



HARDEE COUNTY
ECONOMIC DEVELOPMENT COUNCIL

Minutes

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

Regular Meeting

January 11, 2022 at 8:30 AM

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

Board Members

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

Visiting: Commissioner Noey Flores, Terry Atchley, Bruce Stayer, Sherri Albritton, County Manager Lawrence McNaul, Michael Kelly and Sarah Johnston.

EDC/IDA Attorney: Shannon Nash

Staff: Bill Lambert, Justin Smith, Kristi Schierling, Sarah Evers and Krystin Chapman

2. APPROVAL OF AGENDA

1. Motion to approve the agenda as presented.

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

3. APPROVAL OF MINUTES

1. **Chairman Grimsley** -December 2021 EDC/IDA Minutes

Barney Cherry made a motion and was seconded by Tommy Watkins to approve the minutes as presented.

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

4. AGENDA ITEMS

1. **Krystin Chapman** -Marketing Presentation

Based on last month's discussion, Krystin Chapman came back this month with a short presentation. Krystin met with each of the board members individually last summer. Based on those meetings, Krystin has listed the top 3 projects that we should target. They are large distribution center, higher skilled positions and equestrian (destination location). Our number one challenge right now is housing. Staff is responding by working with USF-IOG on the housing study, and creating a plan to mitigate risk for housing developers. In our next steps, we would like to commit to a strategic plan and start that process in the next 6 months. This strategic plan would give the ability of each board member to talk about their vision and goals for Hardee County with a professional.

Chairman Grimsley said the Director Lambert would work with the staff and decide what the direction is as changes are being made to the staff over the next 12 months. We need a 5 year strategic plan and staff development. There are other things that we need to do to professionalize the office. Staff will work together on a plan and bring it back to the board for approval.

2. Justin Smith -University of Florida Olive Discussion

Justin Smith advised the board that the staff's recommendation is not quite ready. Justin would like to get on a year by year basis where we would come back at least annually with Dr. Folta with an update. He would also like to get to a goal of getting propagated material that we can put in our soil under our production practices to start our own trials. According to Dr. Folta, he believes that we could have material to put in the ground in one to two years. Justin will continue working on the negotiations. Shannon Nash and Justin are working out the legal parts in order to go ahead and reimburse Dr. Folta.

3. Justin Smith -Incubator Contract for Purchase

This item is on the agenda for informational and beginning discussions. Is selling the incubator something we should move forward on? The offer in the agenda is for \$1,250,000. Is this price ok? These are good discussion topics. Shannon Nash does have some changes that need to be made if the board decides to move forward. Tommy Watkins brought up two issues with him. The 360 day feasibility period and the 90 day road construction. Tommy believes that we are leaving money on the table if we tie the building up for 360 days and it is just impossible to build a road in 90 days. He is also not for the purchase of the Farmer's Market. Justin Smith stated that if the incubator does sell, we do have tenants to relocate. The Farmer's Market would be a great place to move them to. Justin Smith and Noey Flores both stated that a 360 day feasibility period for commercial property is pretty standard. Director Lambert said that if we do not sell the building, we need to be prepared to put a new roof on. He suggests that we should seriously look at divesting of this property.

Barney Cherry made a motion and was seconded by Courtney Green to move forward with the contract with all legal and staff changes and to authorize the Chair to sign.

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

5. UPDATES

1. Justin Smith -Office Report

Justin Smith gave a quick operations update. The City has accepted the deed to Carlton Street. The estimated completion date is 1/21/22. The building for Pacer Marine is about 50% complete and is on schedule. We have received our first payment for the solar property. The Commerce Park ribbon cutting went well. Staff will be going to Tallahassee at the end of the month for Rural Days. There we will get to highlight the importance of rural counties to the overall success of economic development. Opportunities for legislative networking will be available as well. The board was also provided with updates on upcoming projects.

6. FINANCIALS

1. Kristi Schierling -December 2021 EDC/IDA Financials

Courtney Green made a motion and was seconded by Barney Cherry to adopt the financials as presented.

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

7. ANNOUNCEMENTS/OTHER BUSINESS/PUBLIC COMMENTS

8. ADJOURNMENT