

# MINUTES

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

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

10/09/2020 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	Present	8:33 AM
Calli Ward	Board Member	Present	
Gene Davis	Board Member	Present	
Justin Smith	Board Member	Present	
Lee Mikell	Board Member	Present	

Chairman Watkins called the meeting to order at 8:30 a.m.

Visiting: Teresa Crawford, Terry Atchley, Jim See, Dr. Sylvia Collins, Bruce Stayer and Charlie Cox.

County Commissioners: Mike Thompson and Noey Flores

EDC/IDA Attorney: Shannon Nash

Press: Michael Kelly

Staff: Bill Lambert, Sarah Pelham and Kristi Schierling

#### 2. Approval of Agenda

Item 2.1. Motion to approve agenda as presented

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

3. Approval of Minutes

Item 3.1. September 2020 Minutes

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

4. Agenda Items

Item 4.1. Election of Chair

Director Lambert opened the floor for nominations.

Calli Ward made a motion and was seconded by Justin Smith to keep the Chair position as is.

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

Item 4.2. Election of Vice Chair

Director Lambert opened the floor for nominations.

Calli Ward made a motion and was seconded by Justin Smith to keep the Vice Chair position as is.

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

Item 4.3. Education Foundation FundingRequest

Calli Ward will not be participating or voting in this item since there is a perception that there may be a conflict of interest since she is the current President of the Hardee County Education Foundation.

The Foundation has three requests. The first request is the reimbursement of all the endowment expenses which total \$36,630.58. These expenses were for their fiscal year of 2019-2020. The second request is the quarterly reimbursement of the CliftonLarsonAllen endowment related expenses for the current fiscal year. Their last request is the funding of a Director position in the amount of \$75,000-90,000. All of these requests would be

funded until 2025. The Foundation does plan on becoming self sustaining and not relying on the IDA. Director Lambert and Attorney Nash will work on putting a resolution together that will chronicle the events and the willingness of both boards in today's meeting.

Courtney Green made a motion and was seconded by Gene Davis to reimburse last year's expenses in the amount of \$36,630.58.

<b>RESULT:</b>	<b>APPROVED [5 TO 0]</b>
<b>MOVER:</b>	Courtney Green, Board Member
<b>SECONDER:</b>	Gene Davis, Board Member
<b>AYES:</b>	Watkins, Green, Davis, Smith, Mikell
<b>ABSTAIN:</b>	Ward
<b>ABSENT:</b>	Grimsley

Item . B. Motion

Justin Smith made a motion and was seconded by Lee Mikell to provide funding up to \$40,000 over the next fiscal year with quarterly reimbursements.

<b>RESULT:</b>	<b>APPROVED [5 TO 0]</b>
<b>MOVER:</b>	Justin Smith, Board Member
<b>SECONDER:</b>	Lee Mikell, Board Member
<b>AYES:</b>	Watkins, Green, Davis, Smith, Mikell
<b>ABSTAIN:</b>	Ward
<b>ABSENT:</b>	Grimsley

Item . C. Motion

Courtney Green made a motion and was seconded by Lee Mikell to fund up to \$90,000 for the next 5 budget cycles.

<b>RESULT:</b>	<b>APPROVED [5 TO 0]</b>
<b>MOVER:</b>	Courtney Green, Board Member
<b>SECONDER:</b>	Lee Mikell, Board Member
<b>AYES:</b>	Watkins, Green, Davis, Smith, Mikell
<b>ABSTAIN:</b>	Ward
<b>ABSENT:</b>	Grimsley

Item 4.4. R Riveter Relocation Update

Director Lambert said that progress was made yesterday. Attorney Nash spoke with Victory Investment Services attorney late yesterday. He told our attorney, Shannon, that they would like the contingency's to be changed by having the inspection period removed. All other items would remain the same. The buildings have been through thoroughly and the retrofit should be around \$350,000 hopefully. We do need to have a survey completed. Bill did show Riveter the Tchrivier building and other locations if the purchase of these buildings fall through. Sarah Pelham and Jessica Newman have spoken to One Hope United's realtor and hope to make progress moving forward dealing with him on finding a suitable location. Bill hopes to have a resolution in the next 30 days. Bill has proffered to pay One Hope United one years rent and relocation costs subject to board approval.

Calli Ward made a motion and was seconded by Justin Smith to move forward with the changes negotiated by the attorney's and authorize the Chair to sign. Tommy Watkins voted no.

<b>RESULT:</b>	<b>APPROVED [5 TO 1]</b>
<b>MOVER:</b>	Calli Ward, Board Member
<b>SECONDER:</b>	Justin Smith, Board Member
<b>AYES:</b>	Green, Ward, Davis, Smith, Mikell
<b>NAYS:</b>	Watkins
<b>ABSENT:</b>	Grimsley

**Item 4.5. Utilitech Purchase Contract**

An issue arose with the title insurance being issued. A survey will need to be completed since there were encroachment concerns. The survey should be ready by the end of next week and closing should be the first week of December.

**Item 4.6. Clavel Property Purchase Contract**

Everything is moving forward. The contract has been signed by both parties. An updated survey will be completed. There is an old street and easements that are owned by the City. Chastain Skillman is updating the survey and identifying the street. We should have this by the end of next week as well.

**Item 4.7. Old Florida Hospital Property- Asbestos Removal and Demo Update**

The bids were received and Cross Construction was the low bid. Halfacre will manage this for us. Director Lambert is delaying the start until we have a better knowledge of what is going to happen with R. Riveter. We will bring a contract back next month for approval. Hardee Fresh is anxious to begin working. A contract will need to be approved by the board first and that could be done by the end of the year. Halfacre will not charge us for the management of this contract.

**Item 4.8. Wicks, Brown, Williams & Co., LLP Contract Renewal**

Our accounting contract was for five years with 5 one year extensions. This will be our second extension.

Calli Ward made a motion and was seconded by Lee Mikell to approve the contract renewal.

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

**Item 4.9. Landscaping RFP Selection- Committee Ranking, Board Approval**

A full RFP was issued for mowing and landscaping. We received four responses and one was deemed non responsive due to insurance requirements. The committee will rank the remaining three companies. The companies that submitted responses are Redding Landscape, Krause Services, JLT Custom Works, and LaFlam Bush Hogging. JLT Custom Works was ranked the highest. They were also the low bidder. The recommendation is to choose JLT Custom Works. LaFlam Bush Hogging was the company deemed non responsive.

Calli Ward made a motion and was seconded by Courtney Green to accept JLT Custom Works and approve the contract with the Chair's signature.

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

5. Director's Report

Item 5.1. Project Updates

Bill reviewed each topic in the report.

Commerce Park construction should begin by the begin of November. The contract with UF should hopefully be at the November meeting. Bill talked to a group of hemp growers from Oklahoma and he feels that they are the most knowledgeable group that he has talked to. The time frame for Riveter is to have them out of the hospital warehouse and in the new property by March. Renovations are still scheduled for the bottom floor initially and then the top floor. All of the structural items will be done with the bottom floor. The board feels that the top floor should be renovated at the same time the bottom floor is. Bill says it should be too but it will be to complex and that he will take it under advisement and do what he can to have it done at the same time as the bottom. Comments now be made on the proposed toll road. The link has been provided. SWFWMD has provided comments to Chastain Skillman and they have answered those. Halfacre will project manage the asbestos removal at the old hospital for no charge since they will be doing the commerce park expansion and Carlton Street extension at the same time. Innovar would like to purchase the highway frontage in front of their building. We will work on getting Lex Albritton to the next meeting to review the information he put together.

6. Financial Report

Item 6.1. September 2020 Financials

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

7. Announcements/Other Business/Public Comments

8. Adjournment