



MINUTES

Hardee County Economic Development Council Hardee County Industrial Development Authority

Hardee County School Boardroom 230 South Florida Avenue, Wauchula, FL 33873 Regular Meeting

7/19/2021 8:30 AM

BOARD MEMBERS

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

1. Call to Order

Attendee Name	Title	Status	Arrived
Tommy Watkins	Chairman	Present	
Denise Grimsley	Vice-Chairperson	Present	
Courtney Green	Board Member	Absent	
Calli Ward	Board Member	Present	
Gene Davis	Board Member	Present	
Lee Mikell	Board Member	Present	

Visiting: Bruce Stayer, Ananth Prasad, Sherri Albritton, Jessica Newman, John Johnston and Halton Peters.

EDC/IDA Attorney: Shannon Nash

Staff: Bill Lambert, Sarah Pelham, Kristi Schierling and Justin Smith

2. Approval of Agenda

Item 2.1. Motion to approve the agenda with the change

Items 4.1 and 4.2 will be switched around.

Calli Ward made a motion and was seconded by Denise Grimsley to approve the agenda with the change.

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

3. Approval of Minutes

Item 3.1. May/June 2021 EDC/IDA Minutes

Lee Mikell made a motion and was seconded by Gene Davis to approve the minutes as presented.

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

4. Agenda Items

Item 4.1. Ballard Partners Discussion- Request for Continuation of Consultant Fees

John Johnston, from Ballard Partners, addressed the board. He has been with the company since 2012. Ballard Partners is one of the top lobbying firms. Their office is in Tallahassee with another being in Washington, DC. Mr. Johnston said that transportation is his specialty and was instrumental in the MCORES bill. That bill has since been replaced by SB100.

Ananth Prasad also addressed the board. He is the President of the Florida Transportation Builder's Association, Inc. He worked on MCORES as well. Florida is the 3rd most populous state and continues to grow. Since MCORES is no longer, SB100 is taking existing roads and improving them. There will be controlled access. Ananth Prasad provided a FDOT map. Page 1 shows the road systems, page 2 shows traffic volume, and page 3 is safety characteristics. The funding for MCORES has been allocated to SB100.

Director Lambert recommended continuing the relationship with Ballard Partners and to extend their contract for one year.

Denise Grimsley made a motion and was seconded by Lee Mikell to continue Ballard Partners contract for one year.

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

Item 4.2. Hardee Fresh- Consideration and Approval of Contract for Old Florida Hospital

Sarah Pelham reviewed the lease with the board. This is a commercial lease with the option to purchase. It is for a 10 year period. The rent is based on 6% of \$1,600,000. If they decide to purchase within 6 months of the start date, the price will go down to \$1,200,000. Landscaping language was included. They will have to comply with City code.

Halton Peters let the board know that they already have 2 people that will be hired.

Lee Mikell made a motion and was seconded by Gene Davis to move forward with the lease and allow the Chair to sign.

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

Item 4.3. FHERO Funding Request for FY 2021-2022

FHERO has submitted a funding request in the amount of \$2500 for the upcoming fiscal year. Sarah let the board know that one of the benefits was the board seat on FEDC. Sarah took that seat and did 2 two year terms. She just recently stepped down and Highlands County has filled the seat. She will continue to be involved with FEDC. A list of accomplishments by FHERO was provided with their request.

Denise Grimsley made a motion and was seconded by Calli Ward to approve the funding request by FHERO.

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

Item 4.4. CRA Parking Lot Agreement- R. Riveter

Shannon Nash reviewed the contract. We are still working on the survey to get the correct legal description and there are a few wording tweaks that need to be made to make it more generic. Paragraphs 5 and section 6 where it mentions R. Riveter by name. Jessica Newman answered questions about the parking lot and traffic flow.

Denise Grimsley made a motion and was seconded by Lee Mikell to approve the contract with the changes to be made, the legal description added and allow the Chair to sign.

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

Item 4.5. Pacer Marine Spec Building Contract Discussion

Sarah Pelham reviewed this with the board. This is actually a Project Development Contract and the lease with option to purchase is an exhibit to the contract. We are using 7% on the lease rate. The project development contract spells out the obligations of Pacer Marine and the IDA. Pacer will deed the vacant property to us as their "skin in the game". It has an appraised value of \$110,000. The first two years, Pacer will be entitled to a monthly credit against the rent amount which will equal the appraised value. It will equal to \$55,000 for years one and two. Director Lambert hopes to have the building finished by January 2022.

Calli Ward made a motion and was seconded by Gene Davis to approve the contract.

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

Item 4.6. Communications Coordinator- Request to Change Status from Hourly to Full Time

We originally hired Krystin Chapman on an hourly basis. She was a 10 month employee with the School Board and we have adjusted her salary to a 12 month employee. Krystin had retirement with the School Board and other perks. Director Lambert is proffering to hire her at full time with a \$75,000 salary. She will not be utilizing our health insurance. Chair Watkins believes we should have hired for this position a long time ago. Calli Ward wanted to make it clear that the board is just funding the position not necessarily hiring Krystin because that is Bill's job as Director, to hire and fire.

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

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

Item 4.7. Auditor Selection Committee Discussion

Chair Watkins opened by saying that he would like Lee Mikell to be the Chair of the committee. This will be a sunshine board. Other committee members will be decided at a later date. The other members can not be the employees. Lee Mikell agreed to take the Chair position and will decide on the other members. Our current contract with our auditing firm is up for re bid.

Item 4.8. Innovar Structures- Building Proposal

Director Lambert would like to move forward with design and engineering and development costs. After meeting with Innovar last week, we would like to build one building or two. Innovar has outgrown their current site and multiple site selectors are interested in the property. If we don't move forward with a plan to relocate, we could lose the company and the possibility of redeveloping the property. Director Lambert does want to get a significant amount of "skin in the game" from Innovar. He is a little apprehensive about us putting \$8 million in a building without the entity that will be using the building having "skin in the game". Innovar is interested in lots 24, 25 and 26.

Calli Ward made a motion and was seconded by Lee Mikell to allow Director Lambert to spend funds on preliminary design and engineering.

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

Item 4.9. DRAFT EDC Budget FYE 2022

The draft is just being provided today to be made public.

Item 4.10. DRAFT IDA Budget FYE 2022 General Fund & Special Revenue Fund

The draft is just being provided today to be made public.

Item 4.11. DRAFT IDA Budget FYE 2022 Ona Mine

The draft is just being provided today to be made public.

5. Director's Report

Item 5.1. Director's Report

Director Lambert did not go through his report today.

6. Financials

Item 6.1. May 2021 EDC/IDA Financials

Calli Ward made a motion and was made by Gene David to approve the financials as presented.

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

Item 6.2. June 2021 EDC/IDA Financials

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

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

Item 6.3. Special Revenue Fund FYE 2021 Budget Amendment

This budget amendment is for the budget increase to Utilitech.

Lee Mikell made a motion and was seconded by Calli Ward to approve the budget amendment.

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

Item 6.4. Resolution 2021-08- Budget Amendment

Resolution 2021-08 is amending the IDA Budget with the Utilitech budget increase.

Denise Grimsley made a motion and was seconded by Gene Davis to approve Resolution 2021-08.

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

- 7. Announcements/Other Business/Public Comments
- 8. Adjournment