

AGENDA

Hardee County Economic Development Council Hardee County Industrial Development Authority

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

1/12/2021 8:30 AM

BOARD MEMBERS

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

- Item 1. Call to Order
- Item 2. Approval of Agenda
- Item 3. Approval of Minutes
 - Item 3.1. December 2020 EDC/IDA Minutes- Dec. 8 and Dec. 14, 2020
- Item 4. Agenda Items
 - Item 4.1. Ballard Partners Discussion
 - Item 4.2. Swaine, Harris & Wohl, P.A. Agreement
 - Item 4.3. Bids to Demolish Interior of 126 W. Main
 - Item 4.4. Hardee Dydo Update- John Ellis
 - Item 4.5. Resolution 2021-06- Authorize Real Estate Closing of Victory Investment Services and Update
 - Item 4.6. Pacer Marine- Spec Building 10 Architectural Design
- Item 5. Project Updates
 - Item 5.1. Director's Report
- Item 6. Financial Report
 - Item 6.1. December 2020 EDC/IDA Financials

Item 7. Announcements/Other Business/Public Comments

Item 8. Adjournment



MINUTES

Hardee County Economic Development Council Hardee County Industrial Development Authority

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

12/08/2020 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	Absent	
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	
Laura Barker	Deputy Clerk	Present	
Bill Lambert	Economic Development Director	Present	
Sarah W Pelham	Economic Development Corrdinator	Present	
Kristi Schierling	Economic Development Office Manager	Present	
Shannon Nash	Attorney for IDA Board	Present	

Visiting: Caitlin Smith, Bruce Stayer, Sharon Moye, Terry Atchley and Charlie Cox
County Manager: Lawrence McNaul
County Commissioners: Noey Flores
Press: Michael Kelly

2. Approval of Agenda

Item 2.1. Motion to approve agenda as presented

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

3. Approval of Minutes

Item 3.1. November 2020 EDC/IDA Minutes

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

4. Agenda Items

Item 4.1. EDA Budget Request for a Water/Sewer Feasibility Study

Director Lambert is looking for approval to solicit the EDA board for funding of a water/sewer feasibility study for the cities and county. Mr. Terry Atchley, Wauchula City Manager, spoke. All of the cities and county are working to expand their water and sewer. There has been great progress on the US 17 corridor. Bill Lambert said if the MCORES corridor is to come through Hardee County and of that occurs it will be difficult to meet the regional water and sewer needs and we need to have our act together. The consultants would come in and will look at all of the facilities and do an appraisal of all of them. A very rough estimate of the cost of the study is about \$140,000. We would apply for and manage the EDA grant on behalf of the three cities and county.

Justin Smith made a motion and was seconded by Calli Ward to authorize Bill Lambert to request the EDA to fund the water/sewer feasibility study that we would manage of behalf of the cities and county.

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

Item 4.2. Visit Hardee- Funding Request for Pioneer Park Days 2021

Justin Smith - Abstained from voting due to an appearance of a conflict with the contractor.

Caitlin Smith spoke on behalf of Visit Hardee. Visit Hardee is requesting \$22,500 for the marketing funding of Pioneer Park Days 2021. Gate admission grew by 8% last year and they have decided to add Sunday back in to the event. County Manager Lawrence McNaul told the board that the BOCC fully supports Visit Hardee taking this event over and will continue to help with in kind services. Courtney Green asked how Visit Hardee would handle the COVID situation. Caitlin Smith said that precautions would be taken. It does help that this is an outdoor event.

Visit Hardee had requested \$20,000 last year.

Lee Mikell made a motion and was seconded by Gene Davis to approve the requested marketing amount of \$22,500 to Visit Hardee.

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

Item 4.3. Roof Repair/Replacement of 126 W. Main St and pending lease discussion

Director Lambert advised the board that we had received three bids for the roof. The best bid is from Jack See Construction for \$20,800. We do expect some ancillary structural repairs that will need to be made under the roof. Director Lambert recommends that the board choose Jack See Construction and recognize the additional costs that will be incurred.

Utilitech is very anxious to lease the building and would like to exercise their option to lease. The terms are still up in the air. All parties need to sit down and come up with details everyone is comfortable with. Calli Ward tossed out the idea of making the roof space an outdoor deck area that could be used. A couple of the board members said that they just want to move forward with the roof. Director Lambert was not sure what kind of additional work would need to be done for the roof to be used as an outdoor area.

Calli Ward made a motion and was seconded by Courtney Green to approve Director Lambert's recommendation of choosing Jack See Construction and not to exceed \$10,000 for the ancillary charges for any structural repairs.

Commissioner Noey Flores asked if the material that Jack See will be using just goes on top on the existing roof. Director Lambert said that the existing roof will be torn off. The coating attaches to a particular surface. The new coating will be applied to the proper surface.

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

Item 4.4. Clavel Property- First Amendment to the Contract and Resolution

Attorney Shannon Nash gave the update to the board. We are looking to close on this property this Friday, the 11th. The first amendment sets the closing date. The resolution authorizes the closing and authorizing the Chair or Vice Chair to sign any documents. We have finally been able to get a copy of the billboard lease. We had thought that it was a month to month lease but in fact it is a yearly lease. It is due to renew in February but in order to cancel, we need to give them a 60 day notice. Luckily we received the lease in time to do so and Shannon Nash had a notice of non renewal sent to the leasing company. The lease will officially be finished on February 1, 2021.

Calli Ward made a motion and was seconded by Justin Smith to approve and authorize the Chair to sign the first amendment to the contract.

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

Item 4.5. Motion to authorize the Chair to sign Resolution 20-05

Calli Ward made a motion and was seconded by Courtney Green to authorize the Chair to sign Resolution 20-05.

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

Item 4.6. 3117 : Spec Building 11 changed to 10 Design & Engineering Request

Director Lambert let the board know that we already have a user for this spec building. It is Pacer Marine. They approached Bill letting him know that they were possibly being purchased by a larger company. In speaking to that company, they asked Bill about any incentives we had to offer. Bill told them about our lease purchase program and their intention is to double the number of employees at that building. They would need a larger facility to do this. This company and Pacer have worked out an agreement letting Pacer stay in production for this company and then Pacer asked if we could construct the building for them. They have been an excellent employer for our community for about 14 years. This spec building would be 22,500 square feet with the ability to be expanded to 40,000. It does not need an office but will be able to be retrofitted if need be for one. Bill would like to go ahead and move forward with the engineering and to wait on the architectural designs until next month. We have started working with CareerSource on Pacer's training needs. Pacer would like to be in this new building by August or September 2021. We would like to build this building on Pacer's lot. They would deed the lot to us and we would lease purchase it back to them.

Currently they have 100 employees. Director Lambert said that any employees added after the 100 could be used for their new employee count for the lease purchase employee count. We have \$5 Million budgeted but will not use all of that.

Calli Ward made a motion and was seconded by Courtney Green to approve the engineering for spec building 10 for Pacer Marine using Hunter Engineering.

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

5. Project Updates

Item 5.1. Director's Report

Chair Watkins asked the board if they had anything specific regarding the director's report. Director Lambert let them know that Lex Albritton is available anytime in January but the 18th to have a special meeting to review the property management spreadsheet that he created earlier this year. We will have a pretty full agenda for our

regular January board meeting and feels that we should have a separate meeting for this item. Kristi Schierling will pick a few days to send to the board for this meeting.

Director Lambert told the board that they are extremely close to finalizing the solar project. He has a conference call with them this afternoon. The gutting of the hospital has started as well as the construction of the commerce park.

6. Financial Report

Item 6.1. November 2020 EDC/IDA Financials

Justin Smith made a motion and was seconded by Courtney Green to approve the financials.

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

Item 6.2. General Fund Budget Amendments FYE 2021

Charlie Cox reviewed the budget amendments for the General Fund for FYE 2021.

Lee Mikell made a motion and was seconded by Courtney Green to approve the general fund budget amendments for FYE 2021.

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

Item 6.3. Special Revenue Fund Budget Amendments FYE 2021

Charlie Cox reviewed the special revenue fund budget amendments for FYE 2021.

Courtney Green made a motion and was seconded by Lee Mikell to approve the special revenue fund budget amendments for FYE 2021.

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

Item 6.4. Ona Mine Education Fund Budget Amendment FYE 2021

Charlie Cox reviewed the Ona Mine budget amendments for FYE 2021.

Lee Mikell made a motion and was seconded by Justin Smith to approve the Ona Mine budget amendments for FYE 2021.

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

7. Announcements/Other Business/Public Comments

Item 7.1. Motion

Director Lambert wanted to note that Denise Grimsley was absent because she had an out of town meeting. Sandy Meeks, IDA liaison, was also absent due to her starting a new job. Director Lambert said that her new job would not interfere with her liaison position.

Director Lambert also brought up the salaries of Kristi Schierling and Sarah Pelham. They received a percentage increase each year. Kristi's workload has continued to increase and there is a significant disparity between the two salaries. He would like to move Kristi from her current salary of about \$39,000 and move her to step 30 grade 2 which is \$48,413 and have it made retroactive to October 1st. Calli Ward would still like to look at adding another support staff. Justin Smith agreed with Calli's remarks.

Calli Ward made a motion and was seconded by Gene Davis to approve the increase for Kristi Schierling and have it made retroactive to October 1, 2020.

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

8. Adjournment



MINUTES

Hardee County Economic Development Council Hardee County Industrial Development Authority

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

12/14/2020 1:00 PM

BOARD MEMBERS

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

I. Call to Order

Attendee Name	Title	Status	Arrived
Tommy Watkins	Chairman	Present	
Denise Grimsley	Vice-Chairman	Absent	
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: Ken Evers
County Manager: Lawrence McNaul
EDC/IDA Attorney: Shannon Nash

Chairman Watkins called the meeting to order 1:00

II. Agenda Items

Item 2.1. Hardee Dydo Lease Modifications

County Attorney, Ken Evers, stated that we do not have the finalized documents and was not sure when they would be coming. The modifications to the master lease will be amended to bring Mosaic in as a party to the lease and the legal description will be changing by 10 or 11 acres. The sublease will be amended with respect to the legal description plus some others that were requirements of the master lease. Nothing of sustenance will be changing in either of the documents. Ken is ok with Bill Lambert signing the Estoppel Certificate. That is normally an administrative item. It is a representation that Hardee Dydo does have a lease with the IDA and they are in good standing with the lease. Ken spoke to Duke right before the meeting and it is believed to be the legal description that is holding everything up. Duke is going to propose moving forward with an illustration

showing the boundaries of the legal description with the total acreage with a provision that says a legal description is forthcoming.

The primary change in the acreage is a wetland that was inadvertently included and Mosaic decided to take them out. They would not have been used by the solar. There are some fractional change to ingress and egress. The points are moving about 300 feet north of the current point. There is a railroad marking there. Our concern was if we would be incurring any additional liability to improve that crossing. Ken Evers has proposed language that whatever modifications have to occur will occur at Duke's expense. That language has been sent to all parties for review. Bill said we can continue the meeting until we have everything set or the board can authorize the chair to sign the documents.

Chair Watkins is comfortable signing the documents if the board is ok with him doing so based on today's discussion of the changes being made.

Lee Mikell made a motion and was seconded by Courtney Green to allow the Chair to sign the sublease with Hardee Dydo and the master lease with Mosaic and South Ft. Meade Land Management in accordance with today's discussion. Calli Ward abstained due to Mosaic being her employer.

Continue this meeting until Wednesday the 23rd at 8:30am at this same location. In the event that we do not need to meet, we will cancel the meeting.

RESULT:	APPROVED [4 TO 0]
MOVER:	Lee Mikell, Board Member
SECONDER:	Courtney Green, Board Member
AYES:	Watkins, Green, Smith, Mikell
ABSTAIN:	Ward
ABSENT:	Grimsley, Davis

III. Adjournment

SWAINE, HARRIS & WOHL, P.A.

ATTORNEYS AT LAW

BERT J. HARRIS, III
J. MICHAEL SWAINE
ROBERT S. SWAINE
THOMAS J. WOHL
JOCELYN K. SKIPPER
SHANNON L. NASH

425 SOUTH COMMERCE
AVENUE
SEBRING, FL 33870-3702
(863) 385-1549
FAX: (863) 471-0008

401 DAL HALL BLVD.
LAKE PLACID, FL 33852-6561
(863) 465-2811
FAX: (863) 465-6999
www.heartlandlaw.com

shannon@heartlandlaw.com

PLEASE REPLY TO:
LAKE PLACID
SEBRING



January 4, 2021

To: *Via E-mail: bill.lambert@hardeemail.com*
Hardee County Industrial Development Authority
Hardee County Economic Development Council, Inc.
Attn: Bill Lambert, Executive Director
107 E. Main Street, Wauchula, Florida 33873

Re: Extension to Agreement for Representation and Fees

Dear Mr. Lambert:

As you know, it has been nearly one year since Swaine, Harris & Wohl, P.A. began providing legal services to the Hardee County Industrial Development Authority and Hardee County Economic Development Council, Inc. (the "IDA/EDC") pursuant to the enclosed Agreement for Representation and Fees. The Agreement provides that it may be extended, from year to year, by the Chair with the advice and consent of a majority of the IDA/EDC board. Accordingly, enclosed please find our signed Extension to Agreement for Representation and Fees for consideration by the IDA/EDC, extending the term of the Agreement until February 11, 2022.

If the extension is approved by the IDA/EDC, please return one fully signed copy of the same to my office. If you have any questions, please contact me.

Sincerely,



Shannon L. Nash

Enc.

EXTENSION TO AGREEMENT FOR REPRESENTATION AND FEES

This is an Extension to the Agreement for Representation and Fees between the **HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY** and the **HARDEE COUNTY ECONOMIC DEVELOPMENT COUNCIL, INC.**, with an address at 107 E. Main Street, Wauchula, Florida, 33873 (herein collectively referred to as the "IDA/EDC") and **SWAINE, HARRIS & WOHL, P.A.**, Attorneys at Law, 401 Dal Hall Boulevard, Lake Placid, Florida 33852 (herein called "Attorneys").

WHEREAS, the parties entered into an Agreement for Representation and Fees with a term beginning on February 11, 2020 and expiring February 11, 2021 (the "Agreement"); and

WHEREAS, the parties wish to extend the Agreement for a term of one year.

NOW, THEREFORE, IT IS AGREED by the parties as follows:

1. The above recitals are true and correct, and are incorporated herein by reference.
2. The term of the Agreement is hereby extended until February 11, 2022.
3. This Extension may be executed in counterparts, each of which shall constitute and be considered an original for all purposes.
4. All other provisions of the Agreement shall remain unchanged and in full force and effect.

AGREED on this ____ day of _____, 2021.

SWAINE, HARRIS & WOHL, P.A.

By: _____

Bert J. Harris, III

**HARDEE COUNTY INDUSTRIAL
DEVELOPMENT AUTHORITY**

By: _____

Thomas Watkins, Chair

ATTEST:

**HARDEE COUNTY ECONOMIC
DEVELOPMENT COUNCIL, INC.**

By: _____

Thomas Watkins, Chair

ATTEST:

AGREEMENT FOR REPRESENTATION AND FEES

THIS IS AN AGREEMENT between the **HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY** and the **HARDEE COUNTY ECONOMIC DEVELOPMENT COUNCIL, INC.**, with an address at 107 E. Main Street, Wauchula, Florida, 33873 (herein collectively referred to as the "IDA/EDC") and **SWAINE, HARRIS & WOHL, P.A.**, Attorneys at Law, 401 Dal Hall Boulevard, Lake Placid, Florida 33852 (herein called "Attorneys").

WITNESSETH

In consideration of the services agreed to be performed by Attorneys and the fees to be paid by IDA/EDC, the parties agree as follows:

1. IDA/EDC hereby retains Attorneys to perform all necessary legal work for IDA/EDC, except for certain limited legal matters in which IDA/EDC will be represented by an attorney specializing in that area of law.
2. Attorneys hereby accept such employment and agree to render and perform such legal services and furnish all advice relevant to such legal matters for IDA/EDC. The services will be performed by attorneys licensed to practice in the State of Florida, and by paralegals or legal assistants (non-lawyers working under the direct supervision of an attorney) with specialized training or experience in such legal matters.
3. IDA/EDC hereby agrees to pay Attorneys, as compensation for the services to be performed, the professional time spent by attorneys, paralegals and legal assistants at the rate of \$175.00 per hour for attorneys and \$85.00 per hour for paralegals and legal assistants.
4. In addition to fees for services, IDA/EDC shall pay Attorneys all sums in the nature of costs which Attorneys have paid or will be required to pay during their representation of IDA/EDC and shall provide reimbursement for mileage at the then-current Internal Revenue Service Standard Mileage Rates. Expenses may include, but shall not be limited to, court costs, computer research time, deposition costs, long distance telephone calls, reproduction costs, service of process, cost of publication, witness fees, expert witnesses fees, and all other expenses Attorneys consider reasonably necessary for the proper representation of IDA/EDC. These sums shall not be a part of the fees herein agreed to be paid, but shall be in addition thereto.
5. The term of this contract shall begin upon the date last signed by a party below and shall end one year from that date, unless terminated earlier. The IDA/EDC or Attorneys may terminate this agreement by giving reasonable written notice to the other. This agreement may be

extended, from year to year, by the Chair with the advice and consent of a majority of IDA/EDC board.

6. All papers, records, documents, exhibits, or other items delivered to Attorneys by IDA/EDC shall be returned to IDA/EDC at the conclusion of representation in each particular matter, at the request of IDA/EDC. All papers produced by Attorneys and all research and other work done by Attorneys shall remain the property of Attorneys.

7. **AS REQUIRED BY § 119.0701(2)(a), FLORIDA STATUTES: IF ATTORNEYS HAVE QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ATTORNEYS' DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, Knisti Schierling, AT 863-773-3030, EMAIL: info@hardee-mailor.com OR 107 E. MAIN STREET, WAUCHULA, FLORIDA, 33873.**

8. Attorneys shall:

8.1 Keep and maintain public records required by IDA/EDC to perform such legal services.

8.2 Upon request from IDA/EDC's custodian of public records, Attorneys shall provide IDA/EDC with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.

8.3 Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if Attorneys do not transfer the records to IDA/EDC.

8.4 Upon completion of the contract, transfer, at no cost to IDA/EDC, all public records in possession of Attorneys or keep and maintain public records required by IDA/EDC to perform the legal services. If the Attorneys transfer all public records to IDA/EDC upon completion of the contract, Attorneys shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Attorneys keep and maintain public records upon completion of the contract, Attorneys shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to IDA/EDC, upon request from IDA/EDC's custodian of public records, in a format that is compatible with the information technology systems of IDA/EDC.

9. The parties hereby acknowledge that two identical complete agreements are being

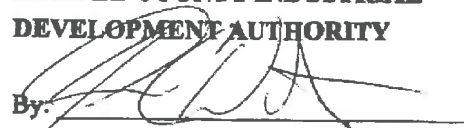
executed, one to be retained in the possession of the IDA/EDC and one in the possession of Attorneys, either of which shall constitute and be considered an original for all purposes.

SWAINE, HARRIS & WOHL, P.A.

By: 
Bert J. Harris, III

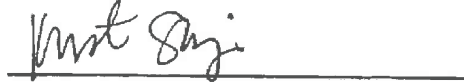
Dated: 7 Feb 2020

**HARDEE COUNTY INDUSTRIAL
DEVELOPMENT AUTHORITY**

By: 

Dated: 2-11-2020

ATTEST:

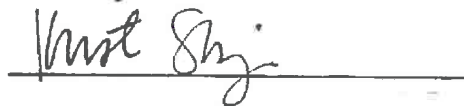


**HARDEE COUNTY ECONOMIC
DEVELOPMENT COUNCIL, INC.**

By: 

Dated: 2-11-2020

ATTEST:



RESOLUTION NO. 2021-06

A RESOLUTION OF THE HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY AUTHORIZING THE PURCHASE OF REAL PROPERTY AND CONFIRMING THE AUTHORITY OF CHAIR AND VICE-CHAIR TO SIGN CLOSING DOCUMENTS.

WHEREAS, Victory Investment Services, LLC, a Florida limited liability company (“Seller”) and Hardee County Industrial Development Authority (“IDA”) entered into a Commercial Land Contract executed November 24, 2020 (the “Contract”) whereby Seller agreed to sell, convey, and assign to IDA, and IDA agreed to buy from Seller, certain Property as that term is specifically defined and described in the Contract pursuant to terms, covenants, and conditions set forth therein;

WHEREAS, the Contract provides for a Closing Date within 60 days after its execution;

WHEREAS, the Seller desires a Closing Date of January 19, 2021;

WHEREAS, the IDA has no objection to Seller’s desired Closing Date; and

WHEREAS, the IDA desires to authorize the purchase of the Property and confirm the authority of its signatory for purposes of the closing.

NOW, THEREFORE, BE IT RESOLVED BY the Board of the Hardee County Industrial Development Authority that:

1. The above recitals are true and correct and are incorporated herein by reference.
2. The closing of the Contract and purchase of the Property will foster the economic development of Hardee County.
3. IDA confirms the execution and delivery of the Contract. The purchase of the Property pursuant to the terms, covenants, and conditions set forth in the Contract is hereby authorized.
4. IDA Chair, Thomas Watkins, or IDA Vice-Chair, Denise Grimsley, are authorized to execute and deliver any and all Transaction Documents (as that term is defined in the Contract) necessary to effectuate the purchase and sale of the Property pursuant to the terms, covenants, and conditions set forth in the Contract, and such other documents as are reasonably required to effectuate the closing of the Contract and purchase of the Property.
5. This resolution shall take effect immediately upon its passage.

APPROVED AND ADOPTED this 12th day of January, 2021 by the Hardee County Industrial Development Authority.

HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

By: _____
Thomas Watkins, Chairman

ATTEST:

By: _____

Cool and Cobb Engineering Company

December 17, 2020

STANDARD CONTRACT

Client: Greg Witt
Halfacre Construction Company
7015 Professional Parkway East
Sarasota, Florida 34240

Project Description: Hardee County IDA
Pacer Marine Spec Building
Wauchula, Florida

Dear Mr. Witt:

Thank you for choosing Cool and Cobb Engineering Company (Cool and Cobb) to submit this Proposal for the design work for the Pacer Marine Spec Building for Hardee County IDA. We have enclosed our Fee Schedule and General Terms and Conditions. We respectfully request that you indicate your approval of the terms and conditions as stated by signing and returning the form to us. You may forward to us by return mail, email, or Fax (863)657-2324. **This form must be signed and returned to us before work is initiated.**

A.) Assumptions:

- 1) Project consists of a site which meets all Planning and Zoning Requirements.
- 2) Owner would like to construct a 22,500-square foot Commercial Building.
- 3) Type of construction includes Pre-Engineered Metal Monolithic Building (By others); Metal Wall Panels with R-19 Insulation in walls; Standing Seam Roof with R-30.
- 4) Owner will provide a 30-Year Title Search if they would like Surveyor to include an Alta Survey.
- 5) Surveyor will be working for Cool and Cobb and will provide us with a DWG copy of the survey. Additional hard signed and sealed copies may be required to issue to governing agencies.
- 6) Project Communications (Emails, Phone Calls, Texts, etc.) included in this Proposal are limited to 2-hours. Additional correspondence will be billed at our hourly rate.
- 7) All utilities are readily available within property boundaries for connection hookup. Utility extensions will not be necessary.

B.) Proposed Services:

1.) Site Plan Design

a. Hardee County Development Review

- i. Provide a detailed Site Plan with proposed elevations, building locations, parking and routing of vehicles, cross sections, grades, etc. for construction and permitting.
- ii. Provide Conceptual Site Plan of site with an allowance of 1 modification from Client.
- iii. Provide Water Lines and Sewer Line locations
- iv. Provide Hardee County Site Plan Permit (Final Development Approval)

b. South Florida Water Management Permit

- i. Provide all calculations, documents, and application for ERP Modification Permit.
- ii. It is understood the site has an existing Permit and the proposed new work will not exceed the allowable impervious area.

c. DEP Permits

- i. Water Main Extension Permit (If needed)

Cool and Cobb Engineering Company
203 W. Main St.
Avon Park, FL 33825
Office: (863) 657-2323
Fax: (863) 657-2324
Email: mason@coolandcobb.com

Cool and Cobb Engineering Company

2.) Building Design:

- a. Fully dimensioned and detailed Floor Plan
- b. (4) Elevation Views
- c. Allow 1 modification of the above Preliminary Plans (See Modification Disclosure in Section D)
- d. Foundation Plan (Steel Locations, Footer Sizes, etc.)
- e. Electrical Layout
- f. Plumbing Layout
- g. Life Safety Plan
- h. Fire Sprinkler Layout (provided by Hatcher Engineering)
- i. Fire Alarm (provided by Hatcher Engineering)
- j. Proposed Pre-Engineered Truss Layout
- k. Proposed structure location on your lot (Survey Required)
- l. Wall Sections and Structural Details
- m. All applicable notes required by local Building Department
- n. (5) Sets of Signed and Sealed Construction Plans
- o. MEP's provided by Electrical Power Designs, Inc. (EDP)
- p. Prompt responses from any reviewing agency that may have additional questions regarding our plans.

C.) This Proposal does not include the following:

- 1.) Permit Fees
- 2.) Copy and Shipping Costs.
- 3.) As-Builts
- 4.) Title Searches
- 5.) Environmental Studies
- 6.) Environmental Mitigation Fees
- 7.) Impact Fees
- 8.) Traffic Studies
- 9.) Variances / Special Exceptions
- 10.) Materials Testing
- 11.) Geotechnical Testing
- 12.) Construction Management
- 13.) F.D.O.T. Permits
- 14.) Security Cameras
- 15.) Sound Systems
- 16.) Secondary Power: Photovoltaic, Generator, UPS, etc.
- 17.) Arc Flash Study
- 18.) Inspections
- 19.) Any other type of building layout or structure that is not the building mentioned above.

D.) Modification Disclosure:

1. **Modifications are not complete re-draws or new designs.**
2. **Completely New Designs after Original Design is drawn will be handled in the following manner: The owner will pay for the hours spent on original drawing. The deposit made at initiation of the original project will go towards these fees. If hours are above and beyond deposit, the remaining due must be paid before the start of the re-draw. A deposit for the new design will be disclosed and will be required to start the re-draw.**

E.) Payment Schedule:

We propose to provide you with all items under section B, "Proposed Services" for a lump sum of \$21,000.00 for Site Design and \$48,000.00 for Building Design. Upon final payment it is the Owner(s)/Contractor's responsibility to review and accept Plans as submitted.

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I.)	Upon Acceptance of Site Plan Proposal	\$7,000.00
II.)	Upon Completion of Conceptual Site Plan	\$7,000.00
III.)	Prior to Hardee County Final Development Submittal	\$7,000.00

I.)	Upon Acceptance of Building Design Proposal	\$16,000.00
II.)	Upon Completion of Building Preliminary	\$16,000.00
III.)	Upon Completion of Final Building Plans	\$16,000.00

F.) Fee Schedule and Additional Expenses: (These rates are valid for up to one year from date of Contract)

Labor Rates		
Item	Services	Hourly Rate
1)	Principal Rate	\$ 175.00
2)	Engineer Rate	\$ 125.00
3)	Engineer Intern	\$ 100.00
4)	Architect Intern	\$ 100.00
5)	Designer	\$ 75.00
6)	Draftsman	\$ 60.00
7)	Administrative	\$ 40.00

Copy Costs			
Item	Page Sizes	Black	Color
1)	8.5" x 11"	\$ 0.25	\$ 2.00
2)	11" x 17"	\$ 2.00	\$ 8.00
3)	24" x 36"	\$ 3.25	\$ 12.00
4)	36" x 48"	\$ 6.00	\$ 16.00
Postage, Shipping, or other Items are at cost plus 10%			

GENERAL TERMS AND CONDITIONS

Client Responsibilities:

- Client agrees to render decisions in a timely manner so as not to delay the orderly and sequential progress of the Design Firm's services and to promptly notify the Design Firm if Client's schedule or budget changes. Client acknowledges that significant changes to the Project construction schedule or budget or to the Project's scope may require changes to the Payment Schedule or Additional Services of the Design Firm.
- In the event the Client instructs the Design Firm to stop working, hold or delay the project, the Design Firm shall be entitled to compensation for work performed up to the date of cessation, hold or delay. Design Firm may require additional fees from Client once instructions to resume are given, to review and re-familiarize ourselves with the Project. Said fees shall be billed according to the "Labor Rates" as outlined in this Contract.

Reimbursable Expenses:

- Time spent in responding to any subpoena or other judicial or governmental request for documents or testimony about the Scope of Services shall be compensated at the hourly rate without regard to any other limitations on compensation.
- Non-personnel costs, including attorney's fees, incurred in responding to any subpoena or other judicial or governmental request for documents or testimony about the Scope of Services, without regard to any other limitation on compensation.
- These reimbursable expense rates shall be considered valid for one year from the beginning of services. Any reimbursable services provided beyond this date shall be subject to renegotiated rates.
- All invoices will be from and all payments shall be made to Cool and Cobb Engineering Company.

Cool and Cobb Engineering Company

5. Retainers shall be paid prior to commencing work. All other invoices shall be paid as described in "Compensation and Payments".

Use and Ownership of Documents:

1. Upon the parties signing this Agreement, Design Firm Grants Client a nonexclusive license to use Design Firm's documents as described in this Agreement, provided Client performs in accordance with the terms of this Agreement. No other license is implied or granted under this Agreement. All instruments of professional service prepared by Design Firm including but not limited to, drawings and specifications, are the property of the Design Firm. Design Firm retains all rights, including copyrights, in its documents. Client or others cannot use Design Firm's documents to complete this Project with others unless Design Firm is found to have materially breached this Agreement. Client therefore acknowledges and agrees that use of all drawings by the Client without payment strictly adhering to the previously mentioned compensation and payment schedule in the Basic Services portion of this contract shall constitute copyright infringement. Upon final payment, Client retains the rights to the plans for the specific project referenced in this agreement.

Miscellaneous Provisions:

1. Irrespective of any other term in this agreement, Design Firm shall not Control or be responsible for construction means, methods, techniques, schedules, sequences, or procedures; or for construction safety or any other related programs; or for other parties' errors or omissions or for another parties' failure to complete their work or services in accordance with Design Firm's documents.
2. **Indemnification**- Client agrees to indemnify, defend and hold Design Firm harmless from and against any and all claims, liabilities, suits, demands, losses, costs and expenses, including, but not limited to, reasonable attorneys' fees and all legal expenses and fees incurred through appeal, and all interest thereon, accruing or resulting to any and all persons, firms or any other legal entities on account of any damages or losses to property or persons, including injuries or death, or economic losses, arising out of the Project and/or this Agreement, except that the Design Firm shall not be entitled to be indemnified to the extent such damages or losses are found by a court or forum of competent jurisdiction to be caused by Design Firm's negligent errors or omissions.
3. An individual employee or agents of the Design Firm may not be held individually or personally liable for negligence, etc. and all liabilities, suits, claims, etc. shall be limited to the agreed upon compensation and payment amounts found herein under basic services for that specific portion of work which the Design Firm was found to be negligent within.
4. Client acknowledges anything not specifically addressed herein or asked for prior to execution of this contract shall be provided at the Design Firm's sole discretion and may be in addition to the amount quoted herein and shall in no way delay payment for work in progress or already produced. Client further acknowledges that this proposal is based on strictly adhering to the afore mentioned compensation amounts and payment schedule and that any attempt to withhold an undisclosed retainage, delay payment as agreed upon herein, etc. may, at the Design Firm's sole discretion and schedule, result in withholding of the necessary inspections and / or paperwork to receive their project close out or certificate of occupancy until the disagreement is resolved to the Design Firm's satisfaction. Any delays, fines, penalties, suits, claims, etc. caused by this shall not be the fault of or held against the Design Firm.
5. **Right of Entry**- Unless otherwise agreed, Client will furnish right-of-entry on the property for Design Firm. Design Firm is allowed uninhibited access to the site for the purposes of obtaining information, photographs, measurements, etc. that may be necessary for the design services described herein. This access extends from start of design services through asbuilt preparation and certification. Design Firm will take reasonable precautions to prevent damage to the property, but the cost of restoration or damage which may result from the planned operations is not included in the contract. Upon completion of certification, Design Firm shall no longer require access to the site.

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6. **Damage to Existing Man-made Objects-** It shall be the responsibility of the Client to disclose the presence and accurate location of all hidden or obscure man-made objects relative to field tests, sampling, or boring locations. Client waives any claim against Design Firm arising from any damage to existing man-made objects. In addition, Client shall defend, indemnify, and hold Design Firm harmless from any third-party claim arising from damage to existing man-made objects.
7. **Warranty and Limitation of Liability-** Cool and Cobb shall perform services for Client in a professional manner, using that degree of care and skill ordinarily exercised by and consistent with the standards of competent consultants practicing in the same or a similar locality as the project. In the event any portion of the services fails to comply with this warranty obligation and Cool and Cobb is promptly notified in writing prior to one year after completion of such portion of the services, Cool and Cobb will re-perform such portion of the services, or if re-performance is impracticable, Cool and Cobb will refund the amount of compensation paid to Cool and Cobb for such portion of the services. This warranty is in lieu of all other warranties. No other warranty, expressed or implied, including warranties of merchantability and fitness for a particular purpose is made or intended by the proposal for consulting services, by furnishing an oral response of the findings made or by any representations made regarding the services included in this agreement. In no event shall Cool and Cobb be liable for any special, indirect, incidental, or consequential loss or delay or time-related damages. The remedies set forth herein are exclusive and the total liability of consultant whether in contract, tort (including negligence whether sole or concurrent), or otherwise arising out of, connected with, or resulting from the services provided pursuant to this Agreement shall not exceed the total fees paid by Client or \$50,000.00, whichever is greater. Client may, upon written request receive within five days of Client's acceptance hereof, increase the limit of Cool and Cobb's liability by agreeing to pay Cool and Cobb an additional sum as agreed in writing prior to the commencement of Cool and Cobb's services.

This charge is not to be construed as being a charge for insurance of any type but is increased consideration for the greater liability involved. PURSUANT TO §558.0035, FLORIDA STATUTES, CONSULTANT'S INDIVIDUAL EMPLOYEES AND/OR AGENTS MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE ARISING OUT OF, CONNECTED WITH, OR RESULTING FROM THEIR SERVICES PROVIDED PURSUANT TO THIS AGREEMENT.

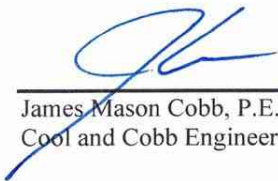
8. Client acknowledges that in the case of any overdue invoices, interest shall accrue monthly at a rate of 1% above the US prime lending rate for that month and every month following that until the invoice is made current. All overdue invoices shall be resolved prior to continuation of design work and any delays, fines, penalties, suits, claims, etc. caused by this shall not be the fault of or held against the Design Firm.
9. Client acknowledges and agrees that any significant changes requested to the Design Firm's scope of work by the owners or their representatives will be billed at the agreed upon rate established herein or an agreed upon additional service price.
10. In recognition of the relative risks, rewards, and benefits of the project to both the Client and the Consultant, the risks have been allocated so that the Client agrees that, to the fullest extent permitted by law, the Consultant's total liability to the Client, for all injuries, claims, losses, expenses, damages or claim expenses arising out of this agreement, from any cause or causes, shall not exceed the total amount of the Consultant's fee. Such causes include but not limited to the Consultant's negligence, error, omissions, strict liability, breach of contract, or breach of warranty.
11. While all work will be accomplished to the highest caliber, the Consultant cannot guarantee the action of government officials and agencies during the project review and approval process.
12. When we are assigned a new project, we will transmit to you a project specific acknowledgement form and a cost estimate. The cost estimate will be based on our understanding of the scope of the project

Cool and Cobb Engineering Company

provided by you or our review of the project plans and specifications and our experience with similar projects. However, the amount of testing and/or monitoring that will ultimately be performed will be determined by the contractor's approach to the project, which will affect the services (e.g., frequency of testing and/or the number of tests) performed during each site visit. For this reason, the cost estimate is provided for preliminary budgeting purposes only. The actual cost of the testing/inspection services will be a function of the quantities of work performed according to the unit rates presented in the attached fee schedule. The client should be aware that the final cost of our services may be different (i.e., lower, or higher) from the above estimate, again for reasons beyond Cool and Cobb Engineering Company's control.

13. **Legal Jurisdiction-** The parties agree that any actions brought to enforce any provision of this Agreement shall only be brought in a court of competent jurisdiction located in the State of Florida. All causes of action, including but not limited to actions for indemnification, arising out of Design Firm's Work shall be deemed to have accrued and the applicable Statutes of Limitation shall commence to run not later than either the date of substantial completion of the Work for acts or failures to act occurring prior to substantial completion, or the date of issuance of Design Firm's final invoice for act or failures to act occurring after substantial completion of the Work. Each of the parties hereto irrevocably waives all right to trial by jury in any legal proceeding arising out of or relating to this agreement.
14. **Force Majeure-** Design Firm shall not be held responsible for any delay or failure in performance caused by fire, flood, explosion, war, strike, embargo, government requirement, civil or military authority, acts of God, act or omission of subcontractors, carrier, clients, or other similar causes beyond its control.
15. **Drafting and Severability-** all Parties have drafted This Agreement hereto and shall not be construed against one Party or in favor of any other Party. If any provision of this Agreement is held invalid, the remainder of this Agreement shall be fully enforceable.
16. Design Firm may terminate this contract at any time and for any reason prior to acceptance of payment. Acceptance of payment shall be defined as the actual deposit of payment. If for any reason the Design Firm terminates this contract, the un-deposited payment(s) shall be returned upon termination.
17. **Retainage Fees are not a part of this Contract and shall not be withheld from payments for services rendered.**
18. **This proposal is good for 30 days from the date on page 1. If not signed by both parties within 30 days of this date, proposal may be considered invalid.**
19. The parties hereto acknowledge and agree to the GENERAL TERMS AND CONDITIONS incorporated into this AGREEMENT.

Thank you for this opportunity to provide you with this Proposal!


James Mason Cobb, P.E.
Cool and Cobb Engineering Company

12/17/20

Date

Greg Witt
Halfacre Construction Company

Date



**HALFACRE CONSTRUCTION COMPANY
TASK ORDER PROPOSAL**

Project: Hardee County IDA - Spec Building for Pacer Marine
 No. 1
 Date: 12/14/2020

Task:

1 Architectural design services for a new 22,500 sf spec building in the Hardee County Commerce Park. The proposed building to be used by Pacer Marine and located on the property to the south of the current Pacer Marine building (PID 20-33-25-0500-00001-0004).

The project shall consist of (1) 22,500 sf (150'x150'), single-story, preengineered metal building, used primarily for storage by Pacer Marine. There is no office space proposed at this time, only limited / code compliant restrooms

Design Services by Avanit Group

Base Fee for architectural/structural/MEP:	\$ 37,200.00
Fire sprinkler design	\$ 3,600.00
Fire alarm design	\$ 1,500.00
Site lighting design / photometrics	\$ 2,000.00

Subtotal	\$ 44,300.00
Overhead	5% \$ 2,215.00
CM Fee	5% \$ 2,215.00
TOTAL	\$ 48,730.00

Clarifications:

Halfacre Construction is proposing to use The Avanti Group for architectural services for this project.

Exclusions:

Civil Engineering fees
 Permit fees

Please sign that you are in agreement with the price and terms of this Task Order.

 Bill Lambert

 Date

Sincerely,
 Halfacre Construction Company

Greg Witt
 Project Manager



November 23, 2020

Greg Witt
Halfacre Construction Company
7015 Professional Pkwy E
Sarasota, FL 34240

Re: Design Proposal for Pacer Marine in Wauchula, FL

Dear Greg,

Thank you for the opportunity of providing you with this proposal for building design. We have outlined our proposal below for your review.

I. PROJECT DESCRIPTION

The project consists of a 22,500 +/- SF proposed single story storage building. The structure shall be pre-engineered metal building. Interior build out is limited to code required restrooms. No office build out at this time.

All references to General Contractor in this agreement shall mean Halfacre Construction Company
All references to the Consultant or Engineer shall mean The Avanti Group, Inc.

II. DISCIPLINES INVOLVED

A. Building Design	Limited Services
B. Civil Engineering	By Others
C. Structural Engineering	Limited Services
D. Mechanical/Plumbing Engineering	Limited Services
E. Electrical Engineering	Limited Services
F. Landscape Design	By Others
G. Space Planning	Limited Services
H. Fire Protection	By Others (coordination by Avanti if required)

III. BASIC SERVICES

This Agreement is for the development of construction documents for building(s) as outlined above.

Architectural engineering documents shall be limited to floor & ceiling plans, roof plan, building elevations, building wall sections, minor details, interior and exterior door and window schedules. Engineer shall coordinate finish specifications with General Contractor.

Structural engineering documents shall include foundation plan, structural notes, miscellaneous details, and schedules. The structural design is based on the building being placed on monolithic or spread foundations (a geotechnical report shall be supplied to Engineer).

The design of retaining walls and other "structural elements" located outside the building perimeter and/or other civil/site related structures are NOT included.

Professional time to review shop drawings for the structural components has been included.

Mechanical/Plumbing engineering documents are included in this proposal with the following scope: Sewer and domestic water risers and connections from 5' outside building are included in the design. Minimal hose bibs are included. Code required ventilation and energy calculations are included. HVAC design is proposed for entire building. Two design meetings have been included (by phone/Zoom). No site visits have been included. If additional site visits or meetings on site are desired they shall be billed at \$500.00 per trip, per discipline.

Electrical engineering documents are included in this proposal with the following scope: Site lighting is NOT included (see below alternate). Service design, power, lighting and energy code compliant controls have been included. Design of a UPS, generator, and ATS are NOT included. Two design meetings have been included (by phone/Zoom). No site visits have been included. If additional site visits or meetings on site are desired they shall be billed at \$500.00 per trip, per discipline.

- A. The Consultant will attend (at no additional cost) four preconstruction meetings during design to be held at Avanti office or via Zoom. No site visits during construction have been included. Additional site visits/meetings shall be billed at \$500.00 per trip.
- B. The consultant will provide three sets (or digital) of signed and sealed construction drawings for permit review by Building Department. The documents shall include building design plans, mechanical, plumbing, electrical, and structural drawings. The consultant specifically excludes the design and contract documents for the civil, landscaping, fire alarm and fire protection.
- C. The Client shall be furnished up to two sets of progress documents as requested during the design development phase.
- D. A "Design/build" type of specification shall be provided as part of this agreement and placed directly on plans (not book specification).
- E. Postage, express package delivery, shall be included to a cost not to exceed \$150.00.

IV. ADDITIONAL SERVICES AVAILABLE

- A. Space design other than basic layout services.
- B. Revisions outside the scope of the outline specifications and schematic drawings.
- C. Fire protection engineering, design, and layout.
- D. As-Built documents.
- E. Value Engineering services.
- F. Civil Engineering services.
- G. Digital Renderings (site and/or building, floor plans, etc., see below for Alternates)

V. FEE SCHEDULE - BASIC SERVICES

At your request we have provided a level sum for the building design and structural engineering.

Our fee for the above-described engineering is \$37,200.00.

A retainer of \$9,300.00 will be required at time of signing of proposal.

Alternate for fire protection design shall be \$3,600.

Alternate for fire alarm design shall be \$1,500.

Alternate for site lighting design with photometrics shall be \$2,000.

Our fees do not include any fees charged by governmental agencies or utility companies. This quotation for our services is valid for sixty (60) days from the date of this proposal.

Invoices shall be submitted monthly and are due upon receipt. Invoices shall be considered past due if not paid within thirty (30) days of the invoice date. If the Client should fail to pay any invoice within thirty (30) days of the due date, the Consultant reserves the right to discontinue work on the project. Please find below sample of billing milestones:

Upon Execution of Contract	\$9,300.00 (25% +/-) Retainer
50% progress set	Up to 50% of total contract
90% progress set	Up to 75% of total contract
Permit Submittal	Up to 90% of total contract
Permit Satisfaction*	100% of total contract

*Note this implies once all permit comments have been addressed, NOT when permit is obtained by contractor.

If payment is not received within sixty (60) days of the invoice date, the Client shall pay as interest an additional charge of one-and-one-half (1.5%) percent (or the maximum allowable by law, which ever is lower) of the PAST DUE amount per month. Payment shall first be applied to interest accrued and the remainder to principal.

In the event legal action is necessary to enforce the payment provisions of this Agreement, the Consultant shall be entitled to recover reasonable attorney's fees, court costs and expenses in connection therewith and for the Consultant's time and expenses spent in connection with such collection action computed at the Consultant's prevailing fee schedule and expense policies.

VI. ACCEPTANCE

We appreciate the opportunity to offer this proposal and hope we can be of assistance to you in the near future.

The undersigned understands the services to be performed by The Avanti Group, Inc., the below described General Terms and Conditions and accepts the proposal.

CONSULTANT

CLIENT

The Avanti Group, Inc.
David M. Schonacher Jr., P.E.

Halfacre Construction Company
Greg Witt

Date: _____

Date: _____

VII. GENERAL TERMS AND CONDITIONS

FEE SCHEDULE – ADDITIONAL SERVICES

Rates as outlined below shall apply to all work performed outside the scope of services without a separate written agreement:

Principal	\$160.00/hour
Project Manager	\$135.00/hour
Engineer	\$120.00/hour
Engineering Designer	\$95.00/Hour
Administrative	\$45.00/hour

REIMBURSABLE ITEMS

- A. Travel expenses- actual cost with a 1.2 multiplier.
- B. Reproductions- actual cost with a 1.2 multiplier.
- C. Postage, deliveries- actual cost with a 1.2 multiplier.

TERMINATION OF AGREEMENT

This agreement is subject to termination by the CLIENT upon seven (7) days written notice. In the event of any termination, the CONSULTANT will be paid for all services rendered to the date of termination. Upon written request by the CLIENT, the CONSULTANT will supply one copy of all documents related to the PROJECT.

HIDDEN CONDITIONS

A condition is hidden if concealed by existing finishes or is not capable of investigation by reasonable visual observation. If the Consultant has reason to believe that such a condition may exist, the Client shall authorize and pay for all costs associated with the investigation of such a condition and, if necessary, all costs necessary to conduct said investigation. If (1) the Client fails to authorize such investigation or correction after due notification or (2) the Consultant has no reason to believe that such a condition exists, the Client is responsible for all risks associated with this condition, and the Consultant shall not be responsible for the existing condition or any resulting damages to persons or property.

PHYSICAL CONSTRUCTION OF PROJECT

When services are provided during construction under this proposal, it is understood that the Consultant shall not be in charge of or be responsible for the Contractor's methods of construction, construction forces or equipment, construction progress, Contractor's safety procedures or information as to the status of the Contractor's payment of his bills for labor and/or materials used on the Project.

LIMITATIONS OF LIABILITY

In recognition of the relative risks, rewards and benefits of the project to both the Client and Consultant, the risks have been allocated so that the Client agrees that, to the fullest extent permitted by law, the Consultant's total liability to the Client, for any and all injuries, claims, losses, expenses, or damages arising out of this agreement, from any cause or causes shall not exceed the amount of the Consultant's fee. Such causes include, but are not limited to claims of negligence, errors, omissions, strict liability, breach of contract or breach of warranty.

OWNERSHIP OF DOCUMENTS

All internal reports, plans, specifications, computer files, field data, notes and other documents prepared by the Consultant shall remain the property of the Consultant and may not be used by any others without the written consent of the Consultant, including the copyright thereto.

January 2021 Director's report

(New comments are in italics)

Progress continued in December despite the pleasant disruption caused by the Holidays. Vaccines have been rolled out and the outlook to remove the cloud of depression caused by COVID 19 became brighter. The Presidential election remains cluttered with allegations of impropriety, but much will be resolved in the coming days leading up to the inauguration. There will be winners and losers on the economic development front.

Economic activity was sluggish through the Obama tenure, but I can't blame him directly. Our Region was slow to emerge from the "great recession of 2009."

The mindset of the EDC and IDA was extremely aggressive through those years to make something happen or to create something to increase economic activity locally.

Currently, we are executing on numerous projects that will better position Hardee County, today and in the future!

- **Solar project:** The solar project is essentially completed! I spoke with a Duke Power representative last week and the only remaining hurdle for them is "site plan" approval by Hardee County. They expect to begin construction as early as the end of the first quarter of 2021. At the time of approval, they will formally execute the lease with the IDA. John Ellis, of Dydo Solar is planning to discuss the project with the IDA board in January.
- **Hardee Fresh and Old hospital facility:** The hospital "interior gutting" has begun. The company, Cross Environmental, under the supervision of Halfacre Construction will remove all non-load bearing interior walls, abate all aspects of asbestos in the facility, and then return possession back to the IDA.

Sarah and I spoke with Halton Peters of Hardee Fresh on January 4th and he is anxious to negotiate acquisition of the facility. We have scheduled him to appear at the February IDA meeting.

- **Commerce Park** The construction has commenced with a couple of surveying issues related to ingress/egress at Old Bradenton Road and utility relocation alterations. Otherwise, there have been no significant problems at this point.

I met with engineers, project manager and contractor regarding the ingress/egress issue in mid-December and we have several solutions. I am to meet with Randy Lanier regarding "maintained right of way" soon.

- **Olives, Pongamia, Pomegranates, hops and hemp:** The University has been notified of the interim funding and has remained continuously working on the project without interruption. Sarah Pelham and Shannon Nash are assimilating additional information related to a contract for presentation to the IDA board in the next several months for full funding consideration.

The first Hemp harvest, related to non-CBD hemp, is to occur this first week of December. The first THC test was basically negative with 1/10 of the allowable THC in the samples. There was no cold damage to hemp or Pongamia recently. A second hemp harvest is scheduled for the second week this month.

A second group of hemp interests with local connections is forming a grower's co-op and will be visiting later in January. This group will be growing and processing "extractable" cultivars of hemp. They are interested in a processing facility. They will present to the IDA board in the next couple of months.

- **R. Riveter:** The company has vacated the old hospital as a temporary storage facility for surplus equipment and inventory and relocated to the Victory Investment property.

Additionally, the CRA is master planning a common parking area utilizing surplus land around the subject property and the City Hall complex. Formal discussion related to the parking area construction costs have not occurred, but we expect to address the joint parking resolution upon execution of acquisition.

A grant has been submitted by the CRA/IDA in the amount of \$409,697 for 50% anticipated costs for the parking lot funding!

We are planning on consummating the acquisition of the Victory Investment property on Main Street, subject to clarification of some survey issues along the Main Street frontage.

- **Gili Gear:** Derek Redd traveled to visit in mid-November. He was placed in contact with two monogramming companies, informed of silk screen options and, also visited with R. Riveter...
- **Toll Roads (M-CORES):** The IDA needs to decide if we should continue the services of the lobbyist firm at the January meeting. The legislature begins interim committee meetings January 11. No additional information...
- **Hogan Street:** The real estate purchase transaction was consummated as planned in December. The billboard company has been notified to proffer a better offer for the lease (acceptable to the IDA board) or to remove the structure.

- **Carlton Street:** A pre-construction meeting was held at the site with all parties including DOT in late December. A final pre-construction meeting was held on Tuesday, Jan 5, 2021. Construction is to begin immediately. We still have to reconcile with the City/County/Housing Authority a preference for leaving ingress/egress at The Palms as is or modifying to connect to Carlton. We will be discussing this with the Authority on January 12 at 6 pm.
- **H and P Trailer:** We are continuing discussions regarding a manufacturing facility.
- **Pacer Marine:** This company is planning a significant expansion. We are investigating the feasibility of a build to suit/lease/purchase including a new employee training program funded partially by Career Source and partially by the IDA. As of Thursday, a meeting with business owner, we will be asking the IDA to approve architectural/engineering design for a 22,500 square foot metal building adjacent to the existing Pacer Marine property at the commerce park. The company will expand employment from their current level of 100 to approx. 150 jobs! Additionally, we are working with Career Source on training \$!

The site for the building location has been determined and the engineers are generating site development plans. Architectural proposals (removed from the December meeting) will be presented to the IDA board at the January meeting.

- **Innovar Structures, LLC:** The company has outgrown the footprint of the Winn-Dixie building. I have shown the owners property in the commerce park and had preliminary discussions related to lease purchase options. Their anticipated space need could be as much as 250,000 square feet. This will take some time to deliberate before any consideration is proposed to the IDA board. No change in the above status other than the company is adding 10,000 square feet of covered space for "cutting and welding."

More recent discussions have decreased the initial size of the building to 75,000 square feet. The company currently has 50 employees and numerous openings. They also would like to partner with the local interests to develop workforce housing.

The company plans to make a presentation to the IDA board in February.

- **Ag plastics recycling:** No further progress...
- **126 West Main (Utilitech):** The roof contract with Jack See has been executed and replacement should begin very soon. Recommendation related to the interior gutting and retrofit will be on the January agenda.

- **Cesaroni Technologies:** We recently toured the facility with the incoming Sheriff Crawford and “undersheriff”, County Commissioner Russ Melendy and IDA Chairman Watkins.
- **“Contractor” Albritton:** A Workshop is scheduled for January 26 at 8:30am at the BOCC.
- **Tech River:** The IDA in special session on January 4th leased the property to the County as a site for administration of COVID-19 vaccines. The County manager does expect lease reimbursement, but it has not been finalized!
- **Old Ben Franklin property:** No recent activity...
- **New company (Hippo Multipower):** We have a new inquiry from a company that makes “land drones” for the military. This company is interested in relocating to Hardee County.

We have shown them the commerce park and other sites. We should know something soon!

- **New company...Studpac, MUSA:** We are still awaiting a finalized business plan.
- **National Development of America:** The Town of Zolfo Springs is working with this company and the Central Florida Regional Planning Council for the development and construction of 20-25 single family homes in the Town! No additional information at this time.
- **Hidden Creek:** Construction has commenced on five new homes in this subdivision on Louisiana Street. Currently 4 homes have been completed thru roof dry-in!
- **Utilities consolidation:** The next step in this process will be to seek funding from the Hardee County Economic Development Authority for an “asset assessment and feasibility study” of all water and sewer facilities in the County and municipalities.

As per IDA board authorization, we have prepared an application for submittal to the Economic Development Authority for funding to begin selection of an entity to perform the analysis.

- **“Heiser/York Hay...Hay Exchange”:** This company is currently negotiating a lease to relocate into Hardee County (Bowling Green or the State Farmer’s Market in Wauchula) from Sarasota County!

I have no additional information at this time!

Our next meeting will be on January 12, 2021 at 8:30 am at the BOCC chambers!

Thank you for your service!

Bill

Hardee County Economic Development
Balance Sheet
As of December 31, 2020

	<u>Dec 31, 20</u>
ASSETS	
Current Assets	
Checking/Savings	
Wauchula State Bank	23,306.17
Total Checking/Savings	<u>23,306.17</u>
Total Current Assets	23,306.17
Fixed Assets	
Accum. Depreciation	-7,205.05
Office Equipment	11,280.66
Total Fixed Assets	<u>4,075.61</u>
TOTAL ASSETS	<u>27,381.78</u>
LIABILITIES & EQUITY	
Equity	
3010 - Unrestrict (retained earnings)	12,580.02
Net Income	14,801.76
Total Equity	<u>27,381.78</u>
TOTAL LIABILITIES & EQUITY	<u>27,381.78</u>

Hardee County Economic Development

Profit & Loss

December 2020

	<u>Dec 20</u>
Ordinary Income/Expense	
Income	
Rent	1,000.00
Total Income	1,000.00
Expense	
023-0 · Life/Health Insurance	4,556.71
025-0 · Payroll Expenses	20,807.78
031-0 · Professional Services	468.18
043-0 · Utilities	647.51
044-0 · Rentals/Leases	2,297.32
045-0 · Insurance	867.70
046-0 · Repairs & Maintenance	0.00
048-0 · Promotional	286.39
051-0 · Office Supplies	152.96
052-0 · Operating Supplies	210.63
054-0 · Books, Dues, & Subscriptions	228.58
Total Expense	30,523.76
Net Ordinary Income	-29,523.76
Net Income	<u><u>-29,523.76</u></u>

Hardee County Industrial Development Authority

Balance Sheet

01/07/21

As of December 31, 2020

Accrual Basis

	<u>Dec 31, 20</u>
ASSETS	
Current Assets	
Checking/Savings	
101009 · WSB Sales (GF)	2,002,755.23
101013 · WSB Mosaic CD	6,085,410.52
101014 · WSB Mosaic Checking	6,932,919.88
Total Checking/Savings	<u>15,021,085.63</u>
Accounts Receivable	
115001 · Accounts Receivable Rental Inc	6,819.73
Total Accounts Receivable	<u>6,819.73</u>
Other Current Assets	
12000 · Undeposited Funds	-933.23
133012 · Fla Hospital Prop for resale	1,174,347.59
133016 · R. Riverter LOC	249,249.11
133017 · Clavell/US Hwy 17 Deposit - SR	500.00
Total Other Current Assets	<u>1,423,163.47</u>
Total Current Assets	<u>16,451,068.83</u>
Fixed Assets	
Land Available for Sale	
161908 · Original Purchase Hwy 62 Propert	887,943.00
161909 · Original Purchase Park Improvem	16,911.87
161910 · Terrell Property	1,141,500.00
161911 · Original Purchase less propsold	-852,300.81
161912 · Contribution of Lot 13B/improv	90,621.74
161913 · Fair value writedown - FYE 2016	-526,600.00
161914 · Fair Value writedown - FYE 2017	-225,000.00
Total Land Available for Sale	<u>533,075.80</u>
Total Fixed Assets	<u>533,075.80</u>
Other Assets	
Due From Other Funds	
140001 · Due from GF	87,676.68
240000 · Due to SR	-87,676.68
Total Due From Other Funds	<u>0.00</u>
Total Other Assets	<u>0.00</u>
TOTAL ASSETS	<u><u>16,984,144.63</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
220004 · Sales Tax Payable	6,291.81
220008 · Lease Deposit- Hemp	500.00
Total Other Current Liabilities	<u>6,791.81</u>
Total Current Liabilities	<u>6,791.81</u>
Total Liabilities	<u>6,791.81</u>
Equity	
Fund Balance	
3000 · Nonspendable	547,979.83
3001 · Restrcted for Economic Dev Proj	10,825,600.71
3003 · Unassigned	3,145,702.72
Total Fund Balance	<u>14,519,283.26</u>
32000 · Unrestricted Net Assets	<u>3,425,439.55</u>

Hardee County Industrial Development Authority

Balance Sheet

As of December 31, 2020

	<u>Dec 31, 20</u>
Net Income	<u>-967,369.99</u>
Total Equity	<u>16,977,352.82</u>
TOTAL LIABILITIES & EQUITY	<u><u>16,984,144.63</u></u>

Hardee County Industrial Development Authority

Profit & Loss

01/07/21

December 2020

Accrual Basis

	<u>Dec 20</u>
Ordinary Income/Expense	
Income	
361100 · Interest Income gen fd	122.21
361101 · Interest income Mosaic accts	2,423.45
362001 · Rental Income	40,637.40
	<hr/>
Total Income	43,183.06
Expense	
5193100 · Professional Fees Legal	11,373.71
519321 · Meeting Security	360.00
519322 · Travel	319.70
5194301 · Utilities	6,053.70
519450 · Insurance Expense	33,600.00
519460 · Repairs and Maintenance GF	5,875.00
519480 · Advertising	62.38
519840 · Grant expenses	625.00
6000 · Capital Outlay	357,527.79
6001 · Transfer to EDC	2,280.00
	<hr/>
Total Expense	418,077.28
Net Ordinary Income	<hr/> -374,894.22
Net Income	<hr/> <u>-374,894.22</u>

11:00 AM

01/07/21

Accrual Basis

Hardee County Industrial Development Authority
Profit & Loss by Class
December 2020

	Spec Building 9 EDA Grant (General Fund)	Phase 2 Expansion- EDA Grant (General Fund)	Administrative (General Fund)
Ordinary Income/Expense			
Income			
361100 · Interest Income gen fd	0.00	0.00	0.00
361101 · Interest income Mosaic accts	0.00	0.00	0.00
362001 · Rental Income	0.00	0.00	0.00
Total Income	0.00	0.00	0.00
Expense			
5193100 · Professional Fees Legal	0.00	0.00	11,373.71
519321 · Meeting Security	0.00	0.00	0.00
519322 · Travel	0.00	0.00	0.00
5194301 · Utilities	0.00	0.00	0.00
519450 · Insurance Expense	0.00	0.00	0.00
519460 · Repairs and Maintenance GF	0.00	0.00	0.00
519480 · Advertising	0.00	0.00	0.00
519840 · Grant expenses	0.00	0.00	0.00
6000 · Capital Outlay	7,500.00	247,712.67	0.00
6001 · Transfer to EDC	0.00	0.00	0.00
Total Expense	7,500.00	247,712.67	11,373.71
Net Ordinary Income	-7,500.00	-247,712.67	-11,373.71
Net Income	-7,500.00	-247,712.67	-11,373.71

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Hardee County Industrial Development Authority

Profit & Loss by Class

December 2020

01/07/21

Accrual Basis

	Property Management (General Fund)	Incubator Overhead (General Fund)	Fla Hospital Overhead (General Fund)
Ordinary Income/Expense			
Income			
361100 · Interest Income gen fd	0.00	0.00	0.00
361101 · Interest income Mosaic accts	0.00	0.00	0.00
362001 · Rental Income	2,236.99	5,536.20	0.00
Total Income	2,236.99	5,536.20	0.00
Expense			
5193100 · Professional Fees Legal	0.00	0.00	0.00
519321 · Meeting Security	0.00	0.00	0.00
519322 · Travel	0.00	0.00	0.00
5194301 · Utilities	376.14	2,507.24	2,683.05
519450 · Insurance Expense	0.00	9,830.30	0.00
519460 · Repairs and Maintenance GF	0.00	2,675.00	0.00
519480 · Advertising	0.00	0.00	0.00
519840 · Grant expenses	0.00	0.00	0.00
6000 · Capital Outlay	0.00	0.00	0.00
6001 · Transfer to EDC	0.00	0.00	0.00
Total Expense	376.14	15,012.54	2,683.05
Net Ordinary Income	1,860.85	-9,476.34	-2,683.05
Net Income	1,860.85	-9,476.34	-2,683.05

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Hardee County Industrial Development Authority

Profit & Loss by Class

December 2020

01/07/21

Accrual Basis

	Spec Buildings1 & 3(2275&2239) (General Fund)	Spec Building 4 (TechRiver) (General Fund)	Spec Building 5 (2280) (General Fund)
Ordinary Income/Expense			
Income			
361100 · Interest Income gen fd	0.00	0.00	0.00
361101 · Interest income Mosaic accts	0.00	0.00	0.00
362001 · Rental Income	10,872.46	0.00	13,241.75
Total Income	10,872.46	0.00	13,241.75
Expense			
5193100 · Professional Fees Legal	0.00	0.00	0.00
519321 · Meeting Security	0.00	0.00	0.00
519322 · Travel	0.00	0.00	0.00
5194301 · Utilities	0.00	436.27	0.00
519450 · Insurance Expense	23,769.70	0.00	0.00
519460 · Repairs and Maintenance GF	0.00	0.00	0.00
519480 · Advertising	0.00	0.00	0.00
519840 · Grant expenses	0.00	0.00	0.00
6000 · Capital Outlay	0.00	0.00	0.00
6001 · Transfer to EDC	0.00	0.00	0.00
Total Expense	23,769.70	436.27	0.00
Net Ordinary Income	-12,897.24	-436.27	13,241.75
Net Income	-12,897.24	-436.27	13,241.75

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Hardee County Industrial Development Authority
Profit & Loss by Class
December 2020

01/07/21

Accrual Basis

	Winn Dixie Property - GF (General Fund)	General Fund - Other (General Fund)	Total General Fund
Ordinary Income/Expense			
Income			
361100 · Interest Income gen fd	0.00	122.21	122.21
361101 · Interest income Mosaic accts	0.00	0.00	0.00
362001 · Rental Income	8,750.00	0.00	40,637.40
Total Income	8,750.00	122.21	40,759.61
Expense			
5193100 · Professional Fees Legal	0.00	0.00	11,373.71
519321 · Meeting Security	0.00	360.00	360.00
519322 · Travel	0.00	319.70	319.70
5194301 · Utilities	0.00	0.00	6,002.70
519450 · Insurance Expense	0.00	0.00	33,600.00
519460 · Repairs and Maintenance GF	3,200.00	0.00	5,875.00
519480 · Advertising	0.00	62.38	62.38
519840 · Grant expenses	0.00	0.00	0.00
6000 · Capital Outlay	0.00	0.00	255,212.67
6001 · Transfer to EDC	2,280.00	0.00	2,280.00
Total Expense	5,480.00	742.08	315,086.16
Net Ordinary Income	3,270.00	-619.87	-274,326.55
Net Income	3,270.00	-619.87	-274,326.55

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Hardee County Industrial Development Authority

Profit & Loss by Class

December 2020

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Accrual Basis

	Hospital Retrofit (Special Revenue)	126 W Main Utilitech (Special Revenue)	Carlton St. Extension (Special Revenue)
Ordinary Income/Expense			
Income			
361100 · Interest Income gen fd	0.00	0.00	0.00
361101 · Interest income Mosaic accts	0.00	0.00	0.00
362001 · Rental Income	0.00	0.00	0.00
Total Income	0.00	0.00	0.00
Expense			
5193100 · Professional Fees Legal	0.00	0.00	0.00
519321 · Meeting Security	0.00	0.00	0.00
519322 · Travel	0.00	0.00	0.00
5194301 · Utilities	0.00	0.00	0.00
519450 · Insurance Expense	0.00	0.00	0.00
519460 · Repairs and Maintenance GF	0.00	0.00	0.00
519480 · Advertising	0.00	0.00	0.00
519840 · Grant expenses	0.00	0.00	0.00
6000 · Capital Outlay	5,310.81	2,200.00	10,425.00
6001 · Transfer to EDC	0.00	0.00	0.00
Total Expense	5,310.81	2,200.00	10,425.00
Net Ordinary Income	-5,310.81	-2,200.00	-10,425.00
Net Income	-5,310.81	-2,200.00	-10,425.00

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Accrual Basis

Hardee County Industrial Development Authority
Profit & Loss by Class
December 2020

	Ag Test Plot (Special Revenue)	Hogan Street (Special Revenue)	IDA Marketing Program (Special Revenue)
Ordinary Income/Expense			
Income			
361100 · Interest Income gen fd	0.00	0.00	0.00
361101 · Interest income Mosaic accts	0.00	0.00	0.00
362001 · Rental Income	0.00	0.00	0.00
Total Income	0.00	0.00	0.00
Expense			
5193100 · Professional Fees Legal	0.00	0.00	0.00
519321 · Meeting Security	0.00	0.00	0.00
519322 · Travel	0.00	0.00	0.00
5194301 · Utilities	51.00	0.00	0.00
519450 · Insurance Expense	0.00	0.00	0.00
519460 · Repairs and Maintenance GF	0.00	0.00	0.00
519480 · Advertising	0.00	0.00	0.00
519840 · Grant expenses	225.00	0.00	400.00
6000 · Capital Outlay	0.00	84,379.31	0.00
6001 · Transfer to EDC	0.00	0.00	0.00
Total Expense	276.00	84,379.31	400.00
Net Ordinary Income	-276.00	-84,379.31	-400.00
Net Income	-276.00	-84,379.31	-400.00

11:00 AM

Hardee County Industrial Development Authority

Profit & Loss by Class

December 2020

01/07/21

Accrual Basis

	Special Revenue - Other (Special Revenue)	Total Special Revenue	TOTAL
Ordinary Income/Expense			
Income			
361100 · Interest Income gen fd	0.00	0.00	122.21
361101 · Interest income Mosaic accts	2,423.45	2,423.45	2,423.45
362001 · Rental Income	0.00	0.00	40,637.40
Total Income	2,423.45	2,423.45	43,183.06
Expense			
5193100 · Professional Fees Legal	0.00	0.00	11,373.71
519321 · Meeting Security	0.00	0.00	360.00
519322 · Travel	0.00	0.00	319.70
5194301 · Utilities	0.00	51.00	6,053.70
519450 · Insurance Expense	0.00	0.00	33,600.00
519460 · Repairs and Maintenance GF	0.00	0.00	5,875.00
519480 · Advertising	0.00	0.00	62.38
519840 · Grant expenses	0.00	625.00	625.00
6000 · Capital Outlay	0.00	102,315.12	357,527.79
6001 · Transfer to EDC	0.00	0.00	2,280.00
Total Expense	0.00	102,991.12	418,077.28
Net Ordinary Income	2,423.45	-100,567.67	-374,894.22
Net Income	2,423.45	-100,567.67	-374,894.22

Hardee County Industrial Development Authority

Balance Sheet

As of December 31, 2020

	<u>Dec 31, 20</u>
ASSETS	
Current Assets	
Checking/Savings	
Ona Mine- Mosaic	2,814,906.86
Total Checking/Savings	<u>2,814,906.86</u>
Total Current Assets	<u>2,814,906.86</u>
TOTAL ASSETS	<u>2,814,906.86</u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	2,851,323.74
Net Income	<u>-36,416.88</u>
Total Equity	<u>2,814,906.86</u>
TOTAL LIABILITIES & EQUITY	<u>2,814,906.86</u>

Hardee County Industrial Development Authority

Profit & Loss

December 2020

	<u>Dec 20</u>
Ordinary Income/Expense	
Income	
Interest Income	<u>71.52</u>
Total Income	<u>71.52</u>
Net Ordinary Income	<u>71.52</u>
Net Income	<u><u>71.52</u></u>