



HARDEE COUNTY
ECONOMIC DEVELOPMENT COUNCIL

MINUTES

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

Regular Meeting

July 13, 2023, at 11:00 AM

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

Board Members

Lee Mikell, Chairman
Barney Cherry, Vice-Chairman
Gene Davis
Callie Ward
Courtney Green
Chris Idsardi
John Gill



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	
Chris Idsardi	Board Member	Present	
John Gill	Board Member	Absent	

Visiting: John Davis, Randy Crews, Stacy Crews, County Manager Terry Atchley, County Commissioner Renee Wyatt, Wachula City Manager Olivia Minshew, Deputy City Manager John Eason, Brent Stephens, Bruce Stayer, Michael Kelly, and Bobby Keen.

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

EDC/IDA Attorney: Shannon Nash

Chairman Mikell called the meeting to order at 11:00 a.m.

2. APPROVAL OF AGENDA

Motion by Board Member Barney Cherry and second by Board Member Calli Ward to approve as presented.

Motion carried

Ayes – Mikell, Cherry, Davis, Ward, Green, and Idsardi

Nays- None

Absent- Gill

3. APPROVAL OF MINUTES

1. June 2023 EDC/IDA Minutes

Motion by Board Member Calli Ward and second by Board Member Gene Davis to approve the June 2023 EDC/IDA minutes as presented.

Motion carried

Ayes – Mikell, Cherry, Davis, Ward, Green, and Idsardi

Nays – None

Absent- Gill

4. AGENDA ITEMS

1. John Davis- Draft General Fund and Special Revenue Fund Budget for FYE 2024

John Davis reviewed the income and expenses for the general and special revenue funds. We will review these again in August and adopt in September.

2. John Davis- Draft IDA Ona Mine Fund Budget for FYE 2024

John Davis reviewed the income and expenses for each of the fund in the Ona Mine Budget.

3. John Davis- Draft EDC Budget for FYE 2024

John Davis reviewed the income and expenses for the EDC budget.

4. County Manager Terry Atchley- Infrastructure Request for Bostick Rd

Terry Atchley addressed the board. He let them know there are activities going on in this area now. The developer is ready to move forward and wants to get the first 8 homes started now. This would be a gated community. The plans are to have close to 90 homes. To make this happen, water and sewer need to be put in. Since the agenda has been circulated, estimated costs have come back slightly higher at \$746,000. The BOCC is requesting an amount not to exceed \$800,000.

Motion by Board Member Gene Davis and second by Board Member Barney Cherry to authorize the funding request of up to \$800,000 to Hardee County for water and wastewater extension along Bostick Road for future development, subject to execution of an Interlocal Agreement.

Motion carried

**Ayes- Mikell, Cherry, Davis, Ward, Green, and Idsardi
Nays- None
Absent- Gill**

5. City of Wauchula Manager Olivia Minshew- Infrastructure Funding Request for South Florida Avenue

Olivia Minshew said she was contacted by our office letting her know that we had a potential housing project on South Florida Avenue and would like to have city water and wastewater extended to that site. This has not been designed or engineered but Olivia did speak with her engineer and their best guess is \$900,00 to extend the lines to reach this area. The EDA did award \$200,00 to the City to go towards this project. This project may have close to 60 homes.

Motion by Board Member Calli Ward and second by Board Member Gene Davis to authorize the funding request of up to \$900,000 to the City of Wauchula for water and wastewater extension along South Florida Avenue for future housing development, subject to execution of Interlocal Agreement.

Motion carried

**Ayes- Mikell, Cherry, Davis, Ward, Green, and Idsardi
Nays- None
Absent- Gill**

6. Justin Smith- Recommendation of Construction Management Services

Justin Smith is seeking approval today to enter into negotiations with three of the firms that responded to the RFQ. We will develop internal controls on who to use and when.

Motion by Board Member Calli Ward and second by Board Member Chris Idsardi to allow staff to enter into negotiations with the three recommended firms, Semco Construction, Halfacre Construction, and L. Cobb Construction.

Motion carried

Ayes- Mikell, Cherry, Davis, Ward, Green, and Idsardi

Nays- None

Absent- Gill

7. Justin Smith- RFQ #2023-02 for Architectural and Engineering Services

Justin Smith advised the board that we would like to enter contracts with multiple architectural and engineering firms. Some entities may offer one or both of these services. We are also looking to approve the evaluation committee consisting of Chris Idsardi, Sarah Evers, Denise Grimsley, and Justin Smith.

Motion by Board Member Courtney Green and second by Chris Idsardi to approve RFQ #2023-02 for Architectural and Engineering Services.

Motion carried

Ayes- Mikell, Cherry, Davis, Ward, Green, and Idsardi

Nays- None

Absent- Gill

Motion by Board Member Calli Ward and second by Board Member Barney Cherry to approve the evaluation committee consisting of Chris Idsardi, Sarah Evers, Denise Grimsley and Justin Smith.

Motion carried.

Ayes- Mikell, Cherry, Davis, Ward, Green, and Idsardi

Nays- None

Absent- Gill

Board Member Davis left the meeting.

8. Justin Smith- RFQ #2023-03 for Construction Management Services at Risk for Single Family Residential Development Construction Services

Justin Smith would like to advertise for a separate RFQ for construction management services for this project. Under the Consultants Competitive Negotiations Act, if a project exceeds \$4 million, we must go out to bid. We will be seeking firms that have a specialty in this type of development. We are also asking that the same evaluation committee be approved.

Motion by Board Member Chris Idsardi and second by Board Member Barney Cherry to approve RFQ #2023-03 for Construction Management at Risk for Single Family Residential Development Construction Services.

Motion carried

Ayes- Mikell, Cherry, Ward, Green, and Idsardi

Nays- None

Absent- Gill and Davis

Motion by Board Member Calli Ward and second by Board Member Courtney Green to approve the evaluation committee consisting of Chris Idsardi, Sarah Evers, Denise Grimsley, and Justin Smith.

Motion carried

Ayes- Mikell, Cherry, Ward, Green, and Idsardi

Nays- None

Absent- Gill and Davis

9. Justin Smith- Lease Purchase Option Contract with Utilitech for 126 W. Main Street

Brent Stephens addressed the board and gave a brief background and update. Since first coming to the board and then the pandemic happening, the vision for the building has changed. It will now become a bakery and soda shop. This will be a triple net lease and the rent is at market rate. The monthly rent payment is \$2317.50/month plus tax. With a triple net lease, we will incur no costs. The tenant will pay all of the costs for maintenance, repairs, landscaping, etc. There is no job creation credit program in this lease. Timely lease payments will be credited towards the purchase price, pursuant to the lease.

Motion by Board Member Chris Idsardi and second by Calli Ward to approve the lease purchase option contract with Utilitech for 126 W. Main Street, Wauchula and authorize the Chair or Vice Chair to sign.

Motion carried

Ayes- Mikell, Cherry, Ward, Green, and Idsardi

Nays- None

Absent- Gill and Davis

10. Justin Smith- Lease Purchase Option Contract with Randy and Stacy Crews for 943 S. 6th Avenue (Bowling Alley)

Justin Smith provided a brief update on the project. We closed on the property on July 3rd. Renovations are currently going on. Plans are to open mid-August in order for the league season to start. This contract is slightly different. We have normally used jobs as a measuring tool to earn purchase credits. This lease will measure each quarter, on multiple tiers. Tier One is the first component. It is worth 50% of their lease payment. It is based on the number of games bowled each month. If this tier is met then tier 2 is worth 25% and requires them to employ 5 FT employees throughout the entire quarter. If tiers 1 and 2 are met then tier 3 is worth an additional 25% which is broken up incrementally by each employee at 5% until 100% is reached. The monthly lease amount is \$5,850/month.

Motion by Board Member Calli Ward and second by Board Member Chris Idsardi to approve the lease purchase option contract with Randy and Stacy Crews for 943 S. 6th Avenue (Bowling Alley).

Motion carried

Ayes- Mikell, Cherry, Ward, Green, and Idsardi

Nays- None

Absent- Gill and Davis

11. Krystin Chapman- Marketing Contract with Consensus Communications

Krystin Chapman let the board know that we did enter negotiations with Consensus Communications and have a contract for approval today. It included \$3,000/month for social media, and \$3500/month for branding/communications program management. Additional services can be added on. Our total costs for the year will not exceed \$ 179,255. We can terminate without reason with a 30-day notice.

Motion by Board Member Calli Ward and second by Chris Idsardi to approve the marketing contract with Consensus Communications and authorize the Chair or Vice Chair to sign.

Motion carried

Ayes- Mikell, Ward, Green, and Idsardi
Nays- Barney
Absent- Gill and Davis

12. Denise Grimsley- Purchase Land Contract between the IDA and MM Wauchula III, LLC for 17 Acres

Denise Grimsley explained that this property is contiguous to the property that was discussed at last month's meeting. This is high and dry land. It is 17 acres and the asking price is \$850,000. There is a 6 month due diligence period. The County should have their appropriated funding before the 6 month period is up and we would then assign the purchase contract to the County. If there are any expenses incurred before the transfer to the County, we will be reimbursed.

Motion by Board Member Courtney Green and second by Board Member Chris Idsardi to approve the purchase land contract between the IDA and MM Wauchula III, LLC for 17 acres and authorize the Chair or Vice Chair to sign.

Motion carried

Ayes- Mikell, Cherry, Ward, Green, and Idsardi
Nays- None
Absent- Gill and Davis

13. Denise Grimsley- Purchase Land Contract between the IDA and Sonni for 17 Acres

Denise Grimsley started by reminding the board this was the property we had discussed last month. The owner came to want a 3-month due diligence instead of the 6-month due diligence period that was in the contract.

Motion by Board Member Calli Ward and second by Barney Cherry to approve the purchase land contract between the IDA and Sonni for 17 acres and authorize the Chair or Vice Chair to sign.

Motion carried

Ayes- Mikell, Cherry, Ward, Green, and Idsardi
Nays- None
Absent- Gill and Davis

5. EXECUTIVE REPORT

Justin Smith provided his monthly report. Aloha has received their final authorization from the County. They are actively hiring more personnel and have started the design and engineering phase for a permanent location. R. Riveter is in the final stages of interior renovation in Unit 4. The exterior work is in the engineering and permitting phase with FDOT. The parking lot behind R. Riveter is a CRA partnership. It will have 75 new spaces. DEO awarded the CRA a grant to fund part of the project. Broadband is still a hot topic. There was a new grant award of \$1.5 million. There has been a total of \$8.5 million awarded to Hardee County and this has provided 207 miles of fiber infrastructure. Denise Grimsley updated the board on the corridor study. Since then, the Regional Planning Council has reached out and said there was a grant that can assist with the study. The entire county needs to be included and also include stormwater mitigation strategies. The estimated cost is \$300,000 and our costs may only be \$60,000. We are currently in the middle of a 9-week course studying the book *Building a Vibrant Community*.

We meet every Thursday at noon and 6pm and we are currently on week 4. Calli Ward was recently reappointed to a 4-year term by the BOCC. Chris Idsardi and John Gill were newly appointed to the board. Our COO, Justin Smith, was accepted into the highly sought after Leadership Florida program.

6. FINANCIAL REPORT

1. June 2023 EDC/IDA Financials:

Motion by Board Member Calli Ward and second by Board Member Barney Cherry to approve the June 2023 EDC/IDA Financials as presented.

Motion carried

Ayes – Mikell, Cherry, Ward, Green, and Idsardi

Nays – None

Absent- Gill and Davis

7. ANNOUNCEMENTS/OTHER BUSINESS/PUBLIC COMMENTS

8. ADJOURNMENT