



HARDEE COUNTY
ECONOMIC DEVELOPMENT COUNCIL

Minutes

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

Regular Meeting

May 11, 2023 at 11:00 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	Absent	
Calli Ward	Board Member	Present	
Courtney Green	Board Member	Present	

Visiting: Wade Sansbury, Jessica Newman, County Commissioner Renee Wyatt, Bruce Stayer, County Commissioner Renee Wyatt, County Manager Terry Atchley, and Michael Kelly.

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

EDC/IDA Attorney: Shannon Nash

2. APPROVAL OF AGENDA

1. Motion to approve the agenda with the removal of item 5.3.

Item 5.3 is being removed from today's agenda.

A motion was made and seconded to approve the agenda with the removal of item 5.3.

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

3. APPROVAL OF MINUTES

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

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

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

4. EXECUTIVE REPORT- DEFER TO 5.3

Denise Grimsley reviewed the appropriations that were allocated to the different cities and organizations in Hardee County. Several people from the County went to Ocala to meet with a hotel developer and see what he could do. He told the group that we need a minimum of 7 restaurants in our downtown. We are trying to get schedules worked out in order for him to visit our area sometime this month. Krystin Chapman discussed the visit to Rural Days in Tallahassee. We advertised in Site Selector and Florida Trend this month. Both were geared towards our leadership and what we are doing. Denise Grimsley attended the FEDC annual meeting earlier this week. In the legislative session Enterprise Florida was done away with. It is going to be rolled into the Department of Economic Opportunity. All of the rural programs and small business programs have been deleted.

Justin Smith wants to discuss the terminology we use and why we are using it the way we are. Quality of Life has been around but we are wanting to build on this. It attracts and retains a population, adds revenue and value to an area, and boosts recognition and reputation to an area. Retail recruitment is part of the quality of life. We may also begin using the terminology of Third Spaces. Third Spaces are the social areas that give us a sense of community like parks, churches, and cafes. Our downtown is a great start for a third space.

5. ACTION ITEMS

1. Wade Sansbury -Financial Audit for FYE 2022

Wade Sansbury from Mauldin and Jenkins was before the board today to present the financial audit for FYE 2022. A clean, unmodified opinion was expressed. The implementation of GASB 87 changed the way the leases on the financials look. The increase in accounts receivable is from the implementation of the new accounting principle for leases and represents the net present value of future lease payments. There were no findings or significant weaknesses.

A motion was made and seconded to accept the financial audit for FYE 2022 as presented.

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

2. Jessica Newman -First Amendment for the Parking Lot Facilities Agreement with City of Wauchula CRA

Jessica Newman, City of Wauchula CRA Director, was before the board today to present the first amendment for the parking lot facilities agreement. This amendment is amending Section 5 of the agreement stating that the City can submit a reimbursement request to the IDA at the same time they submit to DEO instead of being reimbursed at the end from the IDA. Jessica Newman did state that the project is now out for bid.

A motion was made and seconded to approve the first amendment for the parking lot facilities agreement with the City of Wauchula CRA and authorize the Chair or Vice Chair to sign.

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

3. Justin Smith -Lease with Option to Purchase 126 W. Main

Removed from agenda.

4. Denise Grimsley -PYA Proposal and General Business Terms

PYA conducted an ALF study in 2019 and focused solely on the old hospital and turning it into an assisted living facility. Since that time Covid, our population changing and Resthaven closing have impacted the market. We have asked PYA to come back and produce an updated market study and determine how many skilled nursing facility beds available in our region.

A motion was made and seconded to accept the proposal from PYA and authorize the Chair or Vice Chair to sign the general business terms with PYA.

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

5. **Justin Smith** -Commercial Purchase Contract for 113 N. 7th Ave, Wauchula

Justin Smith presented this contract. It is the building where the thrift store for Alpha and Omega is located. The purchase price is \$135,000 with a 90 day inspection period and a 30 day closing. This building is roughly 2600 square feet.

A motion was made and seconded to approve the contract to purchase 113 N. 7th 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 accordance with the contract, and to sign documents necessary to effectuate the transaction.

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

ACTION RECOMMENDED: Motion to approve Resolution 2023-02 A resolution of the Hardee County Industrial Development Authority approving and authorizing the execution of a commercial sale/purchase contract for the purchase of real property located at 113 N. 7th Avenue, Wauchula, Hardee County, Florida and approving and authorizing closing on the purchase of the real property, and authorize the Chair or Vice Chair to sign.

A motion was made and seconded to approve Resolution 2023-02.

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

6. **Justin Smith** -Debut Development Lease

Sarah Evers reviewed the lease with the board. This new lease is adding additional space. They will be occupying 4 suites. It is a month to month lease and will begin on June 1st. The landlord can cancel anytime with a 30 day notice. The tenant will also be required to give a 30 day notice if there is a desire to vacate the property. The monthly lease payment is \$5491 per month. The tenant is required for any maintenance repairs. Owner will be responsible for any major mechanical repairs.

A motion was made and seconded to approve the lease for Debut Development and authorize the Chair or Vice Chair to sign.

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

6. FINANCIAL REPORT

1. **Kristi Schierling -April 2023 EDC/IDA Financials**

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

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

7. ANNOUNCEMENTS/OTHER BUSINESS/PUBLIC COMMENTS

8. ADJOURNMENT