



HARDEE COUNTY
ECONOMIC DEVELOPMENT COUNCIL

Minutes

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

Regular Meeting

May 10, 2022 at 8:30 AM

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

Board Members

Denise Grimsley, Chairman
Courtney Green, Board Member
Calli Ward
Gene Davis
Lee Mikell
Barney Cherry
Bill Lambert



HARDEE COUNTY
INDUSTRIAL DEVELOPMENT AUTHORITY

1. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Denise Grimsley	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	

Visiting: Renee Wyatt, Noey Flores, Terry Atchley, Bruce Stayer, Lawrence McNaul, Sharon Moye, Michael Kelly, and Halton Peters.

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

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

3. APPROVAL OF MINUTES

1. **Chairman Grimsley** -March 15 and 24, 2022 EDC/IDA Minutes

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

2. Motion - March 24, 2022 approval of minutes

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

4. AGENDA ITEMS

1. **Justin Smith** -Incubator Contract for Purchase

Justin Smith reminded the board that they gave authorization in a prior meeting to move forward with the sale of the building. During the negotiations, one item came up that the buyer would need us to sign off as being

owners as they are going through the due diligence period for possible zoning changes and permitting. They would need a fairly quick turnaround and that may not match up with our meeting dates. Staff is seeking authorization for the chair or executive director to sign off on anything between meeting dates.

Lee Mikell made a motion and was seconded by Barney Cherry to authorize the Chair, Vice Chair, or Executive Director to sign documents reasonably required to be executed by the Hardee County Industrial Development Authority in its capacity as owner of the property for approvals, permits, agreements, and consents to construct a convenience store with gasoline pumps on the property, per the Agreement for Sale and Purchase of Real and Personal Property with Wauchula Venture, LLC.

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

5. DIRECTORS REPORT

1. Justin Smith -Operations Update

Ms. Grimsley read Mr. Watkins Resignation into the record.

Justin Smith gave the operations update. The housing study is still on going. A small team from USF will be down here this Thursday to tour the County. They have previously met with City leaders and the planning department. The building on Hwy 17 North and Main Street is still moving forward. The interior design is finalized and permitting is underway. The new building for Pacer Marine is nearing completion. It will add approximately \$2,000,000 on the tax roll, the tangible tax will increase and will create 50 new jobs. Sarah Evers was able to secure a grant for \$34,000 for design and engineering for the building on lot 27. This grant is from the Department of Economic Opportunity. Some of the staff was in Gainesville recently for the Flavors of Florida. Our olive oil was a big hit there. We have a more items on the horizon.

2. Bill Lambert -Administration Discussion

Director Lambert announced his retirement. Over his 15 years as Executive Director, Bill has watched the Commerce Park grow, develop and expand. He has enjoyed watching the growth, expansion and evolution of the Hardee Broadband network, the satisfaction of participating in the joint effort of the development terms agreements between the BOCC and Mosaic. Bill listed many other businesses and efforts that have had continued growth in Hardee County. There are no words to adequately express his appreciation for his staff. Bill stated that he, Sarah and Kristi had been through an economic civil war together and survived. He looks forward to Krystin and Justin continuing to work here. Effective July 1, 2022, Bill is requesting a transition from the executive director position to a 1099 contract position to secure a smooth transition. The current board chairman has agreed to be considered for Bill's replacement. In order to do so, she must resign from the board.

Chairman Grimsley has agreed to resign from the board. She will submit a written resignation later today. In the absence of a Chair and Vice Chair, Gene Davis will be appointed as Chair Pro Tem. Denise Grimsley will leave the room so the board feels freely to speak. Before she left, Denise announced that she would be leaving Advent Health on June 18th and can start here on July 5th to assume the role as Executive Director. Denise read from a letter that she submitted to the office. She proposed during the next 18 months that the EDC/IDA develop a strategic plan that included input from stakeholders.

The interim director position would have a salary of \$150,000, \$1,000/month car allowance, health insurance, standard vacation and sick days. Discussion was opened up to the board. Calli Ward expressed how excited she was that Denise would be taking the position. She does have a bit of pause about the time frame. Could we have her as an interim and further negotiate during budget time? Mr. Lambert said that the plan would be to have Denise for a one year interim and then consider her becoming a permanent employee. She will most likely not be in this position for more than four years. Lee Mikell said that interim sounds short term. This is more of a transition period. We do not want a hole in the transition. Denise needs to be here for a longer term, possibly 3 years.

Lee Mikell made a motion and was seconded by Barney Cherry to hire Denise Grimsley as executive director with a 3 year contract based on the ask she gave.

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

6. FINANCIALS

1. Kristi Schierling -March 2022 EDC/IDA Financials

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

2. Kristi Schierling -April 2022 EDC/IDA Financials

Kristi Schierling noted that we received the second payment for the eastern reserves. We also received the annual Ona Mine payment and a stripping margin.

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

7. ANNOUNCEMENTS/OTHER BUSINESS/PUBLIC COMMENTS

8. ADJOURNMENT