



HARDEE COUNTY
ECONOMIC DEVELOPMENT COUNCIL

MINUTES

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

Regular Meeting

November 17, 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	Present	
Calli Ward	Board Member	Present	
Courtney Green	Board Member	Present	
Chris Idsardi	Board Member	Present	
John Gill	Board Member	Present	

Visiting: John Davis, Steven Southwell, and Mia Vasquez.

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

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 Calli Ward and second by Board Member Courtney Green to approve as presented.

Motion carried

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

Nays- None

Absent- None

3. APPROVAL OF MINUTES

1. October 5, 2023, October 12, 2023, and October 19, 2023 EDC/IDA Minutes

Motion by Board Member Courtney Green and second by Board Member Calli Ward to approve the minutes for October 5, 2023, October 12, 2023, and October 19, 2023 as presented.

Motion carried

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

Nays – None

Absent- None

4. BOARD EDUCATION

1. Shannon Nash- Legal

Attorney Shannon Nash gave a presentation on the background and functions of the EDC/IDA.

2. Executive Report

5. AGENDA ITEMS

1. John Davis- Final Budget Amendments for IDA General Fund and Special Revenue Fund for FY 2022-2023

John Davis presented budget amendments for approval for FY 2022-2023. There were line items that were budgeted too low, Lot 2 inventory was brought into service, and Spec Building 8 capital outlay increased.

Motion by Board Member Gene Davis and second by Board Member Calli Ward to approve the final budget amendments for the IDA General Fund and Special Revenue Fund for FY 2022-2023.

Motion carried.

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

Motion by Board Member Calli Ward and second by Board Member Chris Idsardi to adopt Resolution 2023-12 approving and authorizing a budget amendment to the adopted fiscal year 2022-2023 budget and authorize the Chair or Vice Chair to sign.

Motion carried.

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

2. John Davis- Final Budget Amendments for IDA Ona Mine Fund FY 2022-2023

John Davis presented budget amendments for approval for FY 2022-2023. They were increases for grant expenditures, stripping margin adjustment, and adjusting appropriations for different line items.

Motion by Board Member John Gill and second by Board Member Barney Cherry to approve the final budget amendments for IDA Ona Mine Fund for FY 2022-2023.

Motion carried.

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

Motion by Board Member Calli Ward and second by Board Member Chris Idsardi to adopt Resolution 2023-13 authorizing a budget amendment to the adopted fiscal year 2022-2023 Ona Mine Budget and authorize the Chair or Vice Chair to sign.

Motion carried.

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

3. Justin Smith- First Amendment to Sale/Purchase Land Contract with On Call Realty Management, LLC (Palmetto St. Property)

The inspection period ends next month, and we are not completed with due diligence. We would like to extend the time frame just in case since we are not having a meeting in December. It is currently a 90 day period and we would like to extend it to 150 day due diligence.

Motion by Board Member Chris Idsardi and second by Board Member Courtney Green to approve the first amendment to the sale/purchase land contract with On Call Realty and authorize the Chair or Vice Chair to sign.

Motion carried.

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

Nays- None

Absent- None

4. Justin Smith- Forbearance Agreement between the City of Wauchula and Industrial Development Authority for 217 W. Palmetto St

This property has a code enforcement lien against it. The City of Wauchula will take no action with the lien if we bring the property into compliance after the purchase. Our plan is to demolish the building which will satisfy compliance. This must be done by August 15, 2024.

Motion by Board Member Calli Ward and second by Board Member John Gill to approve the forbearance agreement for 217 W. Palmetto St. between the City of Wauchula and Industrial Development Authority and authorize the Chair or Vice Chair to sign.

Motion carried.

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

Nays- None

Absent- None

5. Kristi Schierling- Third Modification to Spec Building 9 (Lot 27) EDA Agreement

This modification is modifying the agreement end date. The new end date will be “until completion of the project and payment of all outstanding amounts.”

Motion by Board Member Barney Cherry and second by Chris Idsardi to approve the third modification to the Spec Building 9 (lot 27) EDA agreement and authorize the Chair or Vice Chair to sign.

Motion carried.

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

Nays- None

Absent- None

6. Kristi Schierling- Fourth Modification to Commerce Park Expansion EDA Grant Agreement

This modification is modifying the agreement end date. The new end date will be “until completion of the project and payment of all outstanding amounts.”

Motion by Board Member Chris Idsardi and second by Board Member John Gill to approve the fourth modification to the commerce park expansion EDA grant agreement and to authorize the Chair or Vice Chair to sign.

Motion carried.

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

7. Sarah Evers- Sale/Purchase Contract for Real Property Located at 122 W. Main St (Reif Building)

Sarah Evers explained that this contract is coming back to the board for a modification of the lease term. We are requesting that the lease term increase to 10 years instead of the 5 year term that was previously presented. This would give Main Street Wauchula more time to apply for grants for the building.

Motion by Board Member Calli Ward and second by Board Member Gene Davis to approve the sale/purchase contract for real property located at 122 W. Main St. and authorize the Chair or Vice Chair to sign.

Motion carried.

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

Motion by Board Member Calli Ward and second by Board Member Courtney Green to adopt Resolution 2023-10 superseding Resolution 2023-09, approving and authorizing the execution of a revised sale/purchase contract for the purchase of real property located at 122 W. Main St, Wauchula, Hardee County, Florida, confirming the authority of the chair or vice chair to sign all documents necessary for closing pursuant to the revised contract, authorizing the transfer of funds, and providing for an effective date.

Motion carried.

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

8. Sarah Evers- Extension of Due Diligence Period for Trussworks Realty Florida, LLC

This is the property that is located on St. Rd 62. They are looking to extend their due diligence period an additional 60 days. The permitting process has taken a little longer for them than they anticipated and they feel that 60 more days would be sufficient.

Motion by Board Member John Gill and second by Board Member Chris Idsardi to approve the extension of the due diligence period for Trussworks Realty Florida, LLC.

Motion carried.

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

9. Justin Smith- Sale/Purchase Agreement for 120 N. 8th Avenue

This property is located directly south of the Palmetto St property we are purchasing. The purchase price is \$100,000, with a 90 day due diligence period and a 60 day closing. It is currently occupied but will be vacant by the time of closing.

Motion by Board Member Calli Ward and second by Board Member Chris Idsardi to approve the purchase agreement for property located at 120 N. 8th Avenue and authorize the Chair or Vice Chair to sign.

Motion carried.

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

Nays- None

Absent- None

Motion by Board Member Courtney Green and second by Board Member John Gill to adopt Resolution 2023-11 approving and authorizing the execution of a sale/purchase of real property contract for the purchase of real property located at 120 N. 8th Avenue, Wauchula, Hardee County, Florida, authorizing the transfer of funds and confirming the authority of the Chair or Vice Chair to sign all documents necessary for closing, and providing for an effective date.

Motion carried.

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

Nays- None

Absent- None

6. FINANCIAL REPORT

1. October 2023 EDC/IDA Financials:

Motion by Board Member Gene Davis and second by Board Member Calli Ward to approve the October 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

8. ADJOURNMENT