



HARDEE COUNTY
ECONOMIC DEVELOPMENT COUNCIL

Minutes

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

Regular Meeting

April 13, 2023 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	Present	

Visiting: Randy Crews, Stacy Crews, Commissioner Renee Wyatt, Bruce Stayer, Lacey Webb, Commissioner Russ Melendy, Sharon Moye, Michael Kelly, Rhonda Cole, Jessica Newman, and County Manager Terry Atchley.

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

EDC/IDA Attorney: Bert Harris

2. APPROVAL OF AGENDA

1. Motion to approve the agenda as presented

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

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

3. APPROVAL OF MINUTES

1. **Lee Mikell** -March 2023 EDC/IDA Minutes

A motion was made and seconded to approve the March 2023 EDC/IDA minutes as presented.

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

4. UPDATES

1. **Justin Smith** -Executive Report

Justin Smith started out with an update on broadband. The LTPT met and there are a few applicants that are going for this round of funding. Justin attend a broadband summit on Monday.

Denise Grimsley gave an update on our presence in the state. Denise attended the Enterprise Florida board meeting and met with the executive leadership of Enterprise Florida. They are noticing our presence on LinkedIn and sending things our way. We have been invited to Orlando to meet with their leadership team. Justin Smith attended the Lay of the Land conference which is an annual conference and is a comprehensive look of the economic indicators of Florida. Hardee County will be highlighted in the May issue of Florida Trend. It will be a two page spread. We will also be highlighted in the May issue of Site Selector magazine. We are attending our first manufacturing conference in October. The week of April 25 we will be attending Rural Days in Tallahassee. We have also submitted 3 proposals this past 30 days. Denise, Jessica Newman, Chief Eason and Kyle Long visited with a hotel developer in Ocala. He will be visiting our area in May and tour our

downtown. Denise will attend the transportation summit next week that is put on by the Florida Chamber. Met with DOT yesterday and discussed the different corridors.

Justin Smith spoke about office procedures as it relates to our business recruitment and retention program. In the past we have stuck to industrial and manufacturing properties and used the job creation metric with our lease purchase agreements. Going through our planning process, we are also looking at other areas of economic development. For non manufacturing businesses, we will own the real property. We will not own a business or take part in the day to day operations.

5. AGENDA ITEMS

1. Justin Smith -Contract for Purchase of Real Property 943 S. 6th Ave, Wauchula

Justin Smith reviewed the contract. This is for the bowling alley property. We are only purchasing the property and the building. The price is \$725,000. We will conduct an appraisal during the 90 day due diligence period and anything else we see necessary to complete. We are speaking with Randy and Stacy Crews to be the operators of the business. They would purchase the business of the bowling alley and any personal property that comes with it. We were approached by many individuals but the Crews' were the ones that took the recommendations we had. We wanted to see a full business plan and proforma. They went through the process with the SBDC. We are still working on lease purchase options with them. That will come back before the board in a couple of months. This purchase will be used with the funds from the Economic Development fund in the Ona Mine account.

A motion was made and seconded to approve the contract to purchase 943 S. 6th Avenue, Wauchula on the terms and conditions set forth in the commercial sale/purchase contract as presented, and to authorize the Chair or Vice Chair to sign the contract, deliver the contract to seller, transfer the funds as set forth in the contract, and to sign documents necessary to effectuate the transaction.

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

2. Justin Smith -Resolution 2023-01: A Resolution of the Hardee County Industrial Development Authority approving and authorizing the execution of a commercial contract for the purchase of real property and approving and authorizing closing of the real property at 943 S. 6th Ave, Wauchula, Hardee County, Florida.

Lee Mikell read Resolution 2023-01 into the record.

RESOLUTION NO. 2023-01

A RESOLUTION OF THE HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY APPROVING AND AUTHORIZING THE EXECUTION OF A COMMERCIAL CONTRACT FOR THE PURCHASE OF REAL PROPERTY AND APPROVING AND AUTHORIZING CLOSING OF THE REAL PROPERTY AT 943 S 6TH AVE., WAUCHULA, HARDEE COUNTY, FLORIDA.

WHEREAS, the Hardee County Industrial Development Authority (“IDA”) desires to purchase certain real property commonly known as 943 S 6th Avenue, Wauchula, Hardee County, Florida, as more specifically depicted or described in the Commercial Sale/Purchase Contract attached hereto as Exhibit “1” (the “Property”);

WHEREAS, the Property is located on U.S. Hwy 17, a main throughway in Hardee County;

and

WHEREAS, the acquisition of the Property by the IDA will foster economic development in Hardee County through job creation and economic growth in the community due to the presence of a recreation facility.

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 serve the public purpose of advancing the economic prosperity and general welfare of Hardee County and its residents.
2. The Board of the Hardee County Industrial Development Authority hereby approves the terms set forth in the Commercial Sale/Purchase Contract attached hereto as Exhibit "A".
3. The Board of the Hardee County Industrial Development Authority does hereby authorize the execution and delivery of the Commercial Sale/Purchase Contract attached hereto as Exhibit "A" for the purchase of the Property by the Chair and/or Vice Chair.
4. 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 Sale/Purchase Contract, including authorization to sign all documents and to transfer all funds necessary to effectuate the Closing of the purchase of the Property pursuant to the terms of the Commercial Sale/Purchase Contract.
5. This resolution shall take effect immediately upon its passage.

APPROVED AND ADOPTED this 13th day of April, 2023 by the Hardee County Industrial Development Authority.

A motion was made and seconded to approve resolution 2023-01 as read into the record.

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

3. **Denise Grimsley -Interlocal Agreement By and Between The Wauchula Community Redevelopment Agency and The Hardee County Industrial Development Authority for US 17 Planning Initiative**

Denise Grimsley reminded everyone that we have been engaged with the local municipalities, Chamber of Commerce, Main Street Wauchula, Wauhcula CRA and various stakeholders. The City of Wauchula CRA has been an integral part of these discussions and they are ready to move this planning to the next level. We have discussed bringing in an urban planner. We need to clean up the view corridor of our downtown, 62, and 64. Before the board today is an inter local agreement proposing an urban planning initiative regarding coordinated land use, transportation and economic development strategies for the US 17 corridor including the CRA boundary. This will build on the work we started 6 months ago with our focus groups. This study will look at the Hwy 17 corridor and assist us in determining what businesses need to go where as we are planning and would also include beautification of the corridor. The consultants will join in on the focus groups. The City

approved this agreement in their meeting on Monday night and our staff is recommending approval of the inter local agreement. This will be paid for with the funds from the Ona Mine Economic Development line item.

A motion was made and seconded to approve the inter local agreement with the City of Wauchula CRA for the planning based initiative regarding coordinated land use, transportation, and economic development strategies for HWY 17 corridor, including the expenditure up to \$150,000 for the cost of the initiative, and authorize the Chair or Vice Chair to sign.

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

4. Bert Harris -Settlement Agreement with Exhibits

Attorney Bert Harris explained the terms of the settlement with the board. Mr. Kuhlman has agreed to not photograph or video staff while he is inside the office. He will leave his cell phone and any other device capable of taking photos or video in his vehicle while inside the IDA office. The no trespass order will be vacated. We do reserve the right to seek a future order if deemed necessary. The IDA will reimburse Mr. Kuhlman attorneys' fees and costs in the amount of \$235,000. Gene Davis stated his reasons for not supporting the settlement agreement. Other members stated they would like to accept the agreement and move on. Mr. Harris recommends agreeing to the settlement.

A motion was made and seconded with Gene Davis opposing to approve the settlement documents as presented and authorize the Chair or Vice Chair to sign.

RESULT:	APPROVED [4 TO 1]
MOVER:	Courtney Green, Board Member
SECONDER:	Barney Cherry, Vice-Chairman
AYES:	Mikell, Cherry, Ward, Green
NAYS:	Davis

6. FINANCIAL REPORT

1. Kristi Schierling -March 2023 EDC/IDA Financials

A motion was made and seconded to approve the March 2023 EDC/IDA financials as presented.

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

7. ANNOUNCEMENTS/OTHER BUSINESS/PUBLIC COMMENTS

8. ADJOURNMENT