

HARDEE COUNTY
ECONOMIC DEVELOPMENT AUTHORITY (EDA)
(INDEPENDENT BOARD)
COUNTY COMMISSION CHAMBERS
412 WEST ORANGE STREET, ROOM 102
WAUCHULA, FLORIDA 33873
September 25, 2012 8:30 A.M.

MINUTES

Members:

David Royal, Chairman, P
Bill Beattie, Excused
Kenny Miller, P
Casey Dickson, P
Roger Hood, P

Perry Knight, A
Sue Birge, Vice-Chairman, P
Stanley Pelham, P

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

Chairman Royal called the meeting to order at 8:40 a.m.

Invocation by Terry Atchley, followed by the pledge to the flag.

MOTION by Birge, second by Pelham to approve the agenda. Motion carried unanimously.

MOTION by Hood, second by Birge to approve the minutes for the regular meeting on Tuesday, July 24, 2012, at 8:30 a.m. Motion carried unanimously.

- I. Acknowledge receipt of Clerk's Financial Reports for periods ending 07/31/12 and 08/31/12.

MOTION by Dickson, second by Pelham to acknowledge receipt of Clerk's Financial Reports for periods ending 07/31/12 and 08/31/12. Motion carried unanimously.

- II. Acknowledge receipt of the Project Status Reports.

Hood advised he had added up the amount of money they had spent the last three or four years and was wondering if anyone was keeping track of the number of jobs that had been created. He further advised he did not know if they could make it a requirement, but would like to ask if they could ask the company to use Heartland Workforce for their jobs and then he could get his staff to track the number of jobs created and sustained over a period of time. He further added that he would be interested to know how many sustained jobs they had created. Birge advised she thought they did work with the Heartland Workforce and asked if Mr. Bill Lambert wanted to respond. Mr. Lambert explained they always ask prospective employer's to use Heartland Workforce.

He also explained how a lot of the money the EDA had funded was for infrastructure. He further explained how there would be an article in the newspaper soon on every project they had funded with a synopsis and he would make sure the Board received it as well. Hood asked if they could require a job creation applicant use Heartland Workforce in the future. Mr. Lambert stated he wasn't sure, but they tried to compel them to use Heartland Workforce anyway. Hood explained he was not trying to be negative he just wanted to offer assistance and explained that every job that they get counted for counts for additional federal funding for the Hardee County Workforce Board. Birge explained she agreed totally, but didn't think they could make it mandatory. Miller stated maybe they should put that they use Heartland Workforce in their Job Creation Grant Award Agreement.

Miller asked what the Project Status Reports were for. Royal asked for Mr. Lambert to go over the reports. Mr. Lambert explained the first request was for the CRA/Train Depot. Mrs. Jessica Newman explained that Cobb Construction had been awarded the bid last night. Birge asked how many bids they had received. Mrs. Newman advised four. Mr. Lambert advised the second report was for the Industrial Development Authority for the purchase of the PRECO building. He explained they had a preliminary set of plans for retrofitting the building and expected to have occupancy in the building by mid November. He also advised the total building cost was right at \$1,000,000 and the balance of that money was supplemented with the Mosaic Agreement money. Mrs. Meeks, Office Manager, Hardee County advised the final report was the Hardee County Water/Wastewater Expansion and it was the closeout. **MOTION by Pelham, second by Dickson to acknowledge receipt of the Project Status Reports. Motion carried unanimously.**

III. Discuss Peace River Explorations Request.

Mrs. Elizabeth Durrance, Peace River Explorations Board Member explained that due to unforeseen circumstances, Peace River Explorations would like to rescind the EDA grant application filed by Pattie Detwiler. She further explained they would like to reserve the right to reapply for the grant within the next year. She also explained she represented the Peace River Explorations Board. **MOTION by Birge, second by Pelham to accept the withdrawal letter from the Peace River Explorations Board. Motion carried unanimously.**

IV. Motion to approve and authorization for Chairman to sign Grant Award Agreements with the Industrial Development Authority (IDA) for their projects.

Mr. Lambert briefly went over the four Industrial Development Authority Grants. Miller asked if the first grant was for the \$1,000,000 spec building. Mr. Lambert explained the grant was for construction of a spec building for the tenant Lightning Bay and they were in the architectural phase at this time and planned

on construction beginning in around 60 to 90 days. Mr. Lambert explained the second grant for the other spec building was still in the air and before they decided on anything they would bring it back before the board to consider the site. Chairman Royal advised the spec buildings had been very successful in the past. **MOTION by Miller, second by Pelham** to approve and authorize Chairman to sign Grant Award Agreements with the Industrial Development Authority for their projects. **Motion carried unanimously.**

- V. Motion to approve and authorization for the Chairman to sign Grant Award Agreement with the Economic Development Council (EDC) for their project.

Mr. Lambert explained this grant was for operational costs for the Economic Development Office and would be supplemented with Mosaic Agreement money. He further explained how the Board of County Commissioners had funded them their usual amount, but he hoped in the future they would not have to use ad valorem tax dollars for their operation. Birge advised she thought they were not going to need this \$150,000. Mr. Lambert explained they would not need it if they used the ad valorem tax dollars provided by the Board of County Commissioners. He further explained how they had both funding sources. He also touched on the statutory changes that occurred last year and how the function of economic development could now be funded and because they were the designated agency by the Board of County Commissioners and their affiliate with Enterprise Florida, they had applied for the \$150,000 grant. Birge asked if they were going to use the grant instead of the ad valorem tax dollars. Mr. Lambert advised yes. Chairman Royal explained how most Economic Development Councils were trying to become separate and not fall under the county rules because of confidentiality agreements. Mr. Lambert provided a brief explanation of the three economic development agencies in the county. He explained the Economic Development Authority was an independent special district formed by the legislature and how the Board of County Commissioners only appointed a plurality of their members. He also explained that the Industrial Development Authority was a dependent special district because the Board of County Commissioners appointed all of their members. He went on to explain how they were not sure if they were a component or non-component and it really made no difference in their operation anyway, but they were waiting on auditors, accountants, and the Governmental Accountings Standard Board (GASB) to determine. He also explained the Economic Development Council was an independent special district as well, but it was also a 501c3 non-profit. He stated they would continue to work in the sunshine law and they were trying to have dual membership with the IDA and EDC. He closed with stating he thought the EDC, IDA, and EDA should get together and have a workshop on marketing the county and he felt if they worked together they could ensure the income stream they had was being utilized effectively.

Miller asked Commissioner Birge if the Board of County Commissioners was okay with funding the EDC in this way and were they okay with them becoming independent of the Board of County Commissioners. Commissioner Birge advised she didn't think independent was the right word. Miller explained the EDC would not be seeking funding from the Board of County Commissioners and to him the only way the Board of County Commissioners had a tie to EDC was through funding. Commissioner Birge advised she could not speak for the Board but for herself, she had no problem with it. Miller further explained he had missed the last meeting, but had heard grumbles in the community how the EDC was trying to become completely independent. Mr. Lambert explained the EDC desired to have a good working relationship with the Board of County Commissioners. Miller stated he just wanted to make the statement and he stated back in 2000 the Board of County Commissioners stopped funding the EDC and they went away because the Board of County Commissioners was unhappy with the EDC. Mr. Lambert explained he was there and that was not exactly what happened and there were more issues than that. He further explained that resignations from EDC members and the fact that the Director at that time refused to move to Hardee County was what led to the demise of the EDC, but the IDA was kept intact. In closing, Mr. Lambert advised the Board that the CF Agreement had been approved by the Board of County Commissioners and that would be a new income stream to the EDA. He went on to advise that they needed to start having workshops so they could promulgate their rules for this new income stream. Mr. Lambert also stated that they may want to meet before January to look at crafted language so that as the money came into the EDA they would have supportive language in the local bill to stop confusion. Hood asked if they thought some of the money from the CF Agreement could be used to train adults with the workforce funds being matched. He explained how they struggled with placing people in quality jobs because of their lack of training. Mr. Lambert explained in the perfect world all of the money would end up being used to train adults and high school kids. He further explained that the CF Agreement language was generic and they left the rulemaking up to the EDA Board. The only criteria they had so far was 75% for education and 25% for recreation and there was some dialogue at the meeting to change that, but that would be up to the Board of County Commissioners and CF. Commissioner Birge explained they had agreed in the meeting for flexibility. Miller stated it was up to the EDA Board to decide how they wanted to handle. Pelham asked did they need statutory language. Mr. Lambert explained he thought they did just to have in the local bill that the money was designated for recreation and education. After further discussion, **MOTION by Miller, second by Pelham** to direct the County Attorney to draft language in support of the local bill 3110 to address the CF Agreement. Chairman Royal advised they would have a workshop or meeting in the future to vote on the language for the statute. **Motion carried unanimously.**

MOTION by Pelham, second by Hood to approve and authorize Chairman to sign Grant Award Agreement with the Economic Development Council. **Motion carried unanimously.**

Chairman Minor Bryant, Hardee County Board of County Commissioners explained he felt their relationship with IDA/EDC was a public/private partnership and the Board of County Commissioners had money in their budget to fund them this year, so the EDA might want to just say up to that amount for their funding. Miller stated he had no problem with the county applying for the grant for the EDC. Mr. Lambert advised they did not care how they decided to do it. He also explained the County would be contributing to fund the EDC this year and probably every year.

- VI. Motion to approve and authorization for the Chairman to sign Grant Award Agreement with the City of Bowling Green for their project.

MOTION by Miller, second by Hood to approve and authorize Chairman to sign Grant Award Agreement with the City of Bowling Green. **Motion carried unanimously.**

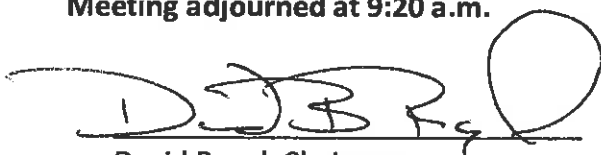
- VII. Request approval of budget for FY 2012/2013 and Resolution 2012-02 approving the budget.

MOTION by Hood, second by Pelham to approve the budget for FY 2012/2013 and approval and authorization for Chairman to sign Resolution 2012-02. Miller asked what the process would be to amend the budget. County Attorney Evers explained they would need to meet and direct County Manager to advertise for another cycle. Mr. Lambert touched on that was why they had those place holder grants. **Motion carried unanimously.**

- VIII. Public Comment.

Chairman Minor Bryant, Hardee County Board of County Commissioners stated that the City of Bowling Green did have a railroad and just wanted the Board to know.

Meeting adjourned at 9:20 a.m.

A handwritten signature in black ink, appearing to read 'D. Royal', written over a horizontal line.

David Royal, Chairman