

HARDEE COUNTY  
ECONOMIC DEVELOPMENT AUTHORITY (EDA)  
(INDEPENDENT BOARD)  
COUNTY COMMISSION CHAMBERS  
412 WEST ORANGE STREET, ROOM 102  
WAUCHULA, FLORIDA 33873  
NOVEMBER 29, 2011 8:30 A.M.

**MINUTES**

**Members:**

David Royal, Vice-Chairman, P  
Perry Knight, P  
Kenny Miller, P  
Derren Bryan, P

Bill Beattie, P  
Sue Birge, P  
Bill Lambert, Chairman, P  
Roger Hood, Excused

County Attorney Ken Evers, P  
Office Manager Sandy Meeks, A

County Manager Lexton H. Albritton, Jr., P

Chairman Lambert called the meeting to order at 8:30 a.m. with the Invocation by Royal. He also advised they would have a short meeting that would lead into a discussion on the non-profits.

**MOTION by Royal, second by Knight to approve the agenda. Motion carried unanimously.**

**MOTION by Royal, second by Birge to approve the September 27, 2011, regular meeting minutes. Motion carried unanimously.**

I. Acknowledge receipt of project status reports

Chairman Lambert advised for the minutes to reflect the Board acknowledged receipt of the project status reports.

II. Request approval and authorization for chairman to sign grant award agreement with the Center for Great Apes.

County Manager Albritton touched on the agreement and explained it was just the template that the Board normally used. There was a brief discussion on the wage requirement of the agreement for the jobs. County Manager Albritton advised he would go over the process with Ms. Ragan. **MOTION by Bryan, second by Knight to approve and authorize the chairman to sign grant award agreement with the Center for Great Apes. Motion carried unanimously.**

- III. Request approval and authorization for chairman to sign grant award agreement with the City of Wauchula.

Miller advised he thought they had agreed to allow the monies left over from the restoration of the depot to be used for marketing or other research and how he did not see that in the agreement. County Manager Albritton explained they would treat it as a change order. **MOTION by Royal, second by Birge to approve and authorize the chairman to sign grant award agreement with the City of Wauchula. Motion carried unanimously.**

- IV. Discuss advertising for new cycle.

Chairman Lambert asked the board if they wanted to advertise for a new cycle and touched on the process. **MOTION by Royal, second by Beattie to roll the money into the next cycle which will combine it with the 2011 disbursement cycle and set the date at the next meeting. Motion carried unanimously.**

- V. Discussion on the funding of nonprofits.

Chairman Lambert explained there was nothing that precludes the EDA from funding nonprofits. He then asked the County Attorney to explain to the Industrial Development Authority (IDA) and Economic Development Council (EDC) the problem with having the Joint Meeting due to the advertising error. County Attorney Evers explained the meeting did not get advertised as a Joint Meeting and advised the EDC/IDA members to just listen and they could discuss later at one of their own meetings. Chairman Lambert asked if anyone wanted to lead the discussion. Knight touched on the purpose of the Board was to create jobs and it did not matter if it was nonprofit. Chairman Lambert asked for the County Manager to elaborate on how their agreements read relating to job creation. County Manager explained how their guidelines were not binding and how it was left up to the Board on the amount they fund the jobs. Chairman Lambert asked if the Board understood. Miller asked who the nonprofits were and how sometimes you do not know. Chairman Lambert explained churches and hospitals were the main ones. County Attorney Evers touched on the forms that businesses file in Tallahassee that show whether they are nonprofits. County Manager Albritton also advised how they did not fund government jobs. Knight touched on how they may want to only look at job creation with the nonprofits and not infrastructure. Chairman Lambert asked about qualifying criteria. Royal explained he felt they need to be held accountable. Bryan touched on how they had the criteria to cover all of the issues mentioned. Chairman Lambert explained he just wanted to make sure they provide the right stewardship with the money. Bryan advised he felt their criteria provided that. Chairman Lambert asked the County Manager if there was a way they could

change the way the applications were qualified and have the applications more legitimized by the time they received them. County Manager Albritton explained how they had chosen not to have any guidelines on the qualification procedure and how they had chosen just to have staff deem the applications complete. Bryan touched on how he felt they should study each application and use their criteria sheets. Chairman Lambert asked if they should require the applicants to make presentations to the ranking authorities. County Manager explained how it would be good and would help. Chairman Lambert asked what should be their objective with the money and what type of projects did they feel worthy. Beattie touched on how they had guidelines and felt they had done a good job. After further discussion, Birge added she was a little confused on what they were trying to do. Chairman Lambert explained they were hoping to refine the rules regarding nonprofits. Knight touched on how the success of the Board relied on their flexibility. After further discussion, Chairman Lambert advised the consensus of the Board was that they were going to continue looking at the nonprofits on a case by case basis, leave the qualification of the applications at the current level with the County Manager, and encourage additional presentations with the ranking authorities. Chairman Lambert then touched on how they should look at if the IDA and the EDA money could be leveraged together. Royal asked why they couldn't have one big joint meeting with the ranking authorities when the applicants did their presentations. Bryan touched on how he felt the applicant needed to do the work. Chairman Lambert asked if they did one joint meeting would it shorten their cycle. County Manager Albritton explained they were required by statute to give the ranking authority thirty days to do their ranking. Chairman Lambert asked why they couldn't have the joint presentation before the rankings. Royal explained he thought it would be a good idea. **MOTION by Royal, second by Birge** to have joint presentation in front of the EDA inviting the cities and the county. **Motion carried unanimously.**

County Manager Albritton explained they could also provide the guidelines to the cities and the county. Bryan asked if they should have an internal workshop because they had three new board members and invite the cities and go through the ranking and guidelines before their next funding cycle so they were all on the same page. Chairman Lambert explained he felt they should. He also asked if they agreed to a workshop to address the criteria. Royal added he thought it should be at night. Bryan added the criteria workshop should be their workshop and then they explain their criteria that to the other ranking entities. Bryan asked if there were guidelines for the economic development. County Manager touched on how it was almost impossible to tag their applications.

VI. Public Comment.

Patty Detwiler, Peace River Explorations touched on the application. She also explained how as a City Commissioner, she would have liked to get the grant applications sooner. She also added how they could also add for the applicant to provide their tax returns for the last two years.

Lex Albritton (not as county manager) touched on how they could triple the size of the county and still some kids would not want to come back to Hardee County. He also touched on how they needed to hold out for the jobs that truly increased the wealth to the community.

Donald Samuels, Ollie Roberts Road explained he agreed somewhat with Lex, but cautioned the board on some of the "high tech" jobs people coming into Hardee County and then they don't end up staying in Hardee County.

**Meeting adjourned at 10:02 a.m.**

A handwritten signature in black ink, appearing to read 'William R. Lambert, Jr.', is written over a horizontal line. The signature is stylized and cursive.

William R. Lambert, Jr., Chairman