



**HARDEE COUNTY**  
ECONOMIC DEVELOPMENT COUNCIL

## **MINUTES**

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

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**Special Meeting**

**October 19, 2023, at 2:00 PM**

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

**Visiting:** Alan Mancini and County Manager Terry Atchley

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

**EDC/IDA Attorney:**

**Chairman Mikell called the meeting to order at 2:00 p.m.**

## 2. APPROVAL OF AGENDA

**Motion by Board Member Gene Davis and second by Board Member Courtney Green to approve as presented.**

**Motion carried**

**Ayes – Mikell, Cherry, Davis, and Green**

**Nays- None**

**Absent- Ward, Idsardi, and Gill**

## 3. AGENDA ITEMS

### 1. Sarah Evers- Mancini Brand's Landlord's Consent and Agreement

Sarah Evers explained that Mancini Brands is getting ready to expand into an additional 400 stores in the New York/New Jersey area. In doing so, they are looking to secure SBA funding and their lender is requesting a landlord's consent agreement. The funding will be used for all aspects of the operation. Additional staff of around 30 new employees will be added. We will be granting a security interest related to the personal property. This is not tied to the building. Language was added in to specifically exclude some items from the definition of collateral, specifically excluding their lease option and option to purchase, any fixtures that would be detrimental to the building if removed, and any HVAC, electrical, plumbing, and fire suppression. If there is a default with Mancini on the loan, we are granting the lender a 30-day time frame in which they can come in and remove the collateral. If Mancini defaults on our lease agreement with them, we would allow the lender a 30-day time frame to come in and cure the default with us.

**Motion by Board Member Barney Cherry and second by Board Member Courtney Green to approve the landlord's consent and agreement with Mancini Brand's and authorize the Chair or Vice Chair to sign.**

**Motion carried.**

**Ayes- Mikell, Cherry, Davis, and Green**

**Nays- None**

**Absent- Ward, Idsardi, and Gill**

**2. Sarah Evers- Construction Management at Risk Services for Bostick Rd Infrastructure Contract with LM Properties of Polk County, Inc**

Sarah Evers reminded the board that in August they approved staff to enter negotiations with LM Properties for construction management and we have brought that contract back today for approval. This contract is a minimum of four phases. During phase 1, they will receive a \$50,000 lump sum payment and the ensuing 3 phases, that contract will be worked into the guaranteed maximum price that they provide us. The GMP will be established during the phase 1 period. This would come back to the board. The term is for 1 year and will renew annually through the completion of the entire project. The contractor will have 180 days to complete phase 1 after the notice of commencement is issued. If there is a delay that causes substantial damage, we have the right to assess them \$500/day.

**Motion by Board Member Gene Davis and second by Board Member Courtney Green to approve the contract for construction management at risk services for Bostick Rd. infrastructure with LM Properties of Polk County, Inc and authorize the Chair or Vice Chair to sign.**

**Motion carried.**

**Ayes- Mikell, Cherry, Davis, and Green**

**Nays- None**

**Absent- Ward, Idsardi, and Gill**

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

**5. ADJOURNMENT**