maintenance of traffic (MOT) as required
 - Demolition – removal and haul away from site of all existing materials, pipe, structures, fencing, pavements, etc. as described to be removed or needing removal for new construction installations

- Sitework / Earthwork: all scalping/clearing/grubbing, excavations/embankment, fill/grading, import and export for construction of ponds and roadway
 - Paving: all sub-base, base, asphalt paving, milling/resurfacing
 - Striping and Pavement markings, permanent traffic signage
 - Concrete sidewalks, curbs, gutter curbs, ADA detectable mats
 - Temporary pedestrian paths
 - Utilities / Storm: all piping, open cut, directional drill, tap, connections, testing, etc. for complete system. To include all fittings, plugs, elbows, tees, reducers, valves, valve boxes, appurtenances, etc. for complete connected system ready for certification by engineer of record (EOR)
 - Water Main: complete systems - piping, tie-ins, testing/certification
 - All fire hydrant assemblies
 - Force Main: complete system - piping, tie-ins, plugs, testing/certification
 - Sanitary Sewer: piping, connections, manholes, plugs, testing/certification
 - Storm: piping, structures, inlets, concrete mitered ends, riprap, testing/certification
 - All grading and sod restoration of all disturbed areas
 - All saw-cutting, removal, and restoration of all existing roadways for tie-in
 - Trench Safety
 - All right-of-way permits as required for public roadways
 - All dewatering as required for any/all installations, proper approved discharge
 - All existing utilities and locates are the responsibility of the installing subcontractor. This bid to include any necessary locates and repairs of any utility breaks due to new installations
 - Everything shall be included in this bid except for the specific exclusions listed below for a complete and operable system functioning, certified, and approved by the EOR (Chastain Skillman), Owner (Hardee County IDA), and Hardee County Public Works / City of Wauchula
 - All materials included in this bid is to be per plans and specifications. Submittals to be provided and approved by engineer of record prior to ordering. Any deviations from plans/specification will required approval from EOR
 - This proposal acknowledges that the bidding subcontractor has visited the site prior to submission of this bid and is taking consideration of all necessary work requiring completion per the visible existing conditions. (unforeseen conditions are the exception)
5. Other Construction Items:
- Irrigation / Landscaping / Sod – allowance if irrigation repairs or additional sod is needed
 - Pavers or Concrete @ Round-About – allowance depending on owner requirements and budget
6. Traffic Signalization – subcontracted separately through a subcontractor specialized in traffic signalization projects (includes allowance of \$6,000 of FDOT MOT if required).
7. This Amendment will only cover the scope of work outlined in Item 1 through 7 above. All other work is specifically excluded from this amendment.

Exclusions (not included in the GMP):

1. Permit fees, impact fees, architectural fees, engineering fees, private utility fees (electric/power, water, phone, internet, etc.), tap and connection fees, etc.
2. Architecture / Engineering design
3. Engineering C/A Fees (to be contracted by Hardee IDA direct)
4. Engineering CEI Inspection services (to be contracted by Hardee IDA direct)
5. Builder's Risk Insurance
6. Anything other than the scope of work outlined in the items above

December 2019
Director's Report

- **Project Bastogne:** This project is poised to move forward in 2020.

The project manager had a severe traffic accident in October, which slowed development about a month to six weeks, but the site development and rail siding engineering is continuing. The site has been determined to be acceptable by the engineering firm and several rail sidings have been identified within acceptable proximity to the primary site.

- **Solar project:** The developer is showing the property to a large power company later in January 2020. I have discussed the project with Senator Albritton and have solicited his assistance in promoting the site with the various utilities.
- **Hardee Fresh** Commissioner Flores, Lex Albritton, Lawrence McNaul, Justin Smith, myself and Jessica Newman toured the facility recently and it is spectacular! The company has submitted a grant application to the USDA for a 1-megawatt solar facility to be constructed on the remaining land adjacent to the facility just to the east of US 17 north of Wauchula.
- **Old Florida Hospital**

The superstructure of the facility, the 7500 square foot maintenance facility, the land and site infrastructure are valuable assets. The ultimate future use of the property remains to be determined.

I have spent many hours in the facility in the last year and it is obvious to me that plumbing, and electrical upgrades are going to be a necessity for any future use. It is disappointing that the facility has not been considered by any credible operator for an assisted living facility, but I hope the IDA board continues with a "pro-active" retrofit or divestiture philosophy for at least another year prior to consideration for demolition.

- **Hemp:** Hemp is still "somewhere" on the horizon for the State of Florida "ag basket".

Much of the initial excitement surrounding the legalization has waned. This is not to say that the crop will not find its way into the Florida agricultural basket, but it is going to take some time to evaluate risk related to growing and marketing and cultivar identification of the species before any significant economic impacts occur. The "rules" promulgated by the Florida Dept. of Agriculture remain un-finalized, therefore the crop still cannot be legally produced, except for certain "test" sites.

- **Commerce Park expansion:** The construction of the additional stormwater retention for the expansion recommenced. The current plan is to take some of the "fill material"

that was being placed on IDA lots in the commerce park expansion area to restore the erosion caused by the excessive rainfall in July and August. The increase in cost (\$47,000) is within the budgeted appropriation for the project completion. It is planned to advertise for construction bidding on the Commerce Park Expansion project in the first quarter of 2020. The rain has stopped the progress since the last report.

- **Olives, Pongamia, Pomegranates and hops:** The purpose of identifying alternative crops has several justifiable purposes. Citrus acreage decline has really affected the rural inland counties of southcentral Florida. Because we have traditionally been an economy dominated by citrus and cattle, alternative crops seemed to be a logical area for the IDA to invest in research. To date, olives (over 50 cultivars), pongamia (over 12 cultivars), numerous pomegranate cultivars and 5-6 hops cultivars have been cultivated and observed.

All these plant varieties can be successfully grown in this part of the State. What remains to be determined is which varieties are most likely to monetize profitably for local farmers and what type of processing is necessary to effectuate the development of a market. We also know that all of these crops are good candidates for extracting various compounds (Hemp may be the missing link to create the volume necessary for an extract facility to be economically feasible).

We are continuing discussions related to information into what processes must occur taking the research related to **Olives** from CRISPR cas 9 to actual "practice" and who should be involved in that process. Michael Garcia, (the Florida Olive Foundation) agrees with our current position of not moving CRISPR Cas 9 forward until we can fully understand the complete research and development cycle.

- **R. Riveter:**

The EDA approved the grant management proposal developed and approved by the IDA board in early December.

The IDA has paid for and observed successful relocation of the production machinery for R. Riveter to the old hospital warehouse building behind the main hospital facility.

We were able to "feed" electricity for the larger 3 phase electrical equipment from the main panel in the hospital facility to the warehouse. The water for the maintenance facility is supplied through the main facility and we shut off all plumbing, except fire suppression, in the main facility in order to minimize water mishaps during the interim location period. Finding a permanent facility that maximizes their brand name is priority

for this office. Main Street Wauchula has prioritized the relocation of the company and Bowling Green has expressed interest...

- **Gili Gear** (giligear.com) is a Colorado based company that has expressed interest in relocating to Wauchula. Efforts are being made to determine the feasibility of co-location synergies.
- **"Project Mainland"** (algae farming and processing) site selection at this point is the eastern boarder of the commerce park expansion. I have continued email and telephone communications with the company. They expect to receive final financing approvals (circa \$18 million) in January/Feb. We had previously discussed construction of a spec building for this company and it appears, upon financing approvals they will become a viable project with an anticipated job increase from 25 to 100 persons over 6 years.
- **Toll Roads:** Three new major toll roads corridors (M-Cores) were approved recently by the Florida legislature. One of those roads could be constructed through part of Hardee County. I have contacted a credible consultant. The company has agreed to provide consultation to the IDA/BOCC for \$3500/month. I recommend hiring this firm on an "as needed" basis but also recognize the potential for controversial public reaction. Everyone does not believe we need the toll road in this area. Others believe we will be remiss if we don't become proactive and involved in its development. The road will be a boon for some and a bane for others, regardless of its ultimate path.

Commissioner Mike Thompson and Commissioner Colon Lambert are on the advisory/planning committee.

- **Hogan Street:** No progress.
- **Carlton Street** Construction to begin no later than 2 quarter of 2020.
- **Innovar Structures, LLC** has begun operations at the old Winn-Dixie. This article ran recently in Sarasota, <https://www.heraldtribune.com/business/20191223/new-sarasota-startup-eyes-affordable-housing-option> and the "Business Observer" will be doing a full story on the company soon!
- **Ag plastics recycling** There are two projects. One company is located in Zolfo Springs and is finishing the zoning/annexation process. The other is:

Project Poly. A fascinating process that recycles tires and plastics, especially agricultural plastics into fuel. The company has noticed the Economic Development office that they have procured financing. I will be meeting with company representatives soon and will provide updates after the meeting. If the project materializes the commerce park or proximity to the Hardee County sanitary landfill are possible locations.

- **New projects:** An ambitious “confidential” project looking for 5-10,000 acres is diligently working on potential sites in Hardee County. The City of Wauchula has entered a confidentiality agreement with the project representatives and meetings with individual commissioners were occurring. No other activity has occurred with the EDO in two months.
- **EZ Products:** No activity.
- **Simply STEM (Utilitech)**
No activity.
- **Hull Porter Trailers:** The company has commenced sales operations locally and if all goes well will consider expansion of a manufacturing facility to Hardee County in the next 12-18 months.
- A local **Confidential company** is now working with SBDC on business plans related to glass manufacturing. I had recent conversations regarding site needs and job creation potential with a company representative. There is still much work to do regarding the expansion of this local company.
- **Form block:** the Australian originator of the mortar less masonry construction process is actively soliciting domestic investors to re-establish operations in the US. They were in Sarasota in 2007-2008 until the market crash and at that time pulled out of the country. I have continued with frequent calls and some email correspondence. Attached here is a proposal sent from the company:



Formblock
Presentation Florida H

- **Stabilis**, the company that purchased Florida Institute for Neurological Rehabilitation (**FINR**) has entered into an agreement with an exciting new management group and the facility will be renamed **Lakeside Neurological Management**. They currently have 340 employees on the payroll in Hardee County and are interested in training funding.

- **AgraPlex II:** The company has ambitious plans to radically change the way H2A agricultural and H2B construction labor is housed and managed. **They have optioned a parcel of property in Hardee County and will be making a presentation to the IDA at the January meeting.** This office has been working with the company for almost one year. Indiscriminate housing of labor has been a sociological/political issue for years.

We continue to have unprecedented activity at this office. Trained labor and housing shortages are very real concerns, but it is better to have shortages than surpluses if the shortages are driven by job creation and not population decline. It is imperative that we effectively address the labor issues, both shortages and overages in a "deliberate" manner. We must find ways to address both issues (of labor and housing) or economic diversity and expansion will remain challenged and even truncated.

We have procured funding sources primarily through the Ona Mine Agreement. Deployment of this funding needs some well-thought out plans in order to maximize effectiveness. The University of South Florida will be returning in the first quarter to assess our past performances and current state of economic development. **I will be requesting the IDA to fund the services of Lex Albritton to assist the EDO for several months on a limited number of hours each month.** The areas that I would like to utilize his knowledge in are the following:

- **Competitiveness-** are we competitive with other counties and if not why?
- **Land Development Regulations-** do they enhance or impede growth potential, and should they be amended?
- **Building Permits-** can we improve the building permit process?
- **Fire and solid waste assessment-** are they competitive?
- **Rules and procedures for implementation of the Ona Mine Agreement.**
- **Infrastructure analysis to encourage acceptable economic expansion.**
- **Real Estate portfolio management analysis.**
- **Economic Development Authority consultation to/with the new manager.**
- **Spec building analysis for construction purposes in tandem with Commerce Park Expansion construction.**
- **Amendment to the Steel Equine contract.**

Happy New Year to each of you!

Sincerely,

Bill

Hardee County Economic Development

Balance Sheet

As of November 30, 2019

	<u>Nov 30, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
Wauchula State Bank	7,634.38
Total Checking/Savings	<u>7,634.38</u>
Total Current Assets	7,634.38
Fixed Assets	
Accum. Depreciation	-8,004.79
Office Equipment	11,092.18
Total Fixed Assets	<u>3,087.39</u>
TOTAL ASSETS	<u>10,721.77</u>
LIABILITIES & EQUITY	
Equity	
3010 - Unrestrict (retained earnings)	736.26
Net Income	9,985.51
Total Equity	<u>10,721.77</u>
TOTAL LIABILITIES & EQUITY	<u>10,721.77</u>

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01/08/20

Cash Basis

Hardee County Economic Development

Profit & Loss

November 2019

	<u>Nov 19</u>
Ordinary Income/Expense	
Income	
Reimbursements	101.76
Rent	1,000.00
Transfer In - IDA	25,000.00
	<hr/>
Total Income	26,101.76
Expense	
023-0 - Life/Health Insurance	3,802.92
025-0 - Payroll Expenses	18,546.20
031-0 - Professional Services	419.68
040-0 - Travel	1,673.36
043-0 - Utilities	570.74
044-0 - Rentals/Leases	4,594.64
051-0 - Office Supplies	60.02
052-0 - Operating Supplies	405.22
054-0 - Books, Dues, & Subscriptions	582.21
8500 - Misc expenses	
8570 - Advertising expenses	273.13
	<hr/>
Total 8500 - Misc expenses	273.13
	<hr/>
Total Expense	30,928.12
	<hr/>
Net Ordinary Income	-4,826.36
	<hr/>
Net Income	<u><u>-4,826.36</u></u>

Hardee County Industrial Development Authority

Balance Sheet

01/08/20

As of November 30, 2019

Accrual Basis

	Nov 30, 19
ASSETS	
Current Assets	
Checking/Savings	
101009 - WSB Sales (GF)	2,572,037.30
101013 - WSB Mosaic CD	6,055,849.91
101014 - WSB Mosaic Checking	4,797,759.66
Total Checking/Savings	13,425,646.87
Accounts Receivable	
115001 - Accounts Receivable Rental Inc	13,809.57
Total Accounts Receivable	13,809.57
Other Current Assets	
133012 - Fla Hospital Prop for resale	1,174,347.59
Total Other Current Assets	1,174,347.59
Total Current Assets	14,613,804.03
Fixed Assets	
Land Available for Sale	
161908 - Original Purchase Hwy 62 Propert	887,943.00
161909 - Original Purchase Park Improvem	16,911.87
161910 - Terrell Property	1,141,500.00
161911 - Original Purchase less propsold	-852,300.81
161912 - Contribution of Lot 13B/improv	90,621.74
161913 - Fair value writedown - FYE 2016	-526,600.00
161914 - Fair Value writedown - FYE 2017	-225,000.00
Total Land Available for Sale	533,075.80
Total Fixed Assets	533,075.80
Other Assets	
Due From Other Funds	
140001 - Due from GF	112,676.68
240000 - Due to SR	-112,676.68
Total Due From Other Funds	0.00
Total Other Assets	0.00
TOTAL ASSETS	15,146,879.83
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
220004 - Sales Tax Payable	3,316.77
220006 - Rental Deposit - Debut Dev.	3,000.00
Total Other Current Liabilities	6,316.77
Total Current Liabilities	6,316.77
Total Liabilities	6,316.77
Equity	
Fund Balance	
3000 - Nonspendable	547,979.83
3001 - Restrcted for Economic Dev Proj	10,825,600.71
3003 - Unassigned	3,145,702.72
Total Fund Balance	14,519,283.26
32000 - Unrestricted Net Assets	874,127.86
Net Income	-252,848.06

Hardee County Industrial Development Authority

Balance Sheet

As of November 30, 2019

	<u>Nov 30, 19</u>
Total Equity	15,140,563.06
TOTAL LIABILITIES & EQUITY	<u>15,146,879.83</u>

Hardee County Industrial Development Authority

Profit & Loss

November 2019

01/08/20

Accrual Basis

	<u>Nov 19</u>
Ordinary Income/Expense	
Income	
361100 · Interest Income gen fd	763.72
361101 · Interest income Mosaic accts	2,511.12
362001 · Rental Income	12,760.01
369902 · Misc. Income Gen Fd	149.55
Total Income	<u>16,184.40</u>
Expense	
5193100 · Professional Fees Legal	2,595.00
5193105 · Professional Fees	600.00
519321 · Meeting Security	120.00
519322 · Travel	467.38
5193400 · Landscaping and Grounds	2,780.00
5194301 · Utilities	5,942.35
519460 · Repairs and Maintenance GF	677.61
5194601 · Repairs and Maintenance	235.24
5194903 · Property Taxes	128,135.65
5195206 · Grove Caretaking/Fertilizer	1,896.07
519840 · Grant expenses	1,430.00
6000 · Capital Outlay	1,200.00
6001 · Transfer to EDC	25,000.00
Total Expense	<u>171,079.30</u>
Net Ordinary Income	-154,894.90
Other Income/Expense	
Other Income	
Sales Tax Collection Allowance	21.12
Total Other Income	<u>21.12</u>
Net Other Income	<u>21.12</u>
Net Income	<u><u>-154,873.78</u></u>

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01/08/20

Accrual Basis

Hardee County Industrial Development Authority
Profit & Loss by Class
November 2019

	Administrative (General Fund)	Property Management (General Fund)	Incubator Overhead (General Fund)
Ordinary Income/Expense			
Income			
361100 · Interest Income gen fd	0.00	0.00	0.00
361101 · Interest income Mosaic accts	0.00	0.00	0.00
362001 · Rental Income	0.00	-388.45	2,276.00
369902 · Misc. Income Gen Fd	0.00	0.00	0.00
Total Income	0.00	-388.45	2,276.00
Expense			
5193100 · Professional Fees Legal	1,380.00	0.00	0.00
5193105 · Professional Fees	0.00	600.00	0.00
519321 · Meeting Security	0.00	0.00	0.00
519322 · Travel	0.00	0.00	0.00
5193400 · Landscaping and Grounds	0.00	650.00	180.00
5194301 · Utilities	0.00	0.00	2,650.30
519460 · Repairs and Maintenance GF	0.00	0.00	0.00
5194601 · Repairs and Maintenance	0.00	0.00	0.00
5194903 · Property Taxes	0.00	6,642.37	28,930.16
5195206 · Grove Caretaking/Fertilizer	0.00	1,241.07	0.00
519840 · Grant expenses	0.00	0.00	0.00
6000 · Capital Outlay	0.00	0.00	0.00
6001 · Transfer to EDC	0.00	0.00	0.00
Total Expense	1,380.00	9,133.44	31,760.46
Net Ordinary Income	-1,380.00	-9,521.89	-29,484.46
Other Income/Expense			
Other Income			
Sales Tax Collection Allowance	0.00	0.00	2.91
Total Other Income	0.00	0.00	2.91
Net Other Income	0.00	0.00	2.91
Net Income	-1,380.00	-9,521.89	-29,481.55

Hardee County Industrial Development Authority

Profit & Loss by Class

November 2019

01/08/20

Accrual Basis

	Fla Hospital Overhead (General Fund)	Spec Buildings1 & 3(2275&2239) (General Fund)	Spec Building 4 (TechRiver) (General Fund)
Ordinary Income/Expense			
Income			
361100 · Interest Income gen fd	0.00	0.00	0.00
361101 · Interest income Mosaic accts	0.00	0.00	0.00
362001 · Rental Income	0.00	10,872.46	0.00
369902 · Misc. Income Gen Fd	0.00	0.00	0.00
Total Income	0.00	10,872.46	0.00
Expense			
5193100 · Professional Fees Legal	0.00	0.00	0.00
5193105 · Professional Fees	0.00	0.00	0.00
519321 · Meeting Security	0.00	0.00	0.00
519322 · Travel	0.00	0.00	0.00
5193400 · Landscaping and Grounds	900.00	0.00	400.00
5194301 · Utilities	2,965.71	0.00	235.34
519460 · Repairs and Maintenance GF	0.00	0.00	0.00
5194601 · Repairs and Maintenance	0.00	0.00	0.00
5194903 · Property Taxes	6,840.02	29,758.11	21,930.86
5195206 · Grove Caretaking/Fertilizer	0.00	0.00	0.00
519840 · Grant expenses	0.00	0.00	0.00
6000 · Capital Outlay	0.00	0.00	0.00
6001 · Transfer to EDC	0.00	0.00	0.00
Total Expense	10,705.73	29,758.11	22,566.20
Net Ordinary Income	-10,705.73	-18,885.65	-22,566.20
Other Income/Expense			
Other Income			
Sales Tax Collection Allowance	0.00	18.21	0.00
Total Other Income	0.00	18.21	0.00
Net Other Income	0.00	18.21	0.00
Net Income	-10,705.73	-18,867.44	-22,566.20

Hardee County Industrial Development Authority
Profit & Loss by Class
November 2019

	Spec Building 5 (2280) (General Fund)	Winn Dixie Property - GF (General Fund)	General Fund - Other (General Fund)
Ordinary Income/Expense			
Income			
361100 · Interest Income gen fd	0.00	0.00	763.72
361101 · Interest income Mosaic accts	0.00	0.00	0.00
362001 · Rental Income	0.00	0.00	0.00
369902 · Misc. Income Gen Fd	0.00	0.00	149.55
Total Income	0.00	0.00	913.27
Expense			
5193100 · Professional Fees Legal	0.00	0.00	1,215.00
5193105 · Professional Fees	0.00	0.00	0.00
519321 · Meeting Security	0.00	0.00	120.00
519322 · Travel	0.00	0.00	402.42
5193400 · Landscaping and Grounds	0.00	650.00	0.00
5194301 · Utilities	0.00	0.00	0.00
519460 · Repairs and Maintenance GF	0.00	677.61	0.00
5194601 · Repairs and Maintenance	0.00	0.00	0.00
5194903 · Property Taxes	21,267.25	8,383.95	4,382.93
5195206 · Grove Caretaking/Fertilizer	0.00	0.00	0.00
519840 · Grant expenses	0.00	0.00	0.00
6000 · Capital Outlay	0.00	0.00	1,200.00
6001 · Transfer to EDC	0.00	0.00	0.00
Total Expense	21,267.25	9,711.56	7,320.35
Net Ordinary Income	-21,267.25	-9,711.56	-6,407.08
Other Income/Expense			
Other Income			
Sales Tax Collection Allowance	0.00	0.00	0.00
Total Other Income	0.00	0.00	0.00
Net Other Income	0.00	0.00	0.00
Net Income	-21,267.25	-9,711.56	-6,407.08

Hardee County Industrial Development Authority
Profit & Loss by Class
November 2019

	Total General Fund	Administrative (Special Revenue)	Carlton St. Extension (Special Revenue)
Ordinary Income/Expense			
Income			
361100 · Interest Income gen fd	763.72	0.00	0.00
361101 · Interest income Mosaic accts	0.00	0.00	0.00
362001 · Rental Income	12,760.01	0.00	0.00
369902 · Misc. Income Gen Fd	149.55	0.00	0.00
Total Income	13,673.28	0.00	0.00
Expense			
5193100 · Professional Fees Legal	2,595.00	0.00	0.00
5193105 · Professional Fees	600.00	0.00	0.00
519321 · Meeting Security	120.00	0.00	0.00
519322 · Travel	402.42	0.00	0.00
5193400 · Landscaping and Grounds	2,780.00	0.00	0.00
5194301 · Utilities	5,851.35	0.00	0.00
519460 · Repairs and Maintenance GF	677.61	0.00	0.00
5194601 · Repairs and Maintenance	0.00	0.00	0.00
5194903 · Property Taxes	128,135.65	0.00	0.00
5195206 · Grove Caretaking/Fertilizer	1,241.07	0.00	0.00
519840 · Grant expenses	0.00	0.00	1,430.00
6000 · Capital Outlay	1,200.00	0.00	0.00
6001 · Transfer to EDC	0.00	25,000.00	0.00
Total Expense	143,603.10	25,000.00	1,430.00
Net Ordinary Income	-129,929.82	-25,000.00	-1,430.00
Other Income/Expense			
Other Income			
Sales Tax Collection Allowance	21.12	0.00	0.00
Total Other Income	21.12	0.00	0.00
Net Other Income	21.12	0.00	0.00
Net Income	-129,908.70	-25,000.00	-1,430.00

Hardee County Industrial Development Authority
Profit & Loss by Class
November 2019

	Ag Test Plot (Special Revenue)	Special Revenue - Other (Special Revenue)	Total Special Revenue
Ordinary Income/Expense			
Income			
361100 · Interest Income gen fd	0.00	0.00	0.00
361101 · Interest income Mosaic accts	0.00	2,511.12	2,511.12
362001 · Rental Income	0.00	0.00	0.00
369902 · Misc. Income Gen Fd	0.00	0.00	0.00
Total Income	0.00	2,511.12	2,511.12
Expense			
5193100 · Professional Fees Legal	0.00	0.00	0.00
5193105 · Professional Fees	0.00	0.00	0.00
519321 · Meeting Security	0.00	0.00	0.00
519322 · Travel	64.96	0.00	64.96
5193400 · Landscaping and Grounds	0.00	0.00	0.00
5194301 · Utilities	91.00	0.00	91.00
519460 · Repairs and Maintenance GF	0.00	0.00	0.00
5194601 · Repairs and Maintenance	235.24	0.00	235.24
5194903 · Property Taxes	0.00	0.00	0.00
5195206 · Grove Caretaking/Fertilizer	655.00	0.00	655.00
519840 · Grant expenses	0.00	0.00	1,430.00
6000 · Capital Outlay	0.00	0.00	0.00
6001 · Transfer to EDC	0.00	0.00	25,000.00
Total Expense	1,046.20	0.00	27,476.20
Net Ordinary Income	-1,046.20	2,511.12	-24,965.08
Other Income/Expense			
Other Income			
Sales Tax Collection Allowance	0.00	0.00	0.00
Total Other Income	0.00	0.00	0.00
Net Other Income	0.00	0.00	0.00
Net Income	-1,046.20	2,511.12	-24,965.08

Hardee County Industrial Development Authority
Profit & Loss by Class
November 2019

	TOTAL
Ordinary Income/Expense	
Income	
361100 · Interest Income gen fd	763.72
361101 · Interest income Mosaic accts	2,511.12
362001 · Rental Income	12,760.01
369902 · Misc. Income Gen Fd	149.55
Total Income	16,184.40
Expense	
5193100 · Professional Fees Legal	2,595.00
5193105 · Professional Fees	600.00
519321 · Meeting Security	120.00
519322 · Travel	467.38
5193400 · Landscaping and Grounds	2,780.00
5194301 · Utilities	5,942.35
519460 · Repairs and Maintenance GF	677.61
5194601 · Repairs and Maintenance	235.24
5194903 · Property Taxes	128,135.65
5195206 · Grove Caretaking/Fertilizer	1,896.07
519840 · Grant expenses	1,430.00
6000 · Capital Outlay	1,200.00
6001 · Transfer to EDC	25,000.00
Total Expense	171,079.30
Net Ordinary Income	-154,894.90
Other Income/Expense	
Other Income	
Sales Tax Collection Allowance	21.12
Total Other Income	21.12
Net Other Income	21.12
Net Income	-154,873.78

Hardee County Economic Development

Balance Sheet

As of December 31, 2019

	<u>Dec 31, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
Wauchula State Bank	3,823.29
Total Checking/Savings	<u>3,823.29</u>
Total Current Assets	3,823.29
Fixed Assets	
Accum. Depreciation	-8,004.79
Office Equipment	11,092.18
Total Fixed Assets	<u>3,087.39</u>
TOTAL ASSETS	<u>6,910.68</u>
LIABILITIES & EQUITY	
Equity	
3010 - Unrestrict (retained earnings)	736.26
Net Income	6,174.42
Total Equity	<u>6,910.68</u>
TOTAL LIABILITIES & EQUITY	<u>6,910.68</u>

Hardee County Economic Development

Profit & Loss

December 2019

	<u>Dec 19</u>
Ordinary Income/Expense	
Income	
Transfer In - IDA	25,000.00
Total Income	25,000.00
Expense	
023-0 - Life/Health Insurance	3,802.92
025-0 - Payroll Expenses	18,163.75
031-0 - Professional Services	473.31
040-0 - Travel	198.91
043-0 - Utilities	601.24
045-0 - Insurance	767.60
046-0 - Repairs & Maintenance	130.00
051-0 - Office Supplies	125.70
052-0 - Operating Supplies	236.45
054-0 - Books, Dues, & Subscriptions	1,431.98
8500 - Misc expenses	
8570 - Advertising expenses	150.00
8500 - Misc expenses - Other	2,729.23
Total 8500 - Misc expenses	2,879.23
Total Expense	28,811.09
Net Ordinary Income	-3,811.09
Net Income	<u><u>-3,811.09</u></u>

Hardee County Industrial Development Authority

Balance Sheet

As of December 31, 2019

01/08/20

Accrual Basis

	Dec 31, 19
ASSETS	
Current Assets	
Checking/Savings	
101009 · WSB Sales (GF)	2,518,152.89
101013 · WSB Mosaic CD	6,058,089.75
101014 · WSB Mosaic Checking	4,775,336.28
Total Checking/Savings	13,351,578.92
Accounts Receivable	
115001 · Accounts Receivable Rental Inc	24,322.04
Total Accounts Receivable	24,322.04
Other Current Assets	
133012 · Fla Hospital Prop for resale	1,174,347.59
133016 · R. Riverter LOC	16,075.70
Total Other Current Assets	1,190,423.29
Total Current Assets	14,566,324.25
Fixed Assets	
Land Available for Sale	
161908 · Original Purchase Hwy 62 Propert	887,943.00
161909 · Original Purchase Park Improvem	16,911.87
161910 · Terrell Property	1,141,500.00
161911 · Original Purchase less propsold	-852,300.81
161912 · Contribution of Lot 13B/improv	90,621.74
161913 · Fair value writedown - FYE 2016	-526,600.00
161914 · Fair Value writedown - FYE 2017	-225,000.00
Total Land Available for Sale	533,075.80
Total Fixed Assets	533,075.80
Other Assets	
Due From Other Funds	
140001 · Due from GF	112,676.68
240000 · Due to SR	-112,676.68
Total Due From Other Funds	0.00
Total Other Assets	0.00
TOTAL ASSETS	15,099,400.05
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
220004 · Sales Tax Payable	2,875.30
220006 · Rental Deposit - Debut Dev.	3,000.00
Total Other Current Liabilities	5,875.30
Total Current Liabilities	5,875.30
Total Liabilities	5,875.30
Equity	
Fund Balance	
3000 · Nonspendable	547,979.83
3001 · Restrcted for Economic Dev Proj	10,825,600.71
3003 · Unassigned	3,145,702.72
Total Fund Balance	14,519,283.26
32000 · Unrestricted Net Assets	874,127.86
Net Income	-299,886.37

Hardee County Industrial Development Authority

Balance Sheet

As of December 31, 2019

	<u>Dec 31, 19</u>
Total Equity	15,093,524.75
TOTAL LIABILITIES & EQUITY	<u>15,099,400.05</u>

Hardee County Industrial Development Authority

Profit & Loss

December 2019

01/08/20

Accrual Basis

	<u>Dec 19</u>
Ordinary Income/Expense	
Income	
361100 · Interest Income gen fd	753.47
361101 · Interest income Mosaic accts	2,443.48
362001 · Rental Income	<u>17,630.62</u>
Total Income	20,827.57
Expense	
5193100 · Professional Fees Legal	1,245.00
519320 · Accounting and audit	4,882.10
519321 · Meeting Security	120.00
519322 · Travel	1,254.02
5193400 · Landscaping and Grounds	3,130.00
5194301 · Utilities	7,501.92
519450 · Insurance Expense	8,931.92
519460 · Repairs and Maintenance GF	8,099.13
519480 · Advertising	1,454.00
5194920 · Permit Fees Gen Fd	254.00
5195206 · Grove Caretaking/Fertilizer	1,456.18
519840 · Grant expenses	3,925.00
519845 · Grant expense- Steele Equine	<u>25,645.50</u>
Total Expense	67,898.77
Net Ordinary Income	-47,071.20
Other Income/Expense	
Other Income	
Sales Tax Collection Allowance	<u>32.89</u>
Total Other Income	32.89
Net Other Income	<u>32.89</u>
Net Income	<u><u>-47,038.31</u></u>

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Accrual Basis

Hardee County Industrial Development Authority
Profit & Loss by Class
December 2019

	Steele Equine- EDA Grant (General Fund)	Administrative (General Fund)	Property Management (General Fund)
Ordinary Income/Expense			
Income			
361100 · Interest Income gen fd	0.00	0.00	0.00
361101 · Interest income Mosaic accts	0.00	0.00	0.00
362001 · Rental Income	0.00	0.00	1,624.49
Total Income	0.00	0.00	1,624.49
Expense			
5193100 · Professional Fees Legal	0.00	1,245.00	0.00
519320 · Accounting and audit	0.00	4,882.10	0.00
519321 · Meeting Security	0.00	0.00	0.00
519322 · Travel	0.00	0.00	0.00
5193400 · Landscaping and Grounds	0.00	0.00	650.00
5194301 · Utilities	0.00	0.00	394.76
519450 · Insurance Expense	0.00	0.00	0.00
519460 · Repairs and Maintenance GF	0.00	0.00	0.00
519480 · Advertising	0.00	0.00	0.00
5194920 · Permit Fees Gen Fd	0.00	0.00	0.00
5195206 · Grove Caretaking/Fertilizer	0.00	0.00	0.00
519840 · Grant expenses	0.00	0.00	0.00
519845 · Grant expense- Steele Equine	25,645.50	0.00	0.00
Total Expense	25,645.50	6,127.10	1,044.76
Net Ordinary Income	-25,645.50	-6,127.10	579.73
Other Income/Expense			
Other Income			
Sales Tax Collection Allowance	0.00	0.00	0.00
Total Other Income	0.00	0.00	0.00
Net Other Income	0.00	0.00	0.00
Net Income	-25,645.50	-6,127.10	579.73

Hardee County Industrial Development Authority
Profit & Loss by Class
December 2019

	Incubator Overhead (General Fund)	Fla Hospital Overhead (General Fund)	Spec Buildings1 & 3(2275&2239) (General Fund)
Ordinary Income/Expense			
Income			
361100 · Interest Income gen fd	0.00	0.00	0.00
361101 · Interest income Mosaic accts	0.00	0.00	0.00
362001 · Rental Income	5,133.67	0.00	10,872.46
Total Income	5,133.67	0.00	10,872.46
Expense			
5193100 · Professional Fees Legal	0.00	0.00	0.00
519320 · Accounting and audit	0.00	0.00	0.00
519321 · Meeting Security	0.00	0.00	0.00
519322 · Travel	0.00	0.00	0.00
5193400 · Landscaping and Grounds	180.00	900.00	0.00
5194301 · Utilities	2,506.87	2,867.75	0.00
519450 · Insurance Expense	8,931.92	0.00	0.00
519460 · Repairs and Maintenance GF	4,085.16	3,981.98	0.00
519480 · Advertising	0.00	0.00	0.00
5194920 · Permit Fees Gen Fd	0.00	254.00	0.00
5195206 · Grove Caretaking/Fertilizer	0.00	0.00	0.00
519840 · Grant expenses	0.00	0.00	0.00
519845 · Grant expense- Steele Equine	0.00	0.00	0.00
Total Expense	15,703.95	8,003.73	0.00
Net Ordinary Income	-10,570.28	-8,003.73	10,872.46
Other Income/Expense			
Other Income			
Sales Tax Collection Allowance	2.89	0.00	30.00
Total Other Income	2.89	0.00	30.00
Net Other Income	2.89	0.00	30.00
Net Income	-10,567.39	-8,003.73	10,902.46

Hardee County Industrial Development Authority
Profit & Loss by Class
December 2019

	Spec Building 4 (TechRiver) (General Fund)	Winn Dixie Property - GF (General Fund)	General Fund - Other (General Fund)
Ordinary Income/Expense			
Income			
361100 · Interest Income gen fd	0.00	0.00	753.47
361101 · Interest income Mosaic accts	0.00	0.00	0.00
362001 · Rental Income	0.00	0.00	0.00
Total Income	0.00	0.00	753.47
Expense			
5193100 · Professional Fees Legal	0.00	0.00	0.00
519320 · Accounting and audit	0.00	0.00	0.00
519321 · Meeting Security	0.00	0.00	120.00
519322 · Travel	0.00	0.00	542.88
5193400 · Landscaping and Grounds	750.00	650.00	0.00
5194301 · Utilities	1,668.54	0.00	0.00
519450 · Insurance Expense	0.00	0.00	0.00
519460 · Repairs and Maintenance GF	0.00	0.00	31.99
519480 · Advertising	0.00	0.00	59.00
5194920 · Permit Fees Gen Fd	0.00	0.00	0.00
5195206 · Grove Caretaking/Fertilizer	0.00	0.00	0.00
519840 · Grant expenses	0.00	0.00	0.00
519845 · Grant expense- Steele Equine	0.00	0.00	0.00
Total Expense	2,418.54	650.00	753.87
Net Ordinary Income	-2,418.54	-650.00	-0.40
Other Income/Expense			
Other Income			
Sales Tax Collection Allowance	0.00	0.00	0.00
Total Other Income	0.00	0.00	0.00
Net Other Income	0.00	0.00	0.00
Net Income	-2,418.54	-650.00	-0.40

Hardee County Industrial Development Authority
Profit & Loss by Class
December 2019

	Total General Fund	Carlton St. Extension (Special Revenue)	Ag Test Plot (Special Revenue)
Ordinary Income/Expense			
Income			
361100 · Interest Income gen fd	753.47	0.00	0.00
361101 · Interest income Mosaic accts	0.00	0.00	0.00
362001 · Rental Income	17,630.62	0.00	0.00
Total Income	18,384.09	0.00	0.00
Expense			
5193100 · Professional Fees Legal	1,245.00	0.00	0.00
519320 · Accounting and audit	4,882.10	0.00	0.00
519321 · Meeting Security	120.00	0.00	0.00
519322 · Travel	542.88	0.00	711.14
5193400 · Landscaping and Grounds	3,130.00	0.00	0.00
5194301 · Utilities	7,437.92	0.00	64.00
519450 · Insurance Expense	8,931.92	0.00	0.00
519460 · Repairs and Maintenance GF	8,099.13	0.00	0.00
519480 · Advertising	59.00	0.00	0.00
5194920 · Permit Fees Gen Fd	254.00	0.00	0.00
5195206 · Grove Caretaking/Fertilizer	0.00	0.00	1,456.18
519840 · Grant expenses	0.00	3,525.00	0.00
519845 · Grant expense- Steele Equine	25,645.50	0.00	0.00
Total Expense	60,347.45	3,525.00	2,231.32
Net Ordinary Income	-41,963.36	-3,525.00	-2,231.32
Other Income/Expense			
Other Income			
Sales Tax Collection Allowance	32.89	0.00	0.00
Total Other Income	32.89	0.00	0.00
Net Other Income	32.89	0.00	0.00
Net Income	-41,930.47	-3,525.00	-2,231.32

Hardee County Industrial Development Authority

Profit & Loss by Class

December 2019

01/08/20

Accrual Basis

	IDA Marketing Program (Special Revenue)	Special Revenue - Other (Special Revenue)	Total Special Revenue
Ordinary Income/Expense			
Income			
361100 · Interest Income gen fd	0.00	0.00	0.00
361101 · Interest income Mosaic accts	0.00	2,443.48	2,443.48
362001 · Rental Income	0.00	0.00	0.00
Total Income	0.00	2,443.48	2,443.48
Expense			
5193100 · Professional Fees Legal	0.00	0.00	0.00
519320 · Accounting and audit	0.00	0.00	0.00
519321 · Meeting Security	0.00	0.00	0.00
519322 · Travel	0.00	0.00	711.14
5193400 · Landscaping and Grounds	0.00	0.00	0.00
5194301 · Utilities	0.00	0.00	64.00
519450 · Insurance Expense	0.00	0.00	0.00
519460 · Repairs and Maintenance GF	0.00	0.00	0.00
519480 · Advertising	1,395.00	0.00	1,395.00
5194920 · Permit Fees Gen Fd	0.00	0.00	0.00
5195206 · Grove Caretaking/Fertilizer	0.00	0.00	1,456.18
519840 · Grant expenses	400.00	0.00	3,925.00
519845 · Grant expense- Steele Equine	0.00	0.00	0.00
Total Expense	1,795.00	0.00	7,551.32
Net Ordinary Income	-1,795.00	2,443.48	-5,107.84
Other Income/Expense			
Other Income			
Sales Tax Collection Allowance	0.00	0.00	0.00
Total Other Income	0.00	0.00	0.00
Net Other Income	0.00	0.00	0.00
Net Income	-1,795.00	2,443.48	-5,107.84

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Accrual Basis

Hardee County Industrial Development Authority
Profit & Loss by Class
December 2019

	<u>TOTAL</u>
Ordinary Income/Expense	
Income	
361100 · Interest Income gen fd	753.47
361101 · Interest income Mosaic accts	2,443.48
362001 · Rental Income	17,630.62
	<hr/>
Total Income	20,827.57
Expense	
5193100 · Professional Fees Legal	1,245.00
519320 · Accounting and audit	4,882.10
519321 · Meeting Security	120.00
519322 · Travel	1,254.02
5193400 · Landscaping and Grounds	3,130.00
5194301 · Utilities	7,501.92
519450 · Insurance Expense	8,931.92
519460 · Repairs and Maintenance GF	8,099.13
519480 · Advertising	1,454.00
5194920 · Permit Fees Gen Fd	254.00
5195206 · Grove Caretaking/Fertilizer	1,456.18
519840 · Grant expenses	3,925.00
519845 · Grant expense- Steele Equine	25,645.50
	<hr/>
Total Expense	67,898.77
Net Ordinary Income	-47,071.20
Other Income/Expense	
Other Income	
Sales Tax Collection Allowance	32.89
	<hr/>
Total Other Income	32.89
Net Other Income	32.89
Net Income	<hr/> <hr/> -47,038.31