



MINUTES

Hardee County Economic Development Council Hardee County Industrial Development Authority

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

6/09/2020 8:30 AM

BOARD MEMBERS

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

1. Call to Order

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

Visiting: Sheriff Lanier, Bruce Stayer, County Manager Lawrence McNaul, Sharon Moye, Sandy Meeks, County Commissioner Russ Melendy, County Commissioner Mike Thompson and Michael Kelly (Press).

Staff: Bill Lambert, Kristi Schierling and Sarah Pelham

EDC/IDA Attorney: Shannon Nash

2. Approval of Agenda

Item 2.1. Motion to approve agenda as presented

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

3. Approval of Minutes

Item 3.1. March 2020 EDC/IDA Minutes

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

Item 3.2. April 2020 EDC/IDA Minutes- Meeting cancelled due to COVID 19

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

Item 3.3. May 2020 EDC/IDA Minutes- Meeting cancelled due to COVID 19

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

4. Agenda Items

Item 4.1. Carlton Street Discussion

An agreement has been reached between the developers and engineers. The issue came about after the RV developer purchased the property. He was concerned about a public road bifurcating his RV park. In the last month or so, a new route was designed that instead of jogging to the south, it will now jog north. We are in the process of determining the change orders and there is a downward reflection in the cost of the project of about \$49,000 but the increased engineered costs are about \$49,000. The IDA will spend no more money on this road. The two developers will pick up the difference in costs which could be around \$7,000-\$8,000.

The Board acknowledged the new route and that the IDA will have no additional costs to the project.

Item 4.2. Hogan Street Update/Discussion

This is the proposed road to extend Hogan street between North and South US 17 for access to the hospital. There is a small piece of property that a family owns and Sarah has been working with their attorney on this property. They sent us a request for a large sum of money for the property. We had it appraised and that came back at \$75,000. When we get a final price for the property, Bill will be coming back and recommending that the board acquire it for the appraised price. There is also a large billboard on the property the generates some income but we are still waiting on that information. If we do move forward and have the road complete, we will look at closing off the drive on the south end since so many cars travel through there and it disrupts the tenants working in the building.

Item 4.3. Construction Management Discussion

The legislature has passed a bill that will go into effect on July 1, 2020. It changes the limits on construction management limits from \$2,000,000 to \$4,000,000. Bill has asked Shannon Nash to promulgate new construction management contracts. The Carlton Street contract will proceed as normal. The more complex one

is the Commerce Park expansion. If the bids we received this month are over \$4,000,000, then we will have to issue an RFP. We will come back in the July meeting with a recommendation.

Item 4.4. Techriver Discussion

The original feasibility period expired. Bill went ahead and approved the 60 day extension for the feasibility period which would be subject to board approval. Reasons for granting the additional extension are due to COVID and them being unable to reconcile the turn lane with DOT and they are also looking at another piece of property in the area. A phase 1 was completed in 2012 and the property was cleaned up by PRECO. There was a notation that there should be an ultimate review of the souther property boarder adjacent to the old International Harvester property. We took a sample as close to the property line and there was a hit of lead. As a result of that, Bill had a second sample taken about 20 feet away and it came back negative. Bill will be speaking with a different environmental firm this afternoon and see what we should do. Bill let us know at the next meeting how we will proceed.

A motion was made by Lee Mikell and seconded by Calli Ward to approve the 60 day extension from the date of May 21, 2020.

Over the years, furniture and other items have been left by the tenants. Bill has taken the County Manager by there to see if there is anything that could be used by the County. By doing this, the County will be saving money by not having to purchase any of the items that move from this building. We will have a list of everything that is removed. Justin would like to save some items to have at our office for another work area, if possible.

A motion was made by Lee Mikell and seconded by Gene Davis to allow the County Manager and his staff to take advantage of any items located inside the building.

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

Item 4.5. Z Soft Technologies Discussion

Last summer, Brent Stephens came to the board requesting funding for additional software development of a type of software that enhances the 4H and FFA programs. Bill has not yet promulgated any rules providing grants to businesses. We could either do a loan or an outright purchase instead. One of the board members spoke to Bill about having a Zoom suite in downtown Wauchula. Bill then thought that we could purchased the building right next to Brent's building and putting the Zoom suite there and giving Brent a first right of refusal and purchase the building from us using our normal lease purchase agreement. The appraised value of the building is \$110,000.

The board agrees to allow Bill to move forward and bring a contract back next month.

Item 4.6. Shared Position with the Education Foundation

Bill believes that sharing a person would be too complex. They need their own person and we could fund it over many years through the Ona Mine agreement. The Foundation needs to come and request the amount needed during the next couple of months since we are working on next year's budget. While doing this, they could also make their request for the maintenance of the fund. Salary plus benefits would be requested. The Education Foundation has not met in several months. Calli will work with them on the details and bring the requests back to this board.

Item 4.7. Ona Mine Rules Discussion

Bill is not looking for any action on these today. He wants to have them publicly available. These rules address infrastructure grants to government agencies to apply for infrastructure related to economic development. Bill said he will be bringing another set of rules in the next couple of months.

The board acknowledged receipt of the draft rules.

5. Project Updates

Item 5.1. Director's Report

Bill reviewed the report in detail. We are still having discussions on what to do with the old hospital. Have all of the asbestos removed and gut the building. Bill spoke to the company that services the HVAC system. It is a 150 ton system. The chillers that are in the building have a scrap value of \$25,000-\$50,000. The warehouse building that is currently housing R. Riveter now has its own electric and water service. We are working with the City of Wauchula on the easement of the property. The board would like to see costs of tearing the building down and costs of gutting the building.

6. Financial Report

Item 6.1. March 2020 Financials

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

Item 6.2. April 2020 EDC/IDA Financials

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

Item 6.3. May 2020 EDC/IDA Financials

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

7. Announcements/Other Business/Public Comments

8. Adjournment