



**HARDEE COUNTY**  
ECONOMIC DEVELOPMENT COUNCIL

# Minutes

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

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## **Regular Meeting**

**March 15, 2022 at 8:30 AM**

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

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### **Board Members**

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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	Absent	
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	

**Visiting:** Jessica Newman, Wade Sansbury, Bruce Stayer, Lawrence McNaul, Noey Flores, Russ Melendy and Michael Kelly.

**EDC/IDA Staff:** Bill Lambert, Sarah Evers, Kristi Schierling, Krystin, Chapman and Justin Smith

**EDC/IDA Attorney:** Shannon Nash

**2. APPROVAL OF AGENDA**

1. Motion to approve the agenda as presented.

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

**3. APPROVAL OF MINUTES**

1. **Chairman Grimsley** -January 2022 EDC/IDA Minutes

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

**4. AGENDA ITEMS**

1. **Wade Sansbury** -Financial Audit for FY 2020-2021

Wade Sansbury, partner with Mauldin & Jenkins, was here to present the financial audit for FYE September 30, 2021. They did express an unmodified opinion. Our total liabilities and net position was at \$37.6 million. We had a net position ending with \$36.9 million. There were no findings, material weaknesses, or deficiencies. There were no findings or material weaknesses with the single state audit. There were some small items that should have been accrued and were recorded.

Lee Mikell made a motion and was seconded by Barney Cherry to approve the Financial Audit for FY 2020-2021.

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

2. **Bill Lambert** -Swaine, Harris, and Wohl, P.A. Agreement

Director Lambert let the board know that it is time to do the renewal of Swaine, Harris & Wohl as our attorney. Director Lambert recommends approval.

Courtney Green made a motion and was seconded by Lee Mikell to approve the agreement for the extension of representation and fees to February 16, 2023.

Calli Ward abstains because her sister works at the firm. Voting conflict is on file.

<b>RESULT:</b>	<b>APPROVED [5 TO 0]</b>
<b>MOVER:</b>	Courtney Green, Board Member
<b>SECONDER:</b>	Lee Mikell, Board Member
<b>AYES:</b>	Grimsley, Green, Davis, Mikell, Cherry
<b>ABSTAIN:</b>	Ward
<b>ABSENT:</b>	Watkins

3. **Justin Smith** -South Florida State College Affiliation Agreement

South Florida State College has an olive grove similar to ours at the Avon Park campus. They have requested that we take over the caretaking since they no longer have the staff to do it.

Lee Mikell made a motion and was seconded by Gene Davis to approve the Affiliation Agreement between South Florida State College and Hardee County Industrial Development Authority.

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

4. **Shannon Nash** -CRA Interlocal Funding Agreement Related to Housing Revolving Fund

Shannon Nash read Resolution 2022-02. The CRA has 3 lots that are ready to be developed. Jessica Newman thanked the board for their support and partnership with the CRA.

Calli Ward made a motion and was seconded by Barney Cherry to adopt Resolution 2022-02 authorizing the CRA interlocal funding agreement and approving the CRA funding agreement allowing the Chair to sign all documents.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Calli Ward, Board Member
<b>SECONDER:</b>	Barney Cherry, Board Member
<b>AYES:</b>	Grimsley, Green, Ward, Davis, Mikell, Cherry
<b>ABSENT:</b>	Watkins

5. **Sarah Evers** -Utilities Feasibility Study Contract Extension

Sarah Evers explained to the Board that the change order is for an extension of time for the contract with Stantec. There will be no monetary impact. Some of the data has taken a little longer than expected to gather. Stantec is requesting that the extension be made to August 20, 2022.

Lee Mikell made a motion and was seconded by Courtney Green to approve the Utilities Feasibility Study Contract for an additional six months.

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

6. **Justin Smith** -Wauchula Fresh Lease Amendment

Director Lambert let the board know that we have had a little difficulty finishing up Riveter's space on Main Street. We have developed a document allowing staff to negotiate an additional extension with Wauchula Fresh. Director Lambert spoke with Halton Peters and his only focus right now is his planning staff need a place to work. They will be shown different locations this afternoon and see if they will be acceptable since the hospital warehouse is not yet available.

Courtney Green made a motion and was seconded by Lee Mikell to allow staff to negotiate dates for the Wauchula Fresh Lease Amendment and authorization for Chair to sign.

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

**5. UPDATES**

1. **Justin Smith** -Operations Report

Justin Smith provided the update. The Carlton Street ribbon cutting turned out great. The Pacer building is about 65% complete and we will have a ribbon cutting soon. Final permitting is underway for the 17 & Main building. The building for Lot 27 was delivered on March 4th. The USF housing study is moving along. Staff is having bi weekly calls with the USF-FIOG team. Rural Days in Tallahassee was great. We talked to lots of people about our county wide broadband and we showcased products manufactured by our local businesses. Some of the EDC staff toured SFSC and their Mechatronics.

**6. FINANCIAL REPORT**

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

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Lee Mikell made a motion and was seconded by Barney Cherry to approve the January 2022 EDC/IDA Financials.

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

2. **Kristi Schierling** -February 2022 EDC/IDA Financials

Calli Ward made a motion and was seconded by Lee Mikell to approve the February 2022 EDC/IDA Financials.

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

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

**8. ADJOURNMENT**