



HARDEE COUNTY
ECONOMIC DEVELOPMENT COUNCIL

Minutes

**Hardee County Economic Development Council
Hardee County Industrial Development Authority**

Regular Meeting

November 23, 2021 at 8:30 AM

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

Board Members

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



HARDEE COUNTY
INDUSTRIAL DEVELOPMENT AUTHORITY

1. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Tommy Watkins	Chairman	Absent	
Denise Grimsley	Vice-Chairman	Present	
Courtney Green	Board Member	Present	
Calli Ward	Board Member	Present	
Gene Davis	Board Member	Present	
Lee Mikell	Board Member	Present	
Barney Cherry	Board Member	Present	
Bill Lambert	Economic Development Director	Present	
Shannon Nash	IDA Board Attorney	Present	
Justin Smith	Economic Development Assitant Director	Present	

Visiting: Jessica Newman, Terry Atchley, Darin Hughes, Sherrie Albritton, Charlie Cox, Lawrence McNaul, Vickie Rogers, Angela Crist, Sharon Moye, Michael Kelly and Mike Thompson.
EDC/IDA Attorney: Shannon Nash
Staff: Bill Lambert, Sarah Pelham, Kristi Schierling, Krystin Chapman and Justin Smith.

2. APPROVAL OF AGENDA

- Motion to approve as presented

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

3. APPROVAL OF MINUTES

- Chair** -September 14 and 30, 2021 EDC/IDA Minutes

Lee Mikell made a motion and was seconded by Courtney Green to approve the September 14, 2021 minutes as presented.

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

- Motion to approve the September 30, 2021 minutes as presented

Courtney Green made a motion and was seconded by Lee Mikell to approve the September 30, 2021 minutes as presented.

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

4. AGENDA ITEMS

1. Shannon Nash -Election of Chair

Shannon Nash opened the floor for nominations. Gene Davis nominated Denise Grimsley as Chair. Lee Mikell seconded by nomination. There were no other nominations. Lee Mikell moved to close nominations with a second by Calli Ward.

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

2. Shannon Nash -Election of Vice Chair

Calli Ward nominated Tommy Watkins as Vice Chair with a second by Courtney Green. There were no other nominations. Lee Mikell motioned to close nominations with a second by Barney Cherry.

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

3. Sarah Pelham -EDA Grant Award Agreement for EDC funding

Sarah Pelham advised the board that we apply to the EDA each year for this funding. It is for \$150,000. They partner with us in providing funding to the EDC in turn for us helping manage their projects for them.

Calli Ward made a motion and was seconded by Courtney Green to adopt the EDA Grant Award Agreement for EDC funding and authorize Chair to sign all documents.

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

4. Sarah Pelham -Modification for Spec Building 9 EDA Agreement

Sarah Pelham advised the board that this modification is to extend the agreement date by 12 months. This would take the new date to September 30, 2022. The EDA has already approved.

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Courtney Green made a motion and was seconded by Lee Mikell to adopt modification #1 to Spec Building 9 EDA Grant Award Agreement and authorize Chair to sign all documents.

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

5. Sarah Pelham -Modification #1 for Spec Building 10 EDA Agreement

Sarah Pelham advised the board that this modification is to extend the agreement date by 12 months. This would take the new date to September 30, 2022. The EDA has already approved.

Gene Davis made a motion and was seconded by Barney Cherry to adopt modification #1 to Spec Building 10 Grant Award Agreement and authorize Chair to sign all documents.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Gene Davis, Board Member
SECONDER:	Barney Cherry, Board Member
AYES:	Grimsley, Green, Ward, Davis, Mikell, Cherry
ABSENT:	Watkins

6. Sarah Pelham -Modification #1 to HCCP Expansion EDA Agreement

Sarah Pelham advised the board that this modification is to extend the agreement date by 6 months. This would take the new date to March 31, 2022. The EDA has already approved.

Lee Mikell made a motion and was seconded by Barney Cherry to adopt modification #1 to Hardee County Commerce Park Expansion EDA Grant Award agreement and authorize Chair to sign all documents.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lee Mikell, Board Member
SECONDER:	Barney Cherry, Board Member
AYES:	Grimsley, Green, Ward, Davis, Mikell, Cherry
ABSENT:	Watkins

7. Justin Smith -PRECO Right of Way Easement for new Pacer Marine building

Justin Smith explained to the board that this was an easement for primary service at the new Pacer Marine building. It is the same easement that we have to give for any new building in the Commerce Park for 3 phase service.

Courtney Green made a motion and was seconded by Barney Cherry to approve PRECO Right of Way easement at new Pacer Marine building site and authorize Chair and Vice Chair to sign all related documents with legal approval.

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

8. **Kristi Schierling** -Meeting Security Discussion

Kristi Schierling let the board know that the cost per month for meeting security is at minimum \$120. It is \$40/hr with a 3 hour minimum. Director Lambert recommends that we terminate the security. Things have quieted down since we felt the need for the security. Bill Lambert said that the EDA had just recently cancelled have security at their meetings. If we had a need for security, we can call the Police Chief or the Sheriff for that particular meeting.

Barney Cherry made a motion and was seconded by Lee Mikell to discontinue security presence during EDC/IDA meetings.

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

9. **Lee Mikell** -Audit Committee Recommendation

Lee Mikell was the Chair of the Audit Committee. He advised the board that there were two responders to the RFP. Mauldin & Jenkins and Purvis Gray. Mauldin & Jenkins received the highest score of 296 out of 300 from the committee. It is the committee's recommendation that the board select Mauldin and Jenkins as the auditing firm for the EDC/IDA.

Calli Ward made a motion and was seconded by Gene David to approve the audit committee's recommendation to engage Mauldin & Jenkins auditing firm for 3 years.

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

10. **Terry Atchley** -CRA Loan Discussion/Request

Terry Atchley, City of Wauchula Manager, was here today. Housing has been a topic for quite some time. The CRA and IDA have partnered in the past regarding housing and two apartment complexes have been built as a result of the partnership. The CRA recently built and sold their first house located on Bay and 8th Ave. They plan on continuing with their in fill housing project. The City has three additional lots that they would like to develop. The CRA has funds to build one house now. They would like to keep the price at \$150,000 per house to build. Currently they are only able to build one house at a time. The CRA would like for the IDA to partner with them. Shannon Nash will work with the City's attorney on getting the necessary agreements together in order for this to work. The CRA will manage the construction of any houses built.

Lee Mikell suggested going ahead and building all three now. That would have the IDA funding \$300,000 and the CRA would fund the other \$150,000. The CRA board will have to approve any agreements too.

Barney Cherry made a motion and was seconded by Gene Davis to fund the CRA \$400,000 to facilitate the infill housing project subject to legal review and bring back all documents to the board for approval.

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

11. Terry Atchley -Hardee County Fair Association Funding Request

Terry Atchley was here as President representing the Hardee County Fair Association board. Terry Atchley said that Hardee County owns the fairgrounds and leases it to the Cattleman's Association. The Fair Association has acquired \$856,000 through grants and has invested over \$1M in the fairgrounds over the last 6 years. The fairgrounds are in need of upgrades and repairs. The breezeway needs to be remodeled. Electrical upgrades are needed as well as floors and walkways and the rabbit and poultry barn. A/C is also needed in some places. The fair association is requesting the IDA to partner with them to improve the infrastructure and to make the area more multi-use. The request is for \$650,000 and would like \$160,000 of the amount as quickly as possible with the balance to come at a later date. Terry Atchley informed the board that the hope to receive \$425,000 in funding from the State.

Lee Mikell made a comment that technology needs are very important and needed out there. Terry Atchley informed him that \$75,000 will be geared towards the technology improvements. Bill Lambert noted that we have an obligation to fund this to help recruitment to Hardee County. All infrastructure will be owned by Hardee County.

Barney Cherry made a motion and was seconded by Lee Mikell to fund the Hardee County Fair Association \$650,000 with an advance of \$160,000 and the balance at a later time for infrastructure improvements to the fairgrounds.

Funds will be appropriated from the infrastructure fund in the Ona Mine budget.

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

12. Sarah Pelham -USF Housing Study Proposal

Angela Crist, with the Florida Institute of Government, was here to answer any questions regarding the proposal for the housing inventory study. Sarah Pelham stated that there have been many discussions regarding housing in Hardee County. USF has put the proposal together. There will be three phases to the study. Phase 1 is the inventory study. Phase 2 is the state of the housing. Phase 3 is the recommendation and next steps. Sarah Pelham went into further details about each phase. The timeline for the study to be wrapped up by August 2022. The cost of the study is \$97,155 and we will be invoiced in phases.

Lee Mikell made a motion and was seconded by Barney Cherry to approve the USF Housing Study Agreement and authorize Chair to sign all documents.

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

13. **Justin Smith** -Discussion of building tear down- 110 N. 5th Avenue

Justin Smith advised the board that we would be moving forward with the Historical Preservation Committee and the tearing down of the building. For reference, this is the old Battelheart gym. The windows on the building located on Main Street are being restored right now. Indoor structural work in going on as well.

14. **Bill Lambert** -Discussion on Farmer's Market

Bill Lambert advised the board that the State has intention of divesting the Farmer's Market. They had an appraisal completed a few weeks ago and it came back at \$1.8M. Director Lambert would like to have our own appraisal completed for comparison and do an environmental study. The Farmer's Market is 9 acres and roughly 100,000 sq/ft.

Lee Mikell made a motion and was seconded by Barney Cherry to negotiate and enter into option agreement for purchase of the State Farmer's Market in Wauchula and return for final Board approval.

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

5. UPDATES

1. **Bill Lambert and Justin Smith** -Director's Report

Justin Smith reviewed specific items. We will have a ribbon cutting for the new phase of the Commerce Park on December 14th after the board meeting at the site. Hemp has raised their final funding. A final walk through for Carlton Street will be on December 2nd. Cesaroni Technologies is currently working with Space Florida on getting a copper mill. Algae company will be moving here soon. We would like to move the spec building to them. Project Blue is a confidential project. They have a long track record in the medical field. They are looking at sites now and would move 2 operations here. A site will hopefully be finalized next month.

6. FINANCIALS

1. **Charlie Cox** -Budget Amendments for FYE 2021- General Fund and Special Revenue Fund

Charlie Cox reviewed the budget amendments for the General Fund. These amendments are bringing the budget to actual.

Lee Mikell made a motion and was seconded by Gene Davis to approve the budget amendments for FYE 2021 for the General Fund.

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

2. Motion 6.1B

Charlie Cox reviewed the budget amendments for the Special Revenue Fund. These amendments are bringing the budget to actual.

Barney Cherry made a motion and was seconded by Lee Mikell to approve the budget amendments for FYE 2021 for the Special Revenue Fund.

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

3. **Charlie Cox** -Resolution 2021-09- Approval of Budget Amendments FYE 2021

Calli Ward made a motion and was seconded by Lee Mikell to adopt Resolution 2021-09 Approval of Budget Amendments FYE 2021.

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

4. **Charlie Cox** -Budget Amendments for FYE 2021- Ona Mine

Charlie Cox reviewed each of the three funds amendments.

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

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

5. **Charlie Cox** -Resolution 2021-10- Approval of Budget Amendments FYE 2021 Ona Mine

Chair Grimsley advised that there would be a few changes to the resolution. Underneath the whereas section, number 2 will listed out each fund as an exhibit.

Lee Mikell made a motion and was seconded by Barney Cherry to adopt Resolution 2021-10 Approval of Budget Amendments for FYE 2021 Ona Mine

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lee Mikell, Board Member
SECONDER:	Barney Cherry, Board Member
AYES:	Grimsley, Green, Ward, Davis, Mikell, Cherry
ABSENT:	Watkins

6. **Kristi Schierling** -September 2021 EDC/IDA Financials

Courtney Green made a motion and was seconded by Lee Mikell to approve the September 2021 EDC/IDA financials.

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

7. **Kristi Schierling** -October 2021 EDC/IDA Financials

Calli Ward made a motion and was seconded by Gene Davis to approve the October 2021 financials.

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

8. **Charlie Cox** -Budget Amendment for FYE 2022

Charlie Cox reviewed the budget amendments.

Courtney Green made a motion and was seconded by Lee Mikell to approve the budget amendments for the General Fund for FYE 2022.

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

9. **Charlie Cox** -Resolution 2022-01- Approval of Budget Amendments for FYE 2022

Calli Ward made a motion and was seconded by Lee Mikell to adopt Resolution 2022-01 Approval of Budget Amendments for FYE 2022.

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

10. **Justin Smith** -Budget Amendment Proposals for FYE 2022

Justin Smith let the board know that most construction prices have increased significantly. We are going to put the building for Innovar on hold for right now. H&P Trailers will be relocating back to Iowa. Justin is requesting that the board change those current allocations to Project Blue and Farmer's Market Acquisition.

Lee Mikell made a motion and was seconded by Barney Cherry to strike Spec Building 11 Innovar and insert Project Blue and strike H&P Trailers and insert Farmer's Market Acquisition in the South Ft. Meade budget for FYE 2022.

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

7. **ANNOUNCEMENTS/OTHER BUSINESS/PUBLIC COMMENTS**

Sherri Albritton gave an update on the Grow Hardee Scholarship. They have around \$300,000 to distribute.

Justin Smith needs to add Denise Grimsley as a signer to all accounts. Calli Ward made a motion and was seconded by Courtney Green to add Denise Grimsley as a signer to all accounts.

8. **ADJOURNMENT**

1. Motion

Lee Mikell made a motion and was seconded by Barney Cherry to close the meeting.

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