



# MINUTES

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

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

11/19/2020 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	

Visiting: Erica Scheipsmeier, Gary Delatorre, Brandon Craig, Sharon Moye, Jessica Newman, and Sandy Meeks

EDC/IDA Attorney: Shannon Nash

County Commissioners: Mike Thompson, Noey Flores and Russ Melendy

County Manager: Lawrence McNaul

Press: Michael Kelly

Staff: Bill Lambert, Sarah Pelham and Kristi Schierling

Chairman Watkins called the meeting to order at 8:30

#### 2. Approval of Agenda

Item 2.1. Motion to approve as presented

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

### 3. Agenda Items

#### Item 3.1. Victory Investment Services discussion

Bill Lambert opened the discussion stating that we left the last meeting with a 3-3 tie. There has been reconsideration since then with a new proposal. Erica Scheipsmeier, with R. Riveter, was asked to speak. Erica let the board know that they would work with One Hope United whether they are in the building or with helping them find a new home. R. Riveter still very much wants to be in the building. Bill Lambert let the board know that Jessica Newman has been communicating with One Hope United and has shown them additional sites this past Monday. Shannon Nash directed the board to paragraph 5 in the contract stating that the inspection period has been added back in. Paragraph 8b subsection 1 was removed as well as language in paragraph 16 subsection K.

Denise Grimsley made comments. She stated that she does not feel that anyone has an issue with Mr. Delatorre, R. Riveter or the project. The project is great. She was more uncomfortable with how staff conversed with Mr. Delatorre and allowed him to do the lease with One Hope without the board knowing and also just being handled a 13 page document the morning of the meeting and expected to vote on it. She expects to have these documents ahead of time to thoroughly review them. Bill Lambert said that we need to have a survey completed as well as a phase 1 performed. These should be able to be completed within the 45 day inspection period.

After the remodel, One Hope United would go to the west side of the building. R. Riveter would consider helping monetarily if needed.

Shannon Nash and Victory Investment Services' attorney will get together to review the new proposed contract. We will come back next Tuesday morning at 8:30am.

Continued until 8:30 a.m. Tuesday 11/24/2020

#### Item 3.2. Discuss Roof Repair/Replacement of 126 W. Main St

Director Lambert had hoped to have quotes in by now. He will bring this back up next Tuesday.

The meeting was tabled until November 24th at 8:30am.

### 4. Announcements/Other Business/Public Comments

### 5. Adjournment