

HARDEE COUNTY ECONOMIC DEVELOPMENT AUTHORITY
HARDEE COUNTY BOARD OF COUNTY COMMISSIONERS
BOWLING GREEN CITY COMMISSIONERS
WAUCHULA CITY COMMISSIONERS
ZOLFO SPRINGS COUNCIL MEMBERS
JOINT WORKSHOP
TUESDAY, MAY 29, 2012 6:00 P.M.
COUNTY COMMISSION CHAMBERS, ROOM 102
COURTHOUSE ANNEX
412 WEST ORANGE STREET, WAUCHULA, FLORIDA

MINUTES

Hardee County Economic Development Authority (EDA)

Members:

David Royal, Chairman, P	Stanley Pelham, P
Bill Beattie, P	Perry Knight, P
Kenny Miller, P	Sue Birge, Vice-Chairperson, P
Roger Hood, P	Casey Dickson, P

County Attorney Ken Evers, P	County Manager Lexton H. Albritton, Jr., P
	Office Manager Sandra Meeks, P

.....

Hardee County

Commissioners:	District I	Minor L. Bryant, Chairperson, P
(BCC)	District II	Sue Birge, Vice-Chairperson, P
	District III	Rick Knight, P
	District IV	Grady Johnson, P
	District V	Dale A. Johnson, P

County Manager Lexton H. Albritton, Jr., P	Office Manager Sandy Meeks, P
Clerk B. Hugh Bradley, A	Deputy Clerk Laura Barker, P
County Attorney Ken Evers, P	

.....

Wauchula City Commissioners:

Commissioners:	District I	Patricia Detwiler, P
	District II	Russell Graylin Smith, P
	District III	Keith Nadaskay, Jr., Mayor, P
	District IV	Kenneth Baker, A
	District V	Gary Smith, P
	District VI	John Freeman, P
	District VII	Kenneth Lambert, A

City Manager Terry Atchley, P	City Attorney Cliff Ables, A
Clerk of the Commission Holly Smith, A	

.....

Bowling Green City Commissioners:

Perry Knight, Mayor, P	City Manager Jerry Conerly, P
Richard Barone, A	City Clerk Pamela S. Northup, A
Stuart Durastanti, A	City Attorney Gerald Buhr, A
Woody Caligan, A	
Mary Alice Tucker, P	

.....

Zolfo Springs Council Members:

Juan Otero, Mayor, P
Didi White, P
Sara Scholfield, A
Rhonda Long, A
Lois Dandridge, A

Linda Roberson, Town Manager/Finance Director, A
City Attorney Gerald Buhr, A
Town Clerk June Albritton, A

Chairman Royal called the Economic Development Authority meeting to order at 6:00 p.m. and explained the purpose of the meeting.

Invocation was led by BCC Commissioner Dale Johnson, followed by the pledge to the flag.

Chairman Royal then asked for roll call for the Economic Development Authority members with all board members being present he then turned it over the Hardee County Board of County Commissioners Chairman Bryant.

Chairman Bryant asked for a motion to allow Hardee County Economic Development Authority Chairman David Royal to act as Chairman of the Joint Workshop. **Motion by Hardee County Commissioner Sue Birge and seconded by Commissioner Dale Johnson to allow Hardee County Economic Development Authority Chairman David Royal to act as Chairman of the Joint Workshop. Motion carried unanimously.**

Mayor Knight called the City of Bowling Green Commission to order and explained he only had one council member present, but had no problem with Chairman Royal chairing the workshop.

Mayor Nadaskay called the City of Wauchula Commission to order and asked for a motion to allow Hardee County Economic Development Authority Chairman David Royal to act as Chairman of the Joint Workshop. **Motion by City of Wauchula Commissioner John Freeman and seconded by Commissioner Gary Smith to allow Hardee County Economic Development Authority Chairman David Royal to act as Chairman of the Joint Workshop. Motion carried unanimously.**

Chairman Royal advised how Mayor Otero of Zolfo Springs had been in the hospital and Councilwoman Didi White was the only member present for the Town of Zolfo Springs.

- I. Chairman David Royal explain purpose of workshop and welcome everyone.

Chairman Royal explained the purpose of the workshop and welcomed everyone at the beginning of the meeting.

II. Presentation by Patty Detwiler for the Historic Train Depot – Visitor Information project.

Patty Detwiler, Executive Director, Peace River Explorations introduced herself and advised the board she wanted to bring them up to date and clarify her request. She explained how their original request was for two jobs, but since then her board had requested she reduce that to one job for \$45,000. She further explained how the City of Wauchula/Community Redevelopment Agency (CRA) had received \$400,000 from the EDA last year and how she had been working with Jessica Newman, Executive Director, City of Wauchula Community Redevelopment Agency to get the project started. She stated they hoped it would be completed over the summer, but either way they would have the south side of the depot open by October 1 for the season. She went on to explain how they had one event and a ribbon cutting already and everything had went well. She then asked for any questions. Mr. Roger Hood, EDA member asked if the salary would be full time with benefits. Ms. Detwiler advised it would be full time, but no insurance.

III. Presentation by Jerry Conerly for the City of Bowling Green Industrial Park Project.

City Manager Jerry Conerly had a power point presentation outlining Bowling Green's project. He touched on the brief history of Bowling Green and how it was thriving and how today it was a shell of what it used to be. He provided some income statistics for the city. He advised if Bowling Green was to be saved they needed a way to increase their revenue and how they had a plan for that. He then explained their asset of 19.48 acres and how they wanted to develop the Centanino Industrial Park. He explained they needed water to the property. He further explained that the project was in four phases and Phase I – Waterline design, engineering, and permitting had been accomplished through the grant they received last cycle from the EDA. Phase II was the waterline construction. Phase III was the Industrial Park design, engineering, and permitting. Phase IV was the Industrial Park construction. He advised their grant request was for Phase II in the amount of \$425,722. He then asked if there were any questions. BCC Chairman Bryant asked about the railroad.

IV. Presentation by Randy Woodruff for Web-based Marketing Database project.

Mr. Woodruff withdrew his grant.

V. Presentation by James Grant for Software Application Development Project.

Bill Lambert, Hardee County Economic Development Office (EDO) Director explained Mr. Grant was running late due to traffic and asked if the Economic Development Council (EDC)/Industrial Development Authority (IDA) presentations could be moved up. EDA Chairman Royal advised that would be fine.

VI. Presentation by Bill Lambert/Sarah Pelham for the IDA/EDC projects.

Joe Albritton, EDC Chairman and Vanessa Hernandez, Vice-Chairman presented the Economic Development Council's request and had a power point. Mr. Albritton touched on the history of the EDC and statutory changes that had taken place over the years and how recent statutory changes that were passed into law during 2012 created flexible funding by the EDA. He also touched on how Governor Scott was embracing the need for economic development. He explained that Tab 1 to the Grant Application also provided a detailed explanation of their request. Mr. Kenny Miller, EDA Member asked if the EDC was still dependent upon the Board of County Commissioners. Mr. Albritton advised they were and asked for Mr. Lambert to come up and address the question. Mr. Lambert explained they received funding from the Board of County Commissioners but were coming to a point where he felt they may not need it because Economic Development was beginning to flourish. He further explained the EDC was receiving \$100,000 from the Mosaic money, requesting \$150,000 from the EDA, and then would probably ask for \$50,000 funding from the Board of County Commissioners which would only be around a \$60,000 increase. He also touched on how they wanted to engage with the Hardee County Chamber of Commerce from a marketing standpoint. Mr. Miller advised that was fine but wondered why the BCC didn't request the money for them. Mr. Lambert replied the EDC was a 501c3 corporation and requested funding from the BCC and because of the statutory changes passed in 2012 was requesting funding through the EDA.

Ms. Detwiler, City Commissioner, City of Wauchula asked if they received funding from all the agencies they listed in their power point. Mr. Albritton explained they only received funding from the BCC and then received some grants through Heartland Workforce.

Ms. Sarah Pelham, EDC Coordinator, Hardee County EDO came before the board on behalf of the Industrial Development Authority to present their request for funding a spec building. She had a power point presentation. She touched on some of the buildings that were in the Commerce Park that the IDA had been successful in leasing out. She explained how the IDA had received funding in 2009 and 2010 from the EDA for spec buildings and how both of the buildings had tenants. She also touched on the funding the IDA received in 2011 for a spec building and how they were planning on purchasing the old Preco building on Highway 17 and developing it into a Technology Park and how Lifesync was going to give a presentation later on about their project. She went on to explain how they did not have a spec building at this time and how important it was to have one. She explained their request was for another 20,000 sq. ft. spec building. She asked if anyone had any questions. Chairman Royal, EDA asked Ms. Pelham to tell the Boards what all businesses were in the Commerce Park. Ms. Pelham did and gave a brief description of the nature of their business. Ms. White, Zolfo Springs Commissioner asked if the IDA owned the buildings and received revenue from them. Ms. Pelham explained Keyplex was the only building the IDA leased at this time. Ms. White then asked how many total jobs had been created. Ms. Pelham advised around 150. She also stated Organix and Keyplex planned to expand in the future. Mr. Miller, EDA Member asked if they

were asking for flexibility like they had with the prior EDA grant. Ms. Pelham advised yes. Mr. Lambert, Director EDO explained they had two grant applications and one had specificity and one had flexibility. Ms. Pelham stated her application was for flexibility. Chairman Bryant, BCC asked if the IDA had flexibility to rent or sell and if the money went back to the IDA. Ms. Pelham stated it went back to the IDA. Chairman Royal, EDA advised the IDA had been successful with all of their spec buildings. Commissioner Birge, BCC asked if they could explain the flexibility they were needing. Mr. Lambert, Director EDO explained he was working with three different businesses at this time confidentially that wanted to come to Hardee County and if they didn't have the money they could miss the opportunity. He further explained before the IDA drew any of the money from EDA, they would come back before the Board with all of the details. He also touched on how the IDA paid their real estate taxes and insurance and they didn't want to be in the real estate market forever, but in order to get things going they needed to continue to make investments. He also explained how the IDA had performance based mortgages.

Mr. Lambert, Director EDO office presented the IDA Pretreatment Facility/Sheriff Outpost project to the board. He had some maps of the Commerce Park and where the facilities would be located. He explained because of the nature of some of the businesses in the park, they felt they needed to have a pretreatment facility. He touched on the location of the park at the south end and how it was a good location from an engineering standpoint. He went on to explain the other component of the request was for a Security Building Outpost for the Sheriff's Office. He advised the request was for \$400,000 and how if it was more money the IDA would supplement. Mr. Knight, EDA member asked if the Sheriff's Office would be in the building full time. Randy Dey, Hardee County Sheriff's Office advised Sheriff Lanier was out of town and explained the building would be a substation and multipurpose room for a special unit. He advised there would be officers coming in and out of the building day and night. Mr. Knight, EDA member asked if the Sheriff's Office would be sharing in the Operational Expenses. Mr. Dey advised they would. Mr. Miller, EDA member asked about the pretreatment facility and what processes were they planning on treating. Mr. Winter, Hardee County Utility Director explained the system and what they were planning on for the pretreatment.

Mr. Lambert, Director EDO briefly explained the IDA's request for the Water/Sewer Corridor. He explained the project was for water and sewer from Bowling Green to Zolfo Springs to fill the gaps and touched on the importance of the project. He further explained how they had not asked for a specific amount and would just take what was left over if there was any. He also explained that the county had a \$150,000 grant with the EDA back in 2007 or 2008 and would either reassign the money to the water/sewer corridor or return the money back to the EDA to grant to the water/sewer corridor. He also advised how this had been a cooperative effort and even if they were not funded by the EDA they would find a way to get the project completed.

Mr. Lambert, Director EDO advised their last grant request for the other spec building. He explained the company Lightning Bay was going to present a power point presentation on their company. He briefly touched on how the IDA was

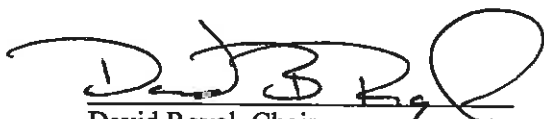
planning on building a 20,000 sq. ft. spec building on Lot 13 at the Commerce Park and then they met the owners of the company Lightning Bay. Mrs. Pamela Fay, President, Lightning Bay touched on the company and explained they had been in business since 2004 and David Fay, Vice President, and Ron Queen, Sr. Project Manager were also present. Mr. David Fay, Vice President Lightning Bay explained how their company had grown and they struggled to find land in Tampa. He touched on the projects they had been awarded and how they felt they would fit into Hardee County. He had several pictures of some of the work they did in remanufacturing, shop services, field services, specific industry experience, mining, municipalities, and the marine industry. He also had a slide of their customers. He then introduced Mr. Ron Queen, Sr. Project Manager. Mr. Queen touched on the construction side of the business. He explained how he had met The Fays and wanted to assist them in getting their company up and running in Tampa, but after further review, they started discussing expanding and explained how Hardee County would be the perfect place. He touched on his 43 years of experience and what they could bring to Hardee County. Mrs. Fay concluded the presentation and asked for any questions. Mr. Roger Hood, EDA Member stated he was excited about the 65 jobs they would be bringing to Hardee County and asked what would be the skills required for the jobs. Mr. Queen explained there would be underground utility work, roads, bridges, highways, concrete, etc. Mr. Fay also stated it would be relative to what they were doing at the time and it would be like a stair stepping process. He further added if they were accepted in Hardee County they were planning on completing the projects they were doing at this time and then by April 2013 moving into Hardee County and really starting on some dialogue on what everyone's needs were and on working together.

VII. Presentation by James Grant for Software Application Development Project.

Mr. Grant presented his project to the Board and had a powerpoint. He explained this was just an update on LifeSync. He spoke on LifeSync's vision and how they desired to be a part of something bigger. He touched on how revolutionary concepts are far too often never acted upon and explained how LifeSync was the opportunity for application creation. He then explained the BlueWater project. He also spoke about the threats and opportunities. He further explained how excited they were and how the opportunities were endless. He then asked if there were any questions.

Mr. Hood, EDA Member asked how much their request was. Mr. Grant explained they were requesting zero dollars and how they just wanted to use the opportunity to update the community on their project.

Meeting adjourned at 8:00 p.m.



David Royal, Chairman