



**HARDEE COUNTY**  
ECONOMIC DEVELOPMENT COUNCIL

# MINUTES

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

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**Regular Meeting**

**August 10, 2023, at 8:30 AM**

**Commissioner 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  
Callie Ward  
Courtney Green  
Chris Idsardi  
John Gill

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**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	Present	

**Visiting:** John Davis, County Commissioner Renee Wyatt, Bruce Stayer, and Michael Kelly.

**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 8:30 a.m.

## 2. APPROVAL OF AGENDA

Motion by Board Member Gene Davis and second by Board Member Barney Cherry to approve as presented.

Motion carried

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

Nays- None

Absent- None

## 3. APPROVAL OF MINUTES

1. July 2023 EDC/IDA Minutes

Motion by Board Member Calli Ward and second by Board Member Chris Idsardi to approve the July 2023 EDC/IDA minutes as presented.

Motion carried

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

Nays – None

Absent- None

## 4. BOARD EDUCATION

1. Denise Grimsley- Mission, Vision, Values

Denise Grimsley presented the board with a presentation on the brief history of the EDC and IDA and a few of the past and current projects of the IDA. We went through a branding change last year and have elevated the EDC. We are known as The Development Group. Denise outlined our mission, vision, and values. She also discussed the five pillars and the onboarding schedule that would be happening over the next several months.

**2. Krystin Chapman-Executive Report**

Krystin Chapman provided the executive report this month. Denise Grimsley, Courtney Green, and Krystin Chapman all attended the Learners to Earners Workforce Summit. This year's Junior Leadership class met last week at our office. Justin Smith conducted a personality test with them. They were very engaged students. Krystin discussed the CEO Roundtables. R. Riveter will be the Chamber Lunch N Learn speaker on August 24<sup>th</sup>. Denise Grimsley received the Above and Beyond Award. Sarah Evers provided an update on the corridor study.

**5. AGENDA ITEMS**

**1. John Davis- Draft Ona Mine Fund Budget for FYE 2024**

John Davis reviewed the income and expenses for the Ona Mine Fund Budget for FYE 2024.

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

John Davis reviewed the income and expenses for the general fund and special revenue fund for FYE 2024.

**3. John Davis- Draft EDC Budget for FYE 2024**

John Davis reviewed the income and expenses for the EDC budget for FYE 2024.

**4. Justin Smith- Recommendation for Construction Management at Risk Services for the Bostick Rd Infrastructure Rd Project**

Justin Smith stated that this is from the RFQ from last month. We received five responses. This will not be a recurring services contract. We are seeking to enter a single contract with one of the respondents in the order ranked by the evaluation committee.

**Motion by Board Member Courtney Green and second by Board Member Chris Idsardi to enter negotiations with the respondents of the construction management at risk services for the Bostick Rd Infrastructure project in the following ranked order, LM Properties (390 points), Marmer Construction (371 points), Halfacre Construction (338 points), Cobb Site Development (314 points), and Sema Construction (285 points) and return a contract to the Board for final approval.**

**Motion carried**

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

**Nays- None**

**Absent- None**

**5. Sarah Evers- Recommendations for Architectural and Professional Engineering Services**

Sarah Evers stated that this is from the RFQ from last month. This will be a continuing services contract. We received nine responses and would like to enter into contracts with six of them. Sarah Evers reviewed the evaluation criteria. Based on the criteria and rankings, the committee is recommending the following six firms. They are Kimley Horn, Hunter Engineering, Chastain, Skillman, The Lunz Group, George F. Young, and Hall Darling.

**Motion by Board Member Calli Ward and second by John Gill to allow staff to enter contract negotiations with Kimley Horn, Hunter Engineering, Chastain Skillman, The Lunz Group, George F. Young, and Hall Darling and to bring back the contracts for approval.**

**Motion carried**

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

**6. Denise Grimsley- Purchase Contract for 107 E. Main Street, Wauchula (TDG Office)**

Denise Grimsley reminded the board that over a year ago, this board had directed the staff to look at purchasing the building. This contract is for \$1.1M with a six month inspection period. We have had a building inspection by a general contractor.

**Motion by Board Member Calli Ward and second by Board Member Barney Cherry to approve the purchase contract for 107 E. Main Street, Wauchula and authorize the Chair or Vice Chair to sign.**

**Motion carried**

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

**7. Kristi Schierling- Banking Business**

Kristi Schierling explained that a resolution was needed for the board to begin doing business with another banking entity. With the market changing, we wanted to have the availability to do business with First National Bank of Wauchula if they could provide us with better rates.

**Motion by Board Member Courtney Green and second by John Gill to authorize a banking relationship with First National Bank of Wauchula and to adopt Resolution 2023-03.**

**Motion carried**

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

**6. FINANCIAL REPORT**

**1. July 2023 EDC/IDA Financials:**

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

**Motion carried**

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

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

Attorney Nash has the evaluation of Denise Grimsley for each board member to complete. She would like to have them back by August 31<sup>st</sup> and at the next meeting, the evaluation will be presented.

**8. ADJOURNMENT**