



HARDEE COUNTY
ECONOMIC DEVELOPMENT COUNCIL

Minutes

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

Regular Meeting

August 9, 2022 at 8:30 AM

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

Board Members

Lee Mikell, Chairman
Barney Cherry, Vice-Chairman
Gene Davis
Calli Ward
Courtney Green



HARDEE COUNTY
INDUSTRIAL DEVELOPMENT AUTHORITY

1. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Lee Mikell	Chairman	Present	
Barney Cherry	Vice-Chairman	Present	
Gene Davis	Board Member	Present	
Calli Ward	Board Member	Present	
Courtney Green	Board Member	Excused	

Visiting: Bruce Stayer, Sharon Moye, Commissioner Noey Flores, Commissioner Russ Melendy, County Manager Lawrence McNaul, County Attorney Sarah Johnston, John Davis, Michael Kelly, and Alan Mancini

Staff: Denise Grimsley, Sarah Evers, Justin Smith, Kristi Schierling and Krystin Chapman

EDC/IDA Attorney: Shannon Nash

2. APPROVAL OF AGENDA

1. Motion to approve the agenda as presented

Calli Ward made a motion and was seconded by Barney Cherry to approve the agenda as presented.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Calli Ward, Board Member
SECONDER:	Barney Cherry, Vice-Chairman
AYES:	Mikell, Cherry, Davis, Ward
EXCUSED:	Green

3. APPROVAL OF MINUTES

1. **Chairman Mikell** -July 2022 Minutes

Minutes were approved as presented.

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Mikell, Cherry, Davis, Ward
EXCUSED:	Green

4. AGENDA ITEMS

1. **John Davis** -DRAFT EDC Budget for FY 2022-2023

The draft EDC budget for FYE 2023 was reviewed.

2. **John Davis** -DRAFT IDA General Fund and Special Revenue Fund Budget for FY 2022-2023

The draft IDA General Fund and Special Revenue fund budget for FYE 2023 was reviewed.

3. **John Davis** -DRAFT IDA Ona Mine Budget for FY 2022-2023

The draft Ona Mine budget for FYE 2023 was reviewed.

4. **Denise Grimsley** -Mining Study

Denise Grimsley reviewed the scope of the study. It will have a look back at what the county would have looked like economically without the mining. It will take a look at future past mining scenarios. Our county will

be compared to those counties with similar characteristics that do not have mining. It will evaluate whether there is an over concentration of use by the phosphate industry. It will look to the future should the county decide to cease issuing permits today and it will look at alternate scenarios that would attempt to rebalance the economy post mining. The cost of the study is \$138,161. Staff is recommending that we research the best entity to perform the study and fund up to \$139,000.

County Manager McNaul spoke. He said that the study has to do with the County's comp plan and the mining overlay. County Attorney Johnston spoke. She reiterated what the County Manager has said. She feels that the study should be handled by the County and the IDA could have some input.

Motion failed due to lack of a second.

RESULT:	FAILED DUE TO LACK OF SECOND
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5. **Justin Smith -Mancini Purchase**

An update was provided by Justin Smith. Staff has stayed in continual contact with Mr. Mancini. Due diligence is being performed on the property. The legal structure of the deal has not been ironed out by their legal counsel.

6. **Sarah Evers -SBDC Funding Request for FY 2022-2023**

Sarah Evers reviewed the funding request from the SBDC. They are requesting \$3605 for fiscal year 2022-2023. A motion was made and seconded to fund the SBDC in the amount of \$3605 for the FY 2022-2023.

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

7. **Attorney Nash -Wauchula Venture Second Amendment to the Sale and Purchase of Real and Personal Property**

Shannon Nash reviewed the second amendment. Wauchula Venture is still working on the survey of the property and need additional time to have this completed. The new date is September 28, 2022. A motion was made and seconded to approve the second amendment to the sale and purchase of real and personal property with Wauchula Ventures, LLC and authorize the chair to sign.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Barney Cherry, Vice-Chairman
SECONDER:	Calli Ward, Board Member
AYES:	Mikell, Cherry, Davis, Ward
EXCUSED:	Green

8. **Justin Smith -Visit Hardee- Pioneer Park Days Reimbursement Request**

Justin Smith let the board know that Visit Hardee is requesting \$17,513.18 for reimbursement of marketing expenses for Pioneer Park Days 2022. A motion was made and seconded to approve the reimbursement request from Visit Hardee for Pioneer Park Days 2022 in the amount of \$17,513.18.

Barney Cherry abstains since he is a board member of Visit Hardee.

RESULT:	APPROVED [3 TO 0]
MOVER:	Gene Davis, Board Member
SECONDER:	Calli Ward, Board Member
AYES:	Mikell, Davis, Ward
ABSTAIN:	Cherry
EXCUSED:	Green

9. **Sarah Evers -Policy Update**

Sarah Evers explained the changes that were made in the Rules of Procedure. A motion was made and seconded to approve the changes made to the EDC/IDA Rules of Procedure.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Gene Davis, Board Member
SECONDER:	Barney Cherry, Vice-Chairman
AYES:	Mikell, Cherry, Davis, Ward
EXCUSED:	Green

5. EXECUTIVE REPORT

Justin Smith provided an executive update consisting of Kinbro, Commerce Park expansion, the solar field tour, the housing study, companies we are currently in discussions with, and some exciting news for our office that will be revealed at a later date.

6. FINANCIAL REPORT

1. **Kristi Schierling -July 2022 EDC/IDA Financials**

Kristi Schierling reviewed the financials for July 2022. A motion was made and seconded to approve the July 2022 EDC/IDA financials as presented.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Calli Ward, Board Member
SECONDER:	Barney Cherry, Vice-Chairman
AYES:	Mikell, Cherry, Davis, Ward
EXCUSED:	Green

7. ANNOUNCEMENTS/OTHER BUSINESS/PUBLIC COMMENTS

8. ADJOURNMENT