



MINUTES

Hardee County Economic Development Council Hardee County Industrial Development Authority

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

9/08/2020 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: Jessica Newman, Charlie Cox, John O'Neal, Bruce Stayer, Rhonda Cole, Erica Sheipsmeir, Lisa Bradley, Sandy Meeks and Brent Stephens.

Press: Michael Kelly

County Commissioners: Mike Thompson

Staff: Bill Lambert and Kristi Schierling

2. Approval of Agenda

Item 2.1. Motion to approve with changes made

Director Lambert would like to move the Techriver Contract to the top since John O'Neal has another appointment to attend. All other items will be moved down one spot. A resolution was added to accompany the commercial contract with Victory Investment Services, LLC.

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

3. Approval of Minutes

Item 3.1. August 2020 EDC/IDA Minutes

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

4. Agenda Items

Item 4.1. Techriver Purchase Option Agreement Discussion

The board discussed again if they wanted to sell the building. Justin and Tommy are both iffy on what they want to do. It is a great building to keep. Denise would like to sell it, but doesn't like the fact that the property located to the south is not being purchased as well. This limits that size of what could be built on our property. John O'Neal did say that a letter of intent was given to Sue Birge for that southern property. Calli questioned if this is the right time to sell. Tommy would like to table this for 60 days and the board agreed.

Item 4.2. Z Suite Presentation and Utilitech Purchase Contract Consideration

Brent Stephens came back before the board to give a refresher on what it is he is doing and how we are involved. This has evolved into a real estate project. Brent gave a brief background on his business. They have been in business since 2007 writing software and have recently purchased the building next door to them. There are several different aspects of their company. One is writing software for electric utilities and the US Military, software for 4H record books, and online learning courses sold on Amazon. They are beginning to work with SFSC and their technology and computer engineering program. They continue to grow each year. The money that is received for the sale of the building will be used for them to grow. The contract presented today is more of a 3 in 1 contract. There is the land contract, the option for lease contract, and the option to purchase. Justin questioned the lease amounts between the two option contracts. The lease contract is based on the purchase price and the purchase option is based on the total investment costs of the building. Tommy would like to keep the renovation costs less than \$100,000.

Lee Mikell motioned and was seconded by Gene Davis that we move forward with the contract.

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

Item 4.3. R. Riveter- Purchase Contract Consideration

Lisa Bradley and Erica Sheipsmeir gave a quick report on their 2020 milestones. There are currently 28 employees, 25 full time and 3 part time. They closed their North Carolina facility and rerouted their production to their Florida location. The purses were aired on QVC and sold out by 11am. There was a record production of 12,000. In July, they began contract manufacturing. R. Riveter has also had media exposure this year with the most recent being mentioned at the Republican National Convention by Karen Pence. Shannon Nash reviewed

the contract and Bill then read the resolution into the record. There will be a correction made to the resolution. In number 2, the number 35 will be changed to 25. The purchase price of the buildings is \$910,000. There are 3 buildings total. One Hope United is currently leasing a space in one of the buildings. We have a verbal commitment that they would be willing to move to another location and Bill will get a written one before we sign the contract. On the budget, Bill has changed spec building 9 to R. Riveter. The upstairs will be treated as attic space at this time. There is a masterplan that shows how the parking could be completed. Jessica Newman asked if the resolution could state that the parking area is public parking in order for her to apply for a grant.

Motion to approve the contract contingent on One Hope United provide in writing they will relocate and approve the resolution with the addition of public parking in line item #3 and authorize the Chair to sign.

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

Item 4.4. Hogan Street Purchase Contract

Shannon Nash reviewed the contract. The purchase price is \$78,500. The family did say that they may cancel the billboard lease but the lease issue will be cleared up by closing time. There is a really old easement road that goes through the property that the City is working on getting closed that we would utilize for the construction of the road.

Justin Smith made a motion and was seconded by Lee Mikell to approve as written and allow the Chair to sign.

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

Item 4.5. Draft EDC Budget for FYE 2021 for Adoption

9:52 a.m. Chairman Watkins recessed meeting

10:00 a.m. Chairman Watkins reconvened the meeting

Charlie Cox let the board know that there have been no changes to this budget since the last meeting. Bill did say that he will be making changes to the salaries and possibly with public relations.

Motion to adopt the budget as presented.

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

Item 4.6. DRAFT IDA General Fund and Special Revenue Fund Budget for FYE 2021 for Adoption

Charlie went over the few changes that were made to the Special Revenue side. Hospital retrofit and Utilitech retrofit were added. Spec building 9 was renamed to R. Riveter.

Item 4.7. DRAFT Ona Mine Budget for FYE 2021 for Adoption

The only change was the breaking out of the Carlton Street project in the Infrastructure fund.

Item 4.8. Resolution 20-01- Adoption of IDA Budgets

Lee Mikell made a motion and was seconded by Justin Smith to adopt Resolution 20-02 adopting the IDA budgets by resolution.

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

5. Updates

Item 5.1. Director's Report

Economic Development Director Lambert reviewed his report in detail. The full report is included in the agenda. Tommy asked how many people HP Trailers may employ and Bill says it could be up to 25 people.

6. Financial Report

Item 6.1. August 2020 EDC/IDA Financials

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

7. Announcements/Other Business/Public Comments

Commissioner Thompson did want to speak about the building north of the buildings that we are trying to purchase on North 17. He would like for it to be known that he was not involved in the purchasing of that building although his name was put on the deed. There was no insider information or collusion with the purchase. This was done before there was talk of possibly moving R. Riveter to this area.

Bill did give an update on the lawsuit. There is a hearing scheduled for November 2nd and is scheduled as a virtual hearing.

8. Adjournment