



MINUTES

Hardee County Economic Development Council Hardee County Industrial Development Authority

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

5/27/2021 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	Present	
Justin Smith	Board Member	Absent	
Lee Mikell	Board Member	Absent	

Visiting: Katrina Blandin, Bruce Stayer, Terry Atchley, Lawrence McNaul, Russ Melendy, Michael Kelly and Sharon Moye.

EDC/IDA Attorney: Shannon Nash

Staff: Bill Lambert, Sarah Pelham and Kristi Schierling

2. Approval of Agenda

Item 2.1. Motion to approve agenda with addition.

Director Lambert would like to add 4.6, conflict waiver request.

Calli Ward made a motion and was seconded by Denise Grimsley to approve the agenda with the addition of 4.6.

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

3. Approval of Minutes

Item 3.1. April 2021 EDC/IDA Minutes

Denise Grimsley made a motion and was seconded by Courtney Green to approve the minutes as presented.

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

4. Agenda Items

Item 4.1. USF Economic Development Performance Report Agreement

The public records language has been added in to this contract. We are seeking approval again with the addition of the language.

Denise Grimsley made a motion and was seconded by Courtney Green to approve the agreement.

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

Item 4.2. Florida Hemp- Lease Addendum

Florida Hemp would like to request a one year extension to the land lease. They would like to run additional tests. Director Lambert recommends approval.

Calli Ward made a motion and was seconded by Courtney Green to approve the amendment to the land lease.

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

Item 4.3. Utilitech Budget Amendment discussion

Director Lambert told the board that additional space has been made in the building. Utilitech is growing and is ready to move expand into this space. The original acquisition and retrofit costs were budgeted at \$180,000.

Director Lambert would like to increase the budgeted amount to \$275,000. This will cause the lease amount to go up.

Calli Ward made a motion and was seconded by Gene Davis to approve the increase to \$275,000. Motion was recalled.

Calli Ward made a motion and was seconded by Gene Davis to authorize increase expenditure and acquisition costs of 126 W Main subject to the GMP costs and not to exceed \$275,000.

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

Item 4.4. 2nd Motion with addition

2nd motion with addition

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

Item 4.5. New Staff Discussion

Director Lambert would like to hire an additional staff person. This would be a new position of Assistant Economic Development Director. This person will not necessarily become the next Economic Development Director. A few of the board members asked if there was a job description for this position. Director Lambert did let them know that there was not a defined description just yet but he does have the basic duties listed out. The board would like a more defined description before the position is advertised. The board would also like to see the cost impacts of adding this position. Director Lambert would like to budget between \$70,000-\$90,000 for the position. Chair Watkins would like to see us in a larger office. With the addition of this person and Krystin Chapman, if she comes on full time, we will need more space.

Calli Ward made a motion and was seconded by Courtney Green to approve the budgeted amount of \$70,000-\$90,000 with the general job description and to advertise. Also, have Denise Grimsley work with Director Lambert to come up with a more defined job description.

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

Item 4.6. IDA/Mosaic and IDA/Duke Sublease Amendments

Calli Ward abstained from the vote. She is employed by Mosaic.

While reviewing both leases, Attorney Nash noticed that the IDA/Dydo lease language does not match the IDA/Mosaic language regarding the renewal terms. Once this was discovered, Director Lambert went immediately to Mosaic to get this resolved. Mosaic would give us the full lease extension which is 30 years plus

four 5 year additional terms. Mosaic gave Director Lambert confirmation of this on Monday. Shannon and Mosaic's attorney have not made those changes yet to the lease. Mosaic requires insurance requirements of \$5,000,000 and Duke would like to self insure. Both parties have worked out the insurance differences.

Denise Grimsley made a motion and was seconded by Gene Davis to approve the amendment to the solar leases to provide for self insurance provisions between Duke and Mosaic and for congruent language related to the lease term and lease term extensions as negotiated by the Director and approved by legal counsel between the parties. It is also authorized that the Chairman sign the memoranda of lease and sublease for the purpose of recording.

The changes provide economic development with an additional \$12 million dollars. These extensions make this project a 50 year project instead of the originally planned 35 year project.

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

7. *Waiver Conflict with Mosaic*

Item 4.7.1. Motion

Calli Ward abstained from voting. She is employed by Mosaic.

Attorney Nash read the request for waiver of conflict into the record. Her firm has represented Mosaic and South Ft. Meade Land Management, Inc in various title matters unrelated to our lease with Mosaic. In an abundance of caution, Swaine, Harris and Wohl have requested Mosaic and SFMLM consent to their representation of the IDA in connection with the lease, including any amendments or addendums. In the event the lease amendment negotiations result in anticipated litigation, they will not appear as counsel of record for Mosaic, SFMLM, or IDA. They are requesting the IDA provide its consent and acknowledgement of the foregoing.

Denise Grimsley made a motion and was seconded by Courtney Green to approve the request for waiver of conflict.

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

5. Project Updates

Item 5.1. Director's Report

Director Lambert briefly reviewed his report. He did point out that the solar project should break ground before our next meeting. Hardee Fresh is continuing to work on the hospital. They will be at the July meeting with a presentation and contract. The commerce park expansion is on time and moving along well. All underground items are in. Carlton Street is moving along, We are still under budget. Cesaroni is spinning up. He told Bill that he uses a million pounds of copper a year and they need a copper mini mill in this area of the state. Cesaroni has

reached out to Space Florida to help him fund the development of a mini mill. The electrical switch that is at the building is adequate. Bill is still in communications with Ananth Prasad. The contract with Ballard Partners expires in June. Bill may bring back a proposal to keep them on a retainer if he feels it is justifiable. Innovar is still busting at the seam and has robust sells. They would like to relocate to the Commerce Park. Pacer Marine is moving forward. Bill is still talking to the owner of the Ben Franklin building.

6. Financial Report

Item 6.1. April 2021 EDC/IDA Financials

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

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

7. Announcements/Other Business/Public Comments

8. Adjournment