



MINUTES

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

1. Call to Order

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

Visiting: Charlie Cox, Bruce Stayer, Sharon Moye, Lex Albritton, Minor Bryant, Jake Carlton and Neal Balasny.

County Commissioners: Mike Thompson, Rick Knight and Noey Flores

County Attorney: Ken Evers

County Manager: Lawrence McNaul

Press: Michael Kelly

Staff: Bill Lambert, Sarah Pelham and Kristi Schierling

2. Approval of Agenda

Item 2.1. Motion to approve agenda as presented

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

3. Approval of Minutes

Item 3.1. December 2019 Minutes

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

4. Agenda Items

Item 4.1. Contract Attorney RFP

Two responses were received in response to the RFP. The selection committee will be making a recommendation to the board. The committee will now rank the two respondents and Kristi will total the points. Bert Harris with Swaine, Harris and Wohl received a total of 278 points. Carla Turner Hahn received 143 points. It is the committee's recommendation that the board select Swaine, Harris and Wohl as the new EDC/IDA attorney. Calli Ward will be abstaining from the conversation and vote due to her sister working at one of the responding firms.

Bert Harris just recently represented the IDA in litigation. Ken has also worked with and against him in the past. We will work on a professional services agreement. Staff will meet with Bert soon to get him up to speed on a few things. Also depending on Bert's schedule, Ken may file a substitution of counsel on the lawsuit we are currently involved in.

A motion was made by Lee Mikell and seconded by Denise Grimsley to accept the recommendation of Swaine, Harris and Wohl as the new EDC/IDA attorney.

RESULT:	APPROVED [6 TO 1]
MOVER:	Lee Mikell, Board Member
SECONDER:	Denise Grimsley, Vice-Chairman
AYES:	Watkins, Grimsley, Green, Ward, Smith, Mikell
NAYS:	Davis

Item 4.2. Agraplex- Presentation

Neal Balasny came today to present Agraplex II. This is a housing solution for H2A workers. It would be a large campus with everything they need located there within the campus. They would be able to house 640 people on the 17 acres. Neal had a presentation showing the layout of the property and how a typical unit would look. Discussion was had by Neal and the Board regarding H2A housing. The board suggested to Neal that he should present this concept to the BOCC. No action was taken on this today.

Item 4.3. Consultant for Advice/Information related to proposed MCORES route through Hardee County

Director Lambert thought that it would be good if the IDA hired a consultant for the proposed toll road. He reached out to a credible company and they have agreed to provide consultation for \$3500/month for six months, not to exceed \$21,000. Ballard Partners, Inc is the company that would represent our interests. Highlands County is coming up with a recommended route to give to DOT. We should be just as proactive. Bill will document the firm's activity in his director's reports.

A motion was made by Denise Grimsley and seconded by Courtney Green to approve the agreement.

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

Item 4.4. Contracted Services from former County Manager Lex Albritton (see Director's Report for additional details)

The volume of work has increased at the office and Bill would like to hire Lex Albritton to help with certain areas. He has such vast knowledge that Bill would like to use him on certain projects. This would be on a contractual part time basis for a time certain. Denise Grimsley and Lee Mikell do not feel good about bringing Lex on for some of the items Bill listed in his director's report since they are the job of the County Manager. A contract will be brought back at our next meeting.

A motion was made by Lee Mikell and seconded by Calli Ward to move forward with hiring Lex Albritton and bring a contract back to the board.

RESULT:	APPROVED [5 TO 2]
MOVER:	Lee Mikell, Board Member
SECONDER:	Calli Ward, Board Member
AYES:	Watkins, Ward, Davis, Smith, Mikell
NAYS:	Grimsley, Green

Item 4.5. Carlton Street Task Order

We have budgeted \$1.2M for the extension of Carlton St. The traffic signalization and roundabout costs have come back and the amount of the project has increased to \$1.98M. The property owners will either pay for the signalization or possibly half of those costs. DOT preferred the roundabout to keep from having a traffic jam at that location.

A motion was made by Calli Ward and seconded by Lee Mikell to approve the task order.

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

Item 4.6. Carlton Street Deeds

We need to obtain right of ways for the Carlton Street properties. They will later be deeded over to the City of Wauchula once the project is complete. We are needing approval to promulgate and file the right of ways. Both owners have agreed to donate the right of ways.

A motion was made by Lee Mikell and seconded by Gene Davis to move forward with obtaining the right of ways.

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

5. Project Updates

Item 5.1. Director's Report

Bill did not go through the report. Any comments he had were made throughout the meeting.

6. Financial Report

Item 6.1. November 2019 EDC/IDA Financials

Motion to approve the financials as presented.

A motion was made by Calli Ward and seconded by Courtney Green to approve the financials for November 2019.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Calli Ward, Board Member
SECONDER:	Courtney Green, Board Member
AYES:	Watkins, Green, Ward, Davis, Smith, Mikell
EXCUSED:	Grimsley

Item 6.2. December 2019 EDC/IDA Financials

Motion to approve the financials as presented.

A motion was made by Lee Mikell and seconded by Justin Smith to approve the financials for December 2019.

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

7. Announcements/Other Business/Public Comments

8. Adjournment