



**HARDEE COUNTY**  
ECONOMIC DEVELOPMENT COUNCIL

# Minutes

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

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## **Regular Meeting**

**September 20, 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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Lee Mikell, Chairman  
Barney Cherry, Vice-Chairman  
Gene Davis  
Calli Ward  
Courtney Green



**HARDEE COUNTY**  
INDUSTRIAL DEVELOPMENT AUTHORITY

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

**Minutes**

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**1. CALL TO ORDER**

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

**Visting:** Olivia Minshew, County Commissioner Noey Flores, Bruce Stayer, Claire Thomas, City Commissioner Neda Cobb, Duane Porter, Vanessa Hernandez, John Davis, Meredith Durastanti, County Manager Lawrence McNaul, County Commissioner Russ Melendy and Lacey Webb.

**EDC/IDA Attorney:** Shannon Nash

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

**2. APPROVAL OF AGENDA**

1. Motion

A motion was made and seconded to approve the agenda as presented.

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

**3. APPROVAL OF MINUTES**

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

A motion was made and seconded to approve the minutes as presented.

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

**4. AGENDA ITEMS**

1. **John Davis** -Annual Budgets for FY 2022-2023

Attorney Nash read the Resolution title in to the record. Resolution 2022-03. A resolution of the Hardee County Industrial Development Authority adopting a budget for fiscal year 2022-2023; providing for severability; and providing for an effective date.

A motion was made and seconded to adopt Resolution 2022-03 related to adoption of the IDA General Fund, Special Revenue and Ona Mine Fund.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Barney Cherry, Vice-Chairman
<b>SECONDER:</b>	Courtney Green, Board Member
<b>AYES:</b>	Mikell, Cherry, Davis, Ward, Green

2. Motion to adopt the EDC budget for FY 2022-2023

A motion was made and seconded to adopt the EDC budget for FY 2022-2023.

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

2. **Sarah Evers** -Pacer Marine Lease with Purchase Option

Sarah Evers noted certain parts of the lease to the Board. The lease amount was added in as well as language stating that Pacer Marine could use the full credit for job creation requirements during the term with the reduced lease payment.

A motion was made and seconded to approve the lease and allow the Chair to sign.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Courtney Green, Board Member
<b>SECONDER:</b>	Barney Cherry, Vice-Chairman
<b>AYES:</b>	Mikell, Cherry, Davis, Ward, Green

3. **Sarah Evers** -Wauchula Fresh, LLC Lease- Second Amendment to Commercial Lease

Sarah Evers reviewed the amendment with the board. Due to delays in getting R. Riveter to their new location, we would like to amend the term "term start date" with "Extended Warehouse start date" and that date would be March 31, 2023.

A motion was made a seconded to approve the second amendment to the lease and authorize the Chair to sign.

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

4. **Justin Smith** -Innovation Place Leases- Innovar Structures and Debut Development

Justin Smith explained the leases. Innovar Structures is vacating one of their suites and Debut Development has requested if they could have that suite added to their lease. Presented today are the new leases with the suite changes. These are month to month leases.

A motion was made and seconded to approve the lease for Innovar Structures and allow the Chair to sign.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Courtney Green, Board Member
<b>SECONDER:</b>	Barney Cherry, Vice-Chairman
<b>AYES:</b>	Mikell, Cherry, Davis, Ward, Green

3. Motion to approve the lease with Debut Development and allow the Chair to sign.

A motion was made and seconded to approve the Debut Development lease and allow the Chair to sign.

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

5. **Denise Grimsley -Strategic Plan Presentation**

Denise Grimsley presented a strategic plan to the board. She started out by going over the successes of the organization and our vision and mission going forward. We have started having focus groups. There are 6 sectors for the focus groups right now. We are using the book, "Creating a Vibrant Community" as a blueprint. Denise told the board that the immediate needs are a new website, email addresses and branding. Part of the new marketing strategy is changing our name. Denise suggested we create a fictitious business name under the EDC. It would be The Development Group. With the name change, we would need an updated website and print material. A new logo will be needed too. We have been working with the High School on creating a new logo.

Neda Cobb, Jessica Newman and Lawrence McNaul all spoke in favor of the EDC vision for the future.

A motion was made and seconded to approve the fictitious business name of "The Development Group" and authorize the staff to sign any administrative documents necessary.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Courtney Green, Board Member
<b>SECONDER:</b>	Barney Cherry, Vice-Chairman
<b>AYES:</b>	Mikell, Cherry, Davis, Ward, Green

**5. FINANCIAL REPORT**

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

A motion was made and seconded to approve the financials as presented.

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

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

Olivia Minshew announced that the City will have a bricklaying ceremony on October 4th at 4pm in Heritage Park.

**7. ADJOURNMENT**