



HARDEE COUNTY
ECONOMIC DEVELOPMENT COUNCIL

Minutes

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

Regular Meeting

October 17, 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	Absent	
Shannon Nash	IDA Board Attorney	Present	

Visiting: Alan Mancini, County Commissioner Noey Flores, Bruce Stayer, and Michael Kelly.

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

EDC/IDA Attorney: Shannon Nash

2. APPROVAL OF AGENDA

- Motion to approve the agenda as presented.

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

3. APPROVAL OF MINUTES

- Chairman Mikell** -September 2022 EDC/IDA Minutes

A correction will be made to section 5. Website is spelled incorrectly.

A motion was made and seconded to approve the minutes with the correction.

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

4. AGENDA ITEMS

- Justin Smith** -Mancini Brands Purchasing Contract and Lease

Justin Smith presented the contract. The appraised/contract price is \$2,300,000. This price includes building and land. Machinery/equipment inside the building is not included in this contract.

Approved the purchase of the real property as more specifically described in the Commercial Contract with Mancini Brands, LLC subject to the terms and conditions and price as set forth in the contract and authorize the Chair or Vice Chair to sign the contract and have it delivered to Mancini Brands, LLC and authorize the Chair of Vice Chair to transfer the earnest money deposit as set forth in the contract.

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

Motion to approve Resolution 2022-04 as read and authorize the Chair to sign.

Justin Smith explained the survey is not completed. Once completed we will close on the property. Attorney Nash read the resolution into the record.

RESOLUTION NO. 2022-04

A RESOLUTION OF THE HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY APPROVING AND AUTHORIZING THE EXECUTION OF A COMMERCIAL CONTRACT WITH MANCINI BRANDS, LLC FOR THE PURCHASE OF REAL PROPERTY.

WHEREAS, the Hardee County Industrial Development Authority (“IDA”) and Mancini Brands, LLC, wish to enter into a Commercial Contract, whereby Mancini Brands, LLC will sell to IDA, and IDA will purchase from Mancini Brands, LLC, the real property commonly known as 3500 Mancini Pl, 0 Mancini Pl, 0 E Seventh Street, Zolfo Springs, Hardee County, Florida as more specifically described in the Commercial Contract attached hereto as Exhibit “A” (the “Property”);

WHEREAS, Mancini Brands, LLC desires to continue operations of processing and packing food items at the Property;

WHEREAS, the Hardee County Industrial Development Authority and Mancini Brands, LLC wish to enter into a Commercial Lease with Option to Purchase, whereby Mancini Brands, LLC will lease the Property from IDA and have an exclusive option to purchase the Property during the lease term; and

WHEREAS, the acquisition of the Property by the IDA will foster economic development in Hardee County by securing a viable, job-creating company in the community.

NOW, THEREFORE, BE IT RESOLVED BY the Hardee County Industrial Development Authority that:

1. The Board of the Hardee County Industrial Development Authority finds that acquisition of the Property will support the economic growth of the County, will retain and promote gainful employment in the County, and will serve the public purpose of advancing the economic prosperity and general welfare of the County and its citizens.

2. The Board of the Hardee County Industrial Development Authority further

finds that acquisition of the Property at its commercially appraised value of \$2,300,000.00 is appropriate in furtherance of its mission to foster economic development in Hardee County.

3. The Board of the Hardee County Industrial Development Authority does hereby authorize the execution of the Commercial Contract for the purchase of the Property, and authorizes delivery of the same to Mancini Brands, LLC.

4. The Chair and/or Vice Chair is hereby directed to sign and have delivered to Mancini Brands, LLC the Commercial Contract.

5. The Chair and/or Vice Chair is hereby authorized to make transfers of funds and to sign documents necessary to effectuate the IDA’s responsibilities pursuant to and under the Commercial Contract, including authorization to sign all documents and to transfer all funds necessary to effectuate the closing of the purchase of the Property from Mancini Brands, LLC.

6. This resolution shall take effect immediately upon its passage.

APPROVED AND ADOPTED this ____ day of _____, 2022 by the Hardee County Industrial Development Authority.

**HARDEE COUNTY
INDUSTRIAL
DEVELOPMENT AUTHORITY**

By:

— Lee Mikell, Chairman

ATTEST:

By: _____

Name: _____

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

Motion to approve the Commercial Lease with Purchase Option with Mancini Brands, LLC, as amended, in form and substance, subject to closing on the real property

Calli Ward offered an amendment to remove the last sentence in Section 30. The sentence reads "Owner hereby agrees to hold tenant harmless from all claims, demands, damages, fines, costs, cleanup, attorneys' fees, and court costs arising from any discharge of such matters occurring prior to the term of this lease to the extent not attributable to some negligence or recklessness of tenant, its agents or representatives." The amendment was adopted. Both parties have agreed to the removal of the sentence.

The Commercial Lease with Purchase Option with Mancini Brands, LLC, as amended, in form and substance, subject to closing on the real property was approved.

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

2. **Sarah Evers -Wauchula Fresh Modular Unit**

Sarah Evers stated that this agenda item is requesting the rental of a 36X60 triple wide modular unit. It will be located at the old hospital site for temporary office space for Wauchula Fresh. They are currently in space on Main Street and it is now time for us to begin the renovations on that suite for R. Riveter. The price of the 6 month rental is \$46,100. The agreement for the modular unit will be in our name and we will have insurance for it.

Approved rental of modular office building to be used by Wauchula Fresh, for a period of 6 months with a cost not to exceed \$50,000 and authorizing Chair, Vice Chair, or Executive Director to sign all related documents.

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

5. REPORTS

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

The September 2022 financials were approved as presented.

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

6. ANNOUNCEMENTS/OTHER BUSINESS/PUBLIC COMMENTS

Calli Ward thanked the office for all of the work being done and information being put out there because of Hurricane Ian.

7. ADJOURNMENT