



HARDEE COUNTY
ECONOMIC DEVELOPMENT COUNCIL

MINUTES

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

Regular Meeting

September 14, 2023, at 8:30 AM

**Commissioner 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
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	Absent	
Calli Ward	Board Member	Present	
Courtney Green	Board Member	Present	
Chris Idsardi	Board Member	Present	
John Gill	Board Member	Absent	

Visiting: John Davis, County Commissioner Renee Wyatt, Bruce Stayer, Steven Southwell, Clint Hunnicutt, County Manager Terry Atchley, 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 Courtney Green and second by Board Member Chris Idsardi to approve as presented.

Motion carried

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

Nays- None

Absent- Davis and Gill

3. APPROVAL OF MINUTES

1. August 2023 EDC/IDA Minutes

Motion by Board Member Chris Idsardi and second by Board Member Barney Cherry to approve the August 2023 EDC/IDA minutes as presented.

Motion carried

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

Nays – None

Absent- Davis and Gill

4. BOARD EDUCATION

1. Sarah Evers- Land Development Agreements Presentation

Sarah Evers reviewed the South Ft. Meade Land Development Agreement and its amendments. Sarah explained what an LDA is and what our role is. The South Ft. Meade agreement was approved in 2008 and permitted 10,885. The 1st amendment was approved in 2016 and approved an additional 393.2 acres. The second amendment was

approved in 2019 and approved an additional 288.8 acres. The third amendment was approved in 2020 and approved an additional 14.7 acres.

2. Krystin Chapman-Executive Report

Krystin Chapman started the executive report off by telling the board that R. Riveter was the guest at the Chamber Lunch and Learn for August. The SBDC had a marketing training event that Krystin attended. They will also start holding office hours at our office once a month. Denise Grimsley will talk about this later on. TDG has started a mentorship with the Donnie Canary Foundation. We meet with them each month. We just finished our 9 week curriculum of "Building a Vibrant Community". Sarah Evers

5. AGENDA ITEMS

1. John Davis- Annual Budgets for FYE 2024

John Davis reviewed each of the IDA budgets for FYE 2024.

Motion by Board Member Calli Ward and second by Board Member Chris Idsardi to adopt Resolution 2023-04 a resolution adopting a budget inclusive of the General Fund, South Ft. Meade Mine Agreement Fund, and Ona Mine Special Revenue Fund for fiscal year 2023-24, and providing for severability, and providing for an effective date and authorize the Chair or Vice Chair to sign.

Motion carried.

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

Motion by Board Member Calli Ward and second by Board Member Barney Cherry to adopt the EDC budget for fiscal year 2023-2024.

Motion carried.

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

2. Clint Hunnicutt- Wauchula Fresh Update

Clint Hunnicutt was before the board today to provide an update on Wauchula Fresh. He gave a brief background for the newer board members. There are currently 69 employees at Hardee Fresh. Clint briefly reviewed the process from sowing to cooling. Construction should commence some time in the 4th quarter of 2023 and the first sales being at the end of 2024 for the new facility. There will be 20-25 new hires and around 20-25 employees will move over from Hardee Fresh.

3. Justin Smith- Architectural and Engineering Continuing Services Contract

Justin Smith let the board know that only the contract with Kimley Horn was being approved today. The remaining contracts will be brought to the October board meeting for approval. This is an annual contract with automatic renewals.

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

Motion carried.

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

4. Sarah Evers- Construction Manager Continuing Services Contracts

Sarah Evers let the board know that we would only be approving the contract with Semco Construction today. L Cobb Construction and Halfacre Construction will be approved at the October board meeting. This is a one year contract with an automatic renewal.

Motion by Board Member Barney Cherry and second by Board Member Chris Idsardi to approve the contract and authorize the Chair or Vice Chair to sign.

Motion carried.

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

5. Denise Grimsley- Hardee County Education Foundation Resolution 2023-05 and Funding Agreement

Denise Grimsley explained that this agreement is for the reimbursement of their fees with Clifton Larson Allen and the Executive Director's salary until 6/30/25. The previous resolution only approved the CLA fees through 2021, however it was the board's intention to fund those through 2025 just like it funded the executive director's salary. This funding agreement and resolution give full authorization through fiscal year 2024-2025, specifically June 30, 2025.

Motion by Board Member Barney Cherry and second by Chris Idsardi to adopt Resolution 2023-05, approve the funding agreement, and authorize the Chair or Vice Chair to sign.

Motion carried.

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

6. Denise Grimsley- University of South Florida Collaboration Agreement

Denise Grimsley went through a few of the responsibilities that SBDC will be required to do. A representative will have to attend at least 6 Hardee County networking events and attend an EDC/IDA board meeting to share information available to Hardee County residents. A representative will be at our office on the 4th Tuesday of every month. The contracted amount for the fiscal year is \$10,000.

Motion by Board Member Courtney Green and second by Board Member Calli Ward to approve the University of South Florida Collaboration Agreement and to provide funding in the amount of \$10,000.00 and to authorize the Chair or Vice Chair to sign.

Motion carried.

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

7. Justin Smith- Purchase Contract for West Palmetto Street Property

Justin Smith reminded the board about the strategic plan for downtown. Building a Vibrant Community references focusing on one area in your downtown and build out from that area. Our housing study recommends focusing on infill housing. This property would check off these items. It is almost 1 acre and includes the house on Palmetto and 8th Avenue. The purchase price is \$250,000 and there is a 90-day inspection period. This area would allow us to work with the City and create more parking areas for the downtown.

Motion by Board Member Calli Ward and second by Chris Idsardi to approve the purchase contract for West Palmetto Street and authorize the Chair or Vice Chair to sign.

Motion carried.

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

Motion by Board Member Calli Ward and second by Board Member Barney Cherry to approve Resolution 2023-06 authorizing a resolution of the Hardee County Industrial Development Authority approving and authorizing the execution of a commercial sale/purchase contract for the purchase or real property located at West Palmetto Street and approving and authorizing closing on the purchase of the real property and authorizing the Chair or Vice Chair to sign.

Motion carried.

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

8. Sarah Evers- Trussworks Realty Florida, LLC Commercial Sale/Purchase Contract

Sarah Evers explained that Trussworks is a Texas-based company that manufactures wood floor and ceiling trusses. We started working with them earlier this year/late last year and they are interested in expanding in the Florida market. We felt that the property located at 62 east of the Commerce Park would be a great fit for them. The sale price is \$800,000 with a 60-day inspection period and 30-day closing. Exhibit B of the contract is the right of first refusal for the IDA for a 5 year period. They are eager to get moving and expect to hire about 30 employees over the next five years.

Motion by Board Member Courtney Green and second by Board Member Chris Idsardi to approve the commercial sale/purchase contract with Trussworks Realty Florida, LLC and authorize the Chair or Vice Chair to sign.

Motion carried.

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

Motion by Courtney Green and second by Board Member Chris Idsardi to approve Resolution 2023-07 authorizing the execution of a sale/purchase contract for the sale of real property located at 205 St. Rd 62 and three parcels at 0 St. Rd 62, Wauchula, Hardee County, Florida and authorizing the Chair or Vice Chair to sign all documents necessary for closing.

Motion carried.

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

9. Denise Grimsley- Sound System for Boardroom Discussion

Denise Grimsley started the discussion with how hard it is to hear the meeting when you are listening to them online. The previous County Manager came to us about a year ago and asked us to fund the enhancements to improve the system. We have worked with Terry Atchley and the county IT staff to get the needed information for the enhancements of the systems. The BOCC received two quotes for sound system upgrades.

Motion by Board Member Calli Ward and second by Board Member Barney Cherry to fund the BOCC sound system upgrade in the amount not to exceed \$12,000.

Motion carried.

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

10. Justin Smith- Third Amendment to Sublease with Duke Energy Florida, LLC and the Corresponding Memorandum of Sublease

Justin Smith let the board know that this was an anticipated amendment. When we first entered the agreement, the initial footprint was over 700 acres. Not that Duke has finished the buildout of their footprint and the two access roads, the survey is now complete and the number of acres being used is 518.97. This amendment also included an escalator clause in the event they are able to use the panels that generate a higher wattage and that is a \$100/acre per year increase.

Calli Ward abstained since she works for Mosaic.

Motion by Board Member Barney Cherry and second by Board Member Courtney Green to approve the third amendment to the sublease with Duke Energy Florida, LLC and the corresponding memorandum of sublease and authorize the Chair or Vice Chair to sign.

Motion carried.

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

11. Justin Smith- Third Amendment to the Land Lease Agreement with South Ft. Meade Land Management, Inc and Mosaic Fertilizer and the Corresponding Memorandum of Lease

Justin Smith advised the board that since the lease is with Mosaic, they also have to approve the change in acreage.

Calli Ward abstained since she works for Mosaic.

Motion by Board Member Chris Idsardi and second by Board Member Barney Cherry to approve the third amendment to the land lease agreement with South Ft. Meade Land Management, Inc and Mosaic Fertilizer, LLC and the corresponding memorandum of lease and authorize the Chair or Vice Chair to sign.

Motion carried.

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

Nays- None

Absent- Davis and Gill

Abstain- Ward

12. Shannon Nash- Annual Evaluation of Denise Grimsley

Shannon Nash provided each of the board members with an evaluation to complete last month and she has the results today. Overall, Denise Grimsley received a 32.3 out of 35. Shannon Nash also read a few of the comments left by board members. They were very positive.

Motion by Board Member Calli Ward and second by Chris Idsardi to accept the evaluation results of Denise Grimsley.

Motion carried.

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

Nays- None

Absent- Davis and Gill

6. FINANCIAL REPORT

1. August 2023 EDC/IDA Financials:

Motion by Board Member Courtney Green and second by Board Member Chris Idsardi to approve the August 2023 EDC/IDA Financials as presented.

Motion carried

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

Nays – None

Absent- Davis and Gill

7. ANNOUNCEMENTS/OTHER BUSINESS/PUBLIC COMMENTS

8. ADJOURNMENT