



**HARDEE COUNTY**  
ECONOMIC DEVELOPMENT COUNCIL

## **MINUTES**

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

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**Regular Meeting**

**February 8, 2024, 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  
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	Present	
Courtney Green	Board Member	Present	
Chris Idsardi	Board Member	Present	
John Gill	Board Member	Present	

**Visiting:** Julia Mandell, Jessica Newman, Sarah Johnston, County Commissioner Renee Wyatt, and Bruce Stayer.  
**Staff:** Denise Grimsley, Krystin Chapman, Justin Smith, Mia Vasquez, 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 Barney Cherry and second by Board Member Gene Davis to approve as presented.

Motion carried

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

Nays- None

Absent- None

## 3. APPROVAL OF MINUTES

1. January 2024 EDC/IDA Minutes

Motion by Board Member Calli Ward and second by Board Member John Gill to approve the January 2024 EDC/IDA minutes as presented.

Motion carried

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

Nays – None

Absent- None

## 4. EXECUTIVE REPORT

### 1. Krystin Chapman- Executive Report

Krystin Chapman started with highlighting Rural Counties Days. Kristi Schierling attended in Krystin's place. There was a great turnout. The high school culinary class prepared strawberry preserves to hand out. We have started our next class of Building a Vibrant Community. Our survey has concluded. We surpassed the goal for responses and

we are currently reviewing them. These will be shared with stakeholders and drive our economic future. Governor DeSantis presented the IDA with a \$4 million multi-purpose facility grant. These funds will be used to create a 3-story building with a culinary incubator on the first floor, a traditional incubator on the second floor, and residential housing on the third floor. We will pursue additional funding as well. Krystin then highlighted Sarah Evers. She recently completed a class at Yale School of Management with a high score of 99%. Aloha Medical Services groundbreaking was just held. Construction on a 16,000-square-foot facility will commence on February 13<sup>th</sup>. Jessica Newman, CRA Director, gave an update on the parking lot behind R. Riveter. There will be 70 additional parking spaces, 61 new and 9 existing. June 9<sup>th</sup> is the estimated final completion date. Utilitech is meeting with contractors next week for their space at 126 W. Main. The Lunz Group has provided us with a preliminary concept design for the Gardens at Midtown. This area is located on the block between 7<sup>th</sup> and 8<sup>th</sup> Avenue, where Alpha and Omega was located. Krystin reminded everyone that the Chamber Lunch N Learn is February 22<sup>nd</sup> and our guest speaker is Julie Burch. Our inaugural annual meeting is April 16<sup>th</sup>.

## **5. BOARD EDUCATION**

### **1. Justin Smith- Parliamentary Procedure**

Justin Smith provided an overview of parliamentary procedures. He explained what they were and their background. Justin explained what a motion is and how to properly make a motion. The proper terminology is “I move...”. There are a few urban legends that Justin explained, such as the Chair not being able to make a motion or it being ok to have an informal discussion before a motion.

## **6. AGENDA ITEMS**

### **1. Sarah Evers- Engagement Letter for Legal Services with Gray Robinson**

Sarah Evers reviewed the engagement letter. Gray Robinson will serve as our new legal counsel. Julia Mandell is here today. Representative Kaylee Tuck will also be assisting when needed. The City of Wauchula and Advent Health have both used the services of Gray Robinson. The hourly fee we will be charged is \$250/hr. There is a 30 day notice to terminate.

**Motion by Board Member Barney Charry and second by Board Member Calli Ward to approve the engagement letter for legal services with Gray Robinson 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. Justin Smith- Second Amendment to Sale/Purchase Land Contract with OnCall Realty Management, LLC (Palmetto St. Property)**

This amendment being presented is reducing the purchase price from \$250,000 to \$200,000.

**Motion by Board Member John Gill and second by Board Member Calli Ward to approve the second amendment to the sale/purchase contract with OnCall Realty Management, LLC 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. Denise Grimsley- Real Property Sale/Purchase Contract for 0 Alton Carlton Rd, Wauchula, FL**

Denise Grimsley explained that this contract is for 33 acres adjacent to the Wauchula airport. The purchase price is \$525,000. This property is part of our strategic plan and looking ahead. We received a grant for an inland port study. When the inland port becomes a reality, the feasibility study will show us the best location for it. We believe it could include Ft. Green rail, building a rail spur connecting the commerce park, or at the airport. This acquisition would be a part of our long-term strategy and planning.

**Motion by Board Member Chris Idsardi and second by Board Member Courtney Green to approve the real property sale/purchase contract for 0 Alton Carlton Rd, Wauchula, FL, 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. Kristi Schierling- First Amendment to Commercial Lease with Option to Purchase with Utilitech, Inc**

Kristi Schierling reviewed the amendment with the Board. This amendment is changing the effective date to February 1<sup>st</sup> because the tenant was unable to move in due to the flooding that occurred. Now that all repairs have been made, the tenant can now access the space. Rent will begin March 1<sup>st</sup>.

**Motion by Board Member Barney Cherry and second by Board Member Chris Idsardi to approve the first amendment to the commercial lease with option to purchase with Utilitech Inc 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. Justin Smith- Sale/Purchase Land Contract between Hardee County and Hardee County Industrial Development Authority (34 Acres US Hwy 17 N.)**

This contract is for the two 17 acres parcels on N. 17. We purchased the two parcels for the County. They have now received their funding from the State and are ready to purchase. The purchase price is \$1,330,862.55. There will be a 6 month closing.

**Motion by Board Member John Gill and second by Board Member Calli Ward to approve the sale/purchase land contract between Hardee County and Hardee County 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**

## **7. FINANCIAL REPORT**

### **1. January 2024 EDC/IDA Financials**

**Motion by Board Member Courtney Green and second by Board Member Barney Cherry to approve the January 2024 EDC/IDA Financials as presented.**

**Motion carried.**

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

**Nays – None**

**Absent- None**

## **8. ANNOUNCEMENTS/OTHER BUSINESS/PUBLIC COMMENTS**

Chairman Mikell announced that this is Shannon Nash's last meeting as our counsel. She will still be available to work with our new attorney, Julia Mandell, while Julia gets settled in.

## **9. ADJOURNMENT**