

MINUTES

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

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	Excused	
Justin Smith	Board Member	Present	
Lee Mikell	Board Member	Absent	
Laura Barker	Deputy Clerk	Present	
Kristi Schierling	Economic Development Office Manager	Present	
Sarah W Pelham	Economic Development Corrdinator	Present	
Shannon Nash	IDA Attorney	Present	
Bill Lambert	Economic Development Director	Present	

Visiting: John Ellis, Bruce Stayer, and Charlie Cox
County Commissioners: Noey Flores and Sandy Meeks
Press: Michael Kelly

2. Approval of Agenda

Item 2.1. Motion to approve as presented

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

3. Approval of Minutes

Item 3.1. December 2020 EDC/IDA Minutes- Dec. 8 and Dec. 14, 2020

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

Item 3.2. Motion

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

4. Agenda Items

Item 4.1. Ballard Partners Discussion

We entered into a contract with Ballard Partners to consult and lobby for us for the southwest corridor toll road. The contract end date has passed. Director Lambert would like to reengage them thru this legislative session at the same terms as the previous contract. Their monthly amount is \$3500 per month.

Justin Smith made a motion and was seconded by Calli Ward to reengage Ballard Partners through June 2021 with the same contract terms.

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

Item 4.2. Swaine, Harris & Wohl, P.A. Agreement

The one year agreement with Swaine, Harris and Wohl is up for renewal. Our agreement states that we can renew up to four additional one year periods. Director Lambert recommends approval.

Denise Grimsley made a motion and was seconded by Courtney Green to renew the agreement for an additional year. Calli Ward abstained. Her sister is employed by the law firm.

RESULT:	APPROVED [4 TO 0]
MOVER:	Denise Grimsley, Vice-Chairman
SECONDER:	Justin Smith, Board Member
AYES:	Watkins, Grimsley, Green, Smith
ABSTAIN:	Ward
ABSENT:	Mikell
EXCUSED:	Davis

Item 4.3. Bids to Demolish Interior of 126 W. Main

We are moving forward on the building retrofit. The roofing contract has been signed and work will begin shortly. Bids have been received. Our intention is to gut the entire interior of the building and start over. We should be within the amount already budgeted for this project.

Item 4.4. Hardee Dydo Update- John Ellis

Director Lambert introduced John Ellis. John has worked with Hardee County for 20- 25 years. He is responsible for the Vandolah plant being built where it is. We have worked for numerous years on a LNG facility in NW Hardee County. Eventually we came back with Hardee Dydo project.

John Ellis thanked everyone for the opportunity to speak. Hardee Dydo started about 3 years ago. There are about 800 acres. Hardee Dydo has signed an asset purchase sale with Duke Power. Duke plans on putting in a 74.9 megawatt solar project. This project is located on reclaimed land.

Duke expects to begin their lease payments sometime in this first quarter. This will be a very decent income stream for the IDA for the next 30 years with a 20 year renewal period. It starts out at about \$400,000 a year with a 2% increase each year. The gross revenue is around 16 million. The IDA obligation is the payment of the property taxes.

John Ellis believes construction should begin late 2nd quarter or early 3rd quarter. They should become commercial by January 2022.

Item 4.5. Resolution 2021-06- Authorize Real Estate Closing of Victory Investment Services and Update

We are very close on closing on the building. There were some survey discrepancies but they should not impede the closing of the property. The encroachments would be on some type of government property. The City and County have said that they would not enforce any of the encroachments. It appears DOT seems to be the more superior of the entities to release us. Once we identify the amount of the encroachments upon appraised value to settle. The appraisal may cost more than the land. The closing date is January 19, 2021. Attorney Nash read the resolution into the record.

Denise Grimsley made a motion and was seconded by Justin Smith to approve Resolution 2021-06.

Director Lambert said that Attorney Nash received communication from One Hope United regarding their relocation. They would like one year's rent and \$2000 moving costs for a total of \$18,200. They have found a place south of town to relocate to. Director Lambert will work on something between us, One Hope United and R. Riveter. R. Riveter had previously said that they would help with relocation of One Hope United. One Hope United's attorney indicated that they would not be signing the new lease until they knew what they would be receiving. Denise Grimsley asked Director Lambert to find out from R. Riveter what they are willing to do before the board has any further discussion.

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

Item 4.6. Pacer Marine- Spec Building 10 Architectural Design

The engineering bid was awarded last month to Hunter Engineering. Director Lambert has recommended the architectural design to be completed by Avanti. The bids were provided in the agenda packet.

Denise Grimsley made a motion and was seconded by Justin Smith to approve Avanti for architectural design.

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

5. Project Updates

Item 5.1. Director's Report

Director Lambert did not go into detail of the report but did ask if there were any questions on any specific project. Calli Ward asked about Hardee Fresh and the old hospital. Director Lambert informed the board that Halton Peters would be at the February board meeting to give an update and there will be discussion regarding lease purchase of the old hospital.

Director Lambert will speak at the Hardee Housing Authority meeting tonight regarding the Carlton Street project and the closing of their southern driveway.

6. Financial Report

Item 6.1. December 2020 EDC/IDA Financials

Calli Ward made a motion and was seconded by Courtney Green to approve the financials as presented.

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

7. Announcements/Other Business/Public Comments

Kristi Schierling reminded the board that the special meeting is schedule for January 26th at 8:30am to review the spreadsheet that Lex Albritton created. Director Lambert said that if we have any answers regarding One Hope, we will discuss them at the special meeting.

The COVID vaccines have been going smoothly out of Techriver.

8. Adjournment