



MINUTES

Hardee County Economic Development Council Hardee County Industrial Development Authority

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

1/26/2021 8:30 AM

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	Present	8:37 AM
Courtney Green	Board Member	Present	
Calli Ward	Board Member	Present	8:41 AM
Gene Davis	Board Member	Absent	
Justin Smith	Board Member	Present	
Lee Mikell	Board Member	Present	
Lexton H Albritton	Consultant/Agent	Present	
Sarah W Pelham	Economic Development Corrdinator	Present	
Kristi Schierling	Economic Development Office Manager	Present	
Laura Barker	Deputy Clerk	Present	
IDA Attorney	Shannon Nash	Present	
Victoria L. Rogers	Clerk of the Circuit Court & Comptroller	Present	

Visiting: Lex Albritton
Press: Michael Kelly

II. Approval of Agenda

Item 2.1. Motion to approve agenda with the addition

Add item for discussion of Board members attending via zoom.

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

III. Agenda Items

Item 3.1. Virtual Meeting Attendance

We have two members out for medical reasons. Attorney Nash stated that if we have a quorum in physical attendance, the board can vote to allow the other board members to participate and vote in the meeting electronically.

Courtney Green made a motion and was seconded by Lee Mikell to allow Gene Davis and Calli Ward to participate in the meeting today electronically.

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

Item 3.2. 3198 : One Hope United Lease Termination Discussion

Director Lambert has a lease termination for One Hope United. R. Riveter has supplied a commitment letter to reimburse the IDA the moving costs of One Hope United. Attorney Nash reminded the board that we assumed the lease with One Hope United when we purchased the building from Victory Investment Services. Their lease does not end until 2023 with an additional one year extension. This termination agreement states that they will terminate their lease effective March 1, 2021 with compensation of \$18,200. Paragraph 16 states that One Hope United has 3 business days from the day of execution of this agreement to enter into an alternative leasehold agreement. Director Lambert stated that One Hope has found an alternate site. One Hope has stated that they would not sign a new lease until there is a lease termination in place.

Lee Mikell made a motion and was seconded by Denise Grimsley to move forward with the lease termination agreement.

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

Item 3.3. Property Worksheet Review with Lex Albritton

Lex Albritton came before the board today to go over the property worksheet that he created. He explained the columns and rows. There are 48 projects/properties in the spreadsheet. EDA monies were also shown as well. This will not tie back to our books since the original park was not done by the IDA. Lex reviewed records that were not held by the IDA to identify figures that needed to be included. This would include County records. This spreadsheet is backed up by another spreadsheet that has all of the transactions listed. Kristi Schierling will be able to use the spreadsheet and move forward with keeping it updated. Bill Lambert went through each property number and explained or reminded everyone what it was.

No action was needed.

IV. Adjournment