

MINUTES

Hardee County Economic Development Council Hardee County Industrial Development Authority

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

11/10/2020 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	Absent	
Justin Smith	Board Member	Present	
Lee Mikell	Board Member	Present	

Chairman Watkins called the meeting at 8:3 a.m.

2. Approval of Agenda

Item 2.1. Motion

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

3. Approval of Minutes

Item 3.1. October 2020 EDC/IDA Minutes

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

4. Agenda Items

Item 4.1. MCORES Presentation

Walter Breuggman gave the MCORES update virtually.

The purpose of the MCORES program is to revitalize rural communities, encourage job creation, provide regional connectivity, leverage technology, enhance quality of life and public safety, and protect the environment and natural resources. The Southwest-Central Florida corridor will extend from Collier County to Polk County. It will be 140 miles long. This is a nine county area which spans more than 10,500 square miles and is home to nearly 2.3 million residents in 37 municipalities and many unincorporated areas. Construction should start December 31, 2022 and be completed by December 31, 2030. Each corridor had a task force established. The task forces had very good public engagement process designed to allow residents and visitors to comment on all task force deliberations, reports, and products 24/7 through the 15 month process using a variety of mediums from in person to online. FDOT received over 14,200 comments by October 15, 2020.

A copy of the presentation is on file at the EDC office.

Item 4.2. Hardee Dydo Agreement

We entered into this agreement December 2019. Hardee Dydo would like to assign their sublease to Duke Power and in order to do so, we need to give them permission as well as Mosaic. Denise Grimsley made a motion and was seconded by Justin Smith to give written consent giving Hardee Dydo permission to assign the sublease to Duke Power and allow the Chair to sign.

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

Item 4.3. UF CRISPR CAS 9 Funding Proposal

Bill Lambert let the board know that Dr. Folta is still continuing his research and that he would like to provide interim funding of \$75,000. During this time, we will work out a contract including the IP and Royalties. This funding amount should allow for six months or so. The two year cost proposal by Dr. Folta is \$222,175. It will be dispersed on a reimbursement basis. Bill did say that Dr. Folta was very impressed with our material he will be working with.

Justin Smith made a motion and was seconded by Calli Ward to approve the interim funding amount and to allow the Chair to sign all documents.

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

Item 4.4. Victory Investments- Contract Contingency Approval

Currently there is a entity leasing space in the property. It is One Hope United. We are trying to relocate them and for the inconvenience we have offered one year of rent plus moving costs, subject to board approval. The property owner may be able to evict the tenant. If that fails, we will lay this option on the table. Jessica Newman is putting together a list of additional properties for One Hope United to look at for possible relocation. R. Riveter needs to relocate since we will be starting asbestos removal at the old hospital.

Justin Smith does not like how One Hope United has seemed to dismiss the location options we have already shown to them. Our office and went above and beyond to help them and will the offer being presented today even help the situation. Calli Ward asked if Victory Investment Services could be in the offer with us and help with the relocation costs. Shannon Nash said that there is recourse if the tenant does not leave the space. The seller has to certify One Hope United is terminated from their lease prior to January 29, 2020. Bill Lambert did say that he was told that space in the building may be leased out but he had no idea that it was going to be a 3 year lease with no termination clause. The upstairs of the building may be rented out to H2A workers but Bill has asked Victory Investment to not proceed with that at the moment. There is nothing prohibiting this space to be allowed to house H2A workers since it is allowed by federal law. City Manager of Wauchula, Terry Atchley, said that this would be one of the greatest things that could happen on Main Street.

Lee Mikell believes that we are losing sight of the main objective which is R. Riveter to be successful in our community and move them to downtown. He doesn't like what is happening but want to keep moving forward. Tommy Watkins does not want to move forward and believes we are at the point of extortion. Denise Grimsley says that she is not in support of the contingency clause. She says that we are already purchasing above market value and we should have kept Victory Investment from moving forward with leasing the space to One Hope United and at this point we have done all we can.

Calli Ward did point out that this location is a stopping point for traffic. Bill Lambert asked if the board would contemplate paying half of the proposed costs and try to get Victory Investment to pay the other half. Calli Ward asked if we could just renovate around One Hope United if they do not move out. Bill Lambert said that we do not plan on renovating the spot that One Hope is in so they could certainly stay there until Riveter moves in. Riveter would not move in until June or July 2021. Even though Riveter is busting at the seams at their space now, they are ok with waiting until then to move.

A break was taken at 10:18am.

Shannon Nash said this is the language that Victory Investment is comfortable with. The only way for Victory Investment to get One Hope United to leave is the offer of the money since there is no termination clause in their lease. Some board members do not want to close on the building unless One Hope United has moved out. The board wants actual proof of termination between One Hope and Victory Investment.

For the sake of time, this discussion will be taken back up after the other agenda items have been discussed.

Break at 10:18 a.m.

Reconvene at 10: 24 a.m.

Item 4.5. Utilitech Purchase Closing- First Amendment to Contract and Resolution

The first amendment presented today is amending the closing date to November 17, 2020.

Calli Ward made a motion and was seconded by Courtney Green to approve the first amendment to the contract.

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

Item . 2. Motion to approve Utilitech Resolution 20-03

This resolution is authorizing the purchase of the Utilitech property located at 126 West Main.

Calli Ward made a motion and was seconded by Justin Smith to approve Resolution 20-03.

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

Item 4.6. Clavel Property Closing Update

Shannon Nash provided an update. We are close to closing on the property. The underwriter was having trouble locating some records but Shannon provided some assistance with that. The seller's attorney told Shannon that they may need to seek court approval for the sale since the property is held in a trust. This would affect the closing date. Shannon will keep us informed.

Item 4.7. Education Foundation Resolution

Calli Ward abstained from any discussion and voting due to a potential conflict of interest. She is the President of the Foundation.

The resolution is regarding the funding for the Education Foundation for certain items among other things listed in the resolution. The IDA has approved funding reimbursement of \$36,630.58 for FY 2019-2020, funding in the maximum amount of \$40,000 for endowment related expenses for FY 2020-2021, and funding up to \$90,000 per budget cycle, for a total of five budget cycles, to be utilized in funding the salary and benefits of its executive director position.

Courtney Green made a motion and was seconded by Denise Grimsley to approve Resolution 20-04. Calli Ward abstained.

RESULT:	APPROVED [5 TO 0]
MOVER:	Courtney Green, Board Member
SECONDER:	Denise Grimsley, Vice-Chairman
AYES:	Watkins, Grimsley, Green, Smith, Mikell
ABSTAIN:	Ward
ABSENT:	Davis

Item 4.8. Techriver Update

Bill Lambert gave a very brief update. He said that there are 3 entities currently interested in the building. Two of them would be long term. He will be showing the building again tomorrow.

Item 4.9. R. Riveter Lease Amendment

Bill Lambert advised the board that there was language in the lease that was accidentally left in relation to a different company. The same template was used so it overlooked. The amendment today is correcting the lease term to what the board approved when the lease with R. Riveter was first approved.

Calli Ward made a motion and was seconded by Lee Mikell to approve the lease amendment.

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

5. Updates

Item 5.1. Director's Report

Due to the length of the meeting Bill Lambert did not go into detail of his report. Calli Ward did ask about Carlton Street and Bill let her know that there had been a glitch in the retention but it is being taken care of and the project is moving along.

6. Financial Report

Item 6.1. October 2020 EDC/IDA Financials

Lee Mikell made a motion and was seconded by Denise Grimsley to approve the financials as presented.

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

Item 6.2. General Fund & Special Revenue Fund Budget Amendments for FY 2019-2020

Charlie Cox reviewed the proposed final budget amendments for the General Revenue fund for FYE 2020.

Justin Smith made a motion and was seconded by Lee Mikell to approve the budget amendments.

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

Item . Ona Mine

Charlie Cox reviewed the proposed final budget amendments for the Ona Mine fund for FYE 2020.

Courtney Green made a motion and was seconded by Lee Mikell to approve the budget amendments.

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

Item . Mosaic South Fort Meade Fund

Charlie Cox reviewed the proposed final budget amendments for the Mosaic South Fort Meade Mine fund for FYE 2020.

Lee Mikell made a motion and was seconded by Justin Smith to approve the budget amendments.

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

7. Continued Discussion Victory Investments Contract

Item 7.1. Motion to approve the contract as written

Shannon Nash started this discussion giving a brief background on how we got here today with the contract. Bill Lambert told that board that we would not close until we were satisfied with the situation with One Hope United.

Calli Ward made a motion and was seconded by Lee Mikell to approve the contract as written. Motion failed.

Bill Lambert will figure something else out and bring that option back to the board.

RESULT:	FAILED [3 TO 3]
MOVER:	Calli Ward, Board Member
SECONDER:	Lee Mikell, Board Member
AYES:	Ward, Smith, Mikell
NAYS:	Watkins, Grimsley, Green
ABSENT:	Davis

8. Announcements/Other Business/Public Comments

Mike Thompson thanked the board and he enjoyed his years as being the IDA liaison for the BOCC.

9. Adjournment

11:39 a.m. first attempt to adjourn