

HARDEE COUNTY
ECONOMIC DEVELOPMENT AUTHORITY (EDA)
(INDEPENDENT BOARD)
COUNTY COMMISSION CHAMBERS
412 WEST ORANGE STREET, ROOM 102
WAUCHULA, FLORIDA 33873
June 24, 2014 6:00 P.M.

MINUTES

Members:

David Royal, Chairman, P
Linda Roberson, P
Kenny Miller, P
Stanley Pelham, P

Donna Doubleday, P
Terry Atchley, P
Sue Birge, Vice-Chairman, P

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

Chairman Royal led the invocation followed by the pledge to the flag.

Chairman Royal called the meeting to order at 6:00 p.m.

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

MOTION by Atchley, second by Pelham to approve the minutes for the regular meeting on Tuesday, May 27, 2014, at 8:30 a.m. Motion carried unanimously.

- I. Acknowledge receipt of e-mail from Casey Dickson resigning.

MOTION by Atchley, second by Birge to acknowledge receipt of e-mail from Casey Dickson resigning. Motion carried unanimously.

Chairman Royal opened the meeting explaining that the meeting was for the purpose of presentations only and to give the applicants time to explain their grant project. He went on to explain how they wanted to give the public and everyone else the opportunity to hear the presentations at one time. He also encouraged each applicant to contact the three municipalities and the Board of County Commissioners to set a time to attend their meetings for a question and answer time because each of those entities would be ranking their projects. He further explained during the meeting in August for the final ranking, there would also be a time for public questions. He also stated the EDA money was a reimbursable grant and followed the guidelines according to Senate Bill 3110. He thanked everyone for attending and called Mrs. Gibson forward to give her presentation for the Town of Zolfo Springs.

II. Presentation by Amanda Gibson from Town of Zolfo Springs.

Mrs. Gibson, Town of Zolfo Springs explained their request was for a new reroute of Highway 17 and how it was a State project. She explained that the rerouting and associated drainage improvements would require relocation of existing water and sewer infrastructure within the Town and they were requesting a grant to minimize the capital expense and associated burden on the Town. She also stated how the project would significantly aid in the expansion and growth of Hardee County and how it was compatible with the Hardee County Comprehensive Plan, Hardee County Long Term Recovery Plan, Hardee County Bike and Pedestrian Master Plan, and the Zolfo Springs Comp Plan.

III. Presentation by Sarah Pelham from the Economic Development Office & Industrial Development Authority.

Mrs. Pelham, Economic Development Coordinator, Hardee County Economic Development Office thanked the board for having them and explained they had six applications to go through. She stated the first one they would present would be the Hardee County Economic Development Council Admin Funding and Krystin Chapman, Communications Coordinator, Hardee County Economic Development Office would present it.

Mrs. Chapman explained how important economic development was and had a power point presentation and went over the Board's 2013/2014 accomplishments, 2014/2015 goals, partners, and reasons to fund the grant.

Mrs. Chapman then provided a powerpoint on the Florikan Project. She explained that they had already received a \$2 million dollar grant from the EDA and a \$1.5 million dollar grant from the Industrial Development Authority (IDA) and they were requesting an additional \$500,000 and that Florikan would invest \$4.5 million in the project. They are constructing an 80,000 square foot building in the commerce park and they were expecting to employ even more people than previously thought. She then provided some interesting facts on the company, their current employee breakdown, their historical sales growth, and their projected sales growth. She then went over the timeline since they had received their first grant from the EDA.

Mrs. Pelham had a powerpoint on Spec Building 7 project. She explained the request was for a \$1 million dollars for another spec building in the commerce park. She touched on how important spec buildings were. She then touched on how businesses sometimes liked to come to communities that had readily available buildings. She then touched on what set them apart, data from their performance report, some maps of the commerce park with the spec buildings that had been built to date, map of where the new spec building would be built, drawing of the floor plan of the spec building, and a map on the elevations.

Mrs. Pelham had a powerpoint on the Pretreatment Facility project. She explained how it was a continuation of a grant administered by the EDA which was a combined grant for the Sheriff Substation/Pretreatment Facility. She went on to explain how they completed the Sheriff Substation and there was money left over in the grant but at the time the concept of the Pretreatment Facility was just unveiling and they decided to hold off on the construction of that facility until they had a better grasp of what was really needed out at the commerce park. She further explained what they were asking was they take the remaining balance of the previous grant which was approximately \$86,000 and would like to tie that with our second request which was \$296,111 so they can construct the pretreatment facility in the park. She then asked Mr. Lambert, Economic Development Director to speak on the facility. Mr. Lambert provided some additional information relative to pretreatment. He touched on the county's current capacity and where the pretreatment facility would be located. He further explained any concentration of anything that was out of range with Ph or solids it would create a problem within the plant and the solution was pretreatment. He also explained how after the engineers looked at everything the facility would be located at the inflow to the park. He closed in explaining how important this was in the County's expansion of water/sewer and how the money was needed to move forward in the engineering. Mrs. Pelham then had a slide on the cost proposal of the project.

Mrs. Pelham had a powerpoint on the Incubator project. She further explained this was their second request for the project. She went on to explain how the incubator concept was born. She then provided a slide on their 2013/2014 budget for the \$1.6 million received from the last cycle from the EDA, there was a slide with the overall building plan and fill line area, a slide on where Peace River Paddle Sports would be located, several photos on the work in progress, several photos of the Peace River Paddle Sports project, photos of Cantu Apiaries products, and the final slide was on the proposed budget for their current request. She then asked if the Cantu's and Mr. Flemmer would like to provide the board with an update on their projects. Steve Cantu, President, Cantu Apiaries came before the board and thanked them for considering their application and explained they were continuing business as usual. He further explained they had hired a person in sales and have had a lot of sales, but they just don't have the product yet. He also explained how excited they were about the fill line and getting started. Mr. Flemmer, Peace River Paddle Sports thanked the board for consideration as well. He touched on there being two phases to his business, the manufacturing and the rental. He further explained how they were a little behind schedule on the manufacturing side because of some design changing and some testing. He touched on the rental side and some of the events he had hosted and the success that it was having. Mrs. Pelham then thanked Autumn Blum for all of her help with the Incubator project.

Mrs. Pelham had a powerpoint on the Water/Sewer Corridor request and she asked Mr. Lambert to come and speak on that project. Mr. Lambert touched on

the slide that showed a Google earth picture focusing on Highway 17. He then touched on the next slide which was a 911 map of the county which showed the density of where the most people lived. He went on to explain the purpose of the grant was to further extend the infrastructure in the corridor especially water and sewer.

Mrs. Pelham explained there was an error on the Incubator application in that the amount requested was \$1,573,213 not \$3,407,750 and also, with the Incubator Project they had a first draft of the Policies/Procedures Manual that had been created for the Incubator and would be refining it and then she would forward to the Board once it was finalized. She then stated each application was different, but at the end of the day they were the same because they were all an important link to economic development.

Mr. Lambert reminded the board that one of the realities of the law that created the EDA was that these were reimbursable grants and how this next year it was very possible that in certain reimbursement cycles the IDA may have \$4 million dollars out and how they needed to familiarize themselves with the law because they were to look at the applicant and their ability to cash flow the grants. He went on to explain as they built a building like Florikan it would have a tremendous strain on their cash flow, so for that reason a lot of the money they had in reserve and the money that was coming from the Mosaic Agreement was money they used to cash flow the Incubator and the Spec Buildings and they had made provisions to be reimbursed on a 30 day period, but in reality it usually took three months.

IV. Presentation by Brian Samuels & Bryan Kornegay from Bionitrogen.

Mr. Kornegay, President/CFO, Bionitrogen introduced himself and Brian Samuels, Facilities Manager for Central & Northern Florida. He had a powerpoint presentation on their project. He touched on the background and concept of their company. He also gave an overview of their company. He then went over their \$2 million dollar request. He explained they had spent around \$6 million on the project to date. He also stated most of the money was to be used to get project shovel ready. He then went over the jobs/wages for the project, explained their forecasted income statement, the 4 pillar approach which was feedstock, plant/technology, offtake, and financing (per plant), and gave an overview of the urea industry. The final slides of the presentation were on feasibility studies done to validate the technology done by Kellogg Brown & Root (KBR) and the independent study done by Baker & O'Brien, their offtake, and a map of their site plan.

V. Presentation by Liz Steele from Ridge Large Animal Veterinary Services.

Mrs. Liz Steele, DVM briefly touched on her past and how she ended up in Hardee County. She had a powerpoint presentation outlining the Three Oaks Equine Expansion Project. She provided some information on the different types


of evaluations/treatment she provided the performance horses from 2008 until 2014 and the percentage of clients by county. She also touched on the needs within and outside of Hardee County. She further explained her goals and the ownership of Three Oaks Equine. She also had a flow chart showing the services she would have if the Three Oaks Equine Expansion Project was approved and funded. She then went over the Surgical Center and Rehabilitation Center she was planning on having at her facility. She explained the underwater treadmill, cold salt hydrotherapy spa, horizontal vibrating plates, and the eurosizer. She touched on the Fit Horse Program she had designed. She then discussed the learning experiences part of her program. She has high school student shadowing, undergraduate veterinary experience; practice based equine clerkship, veterinary student externship, spring break equine veterinary camp which would be a new part of the practice, and educational seminars. She discussed the six new jobs she was planning on creating and their anticipated hire date. She closed in explaining how there was a justified need for the project, she had well established support, sound business practices, a commitment to be a sustainable and growing business in Hardee County, and a solid alignment with the EDA's mission.

VI. Presentation by Bo Conerly from the Chamber of Commerce.

Mr. Bo Conerly, Hardee County Chamber of Commerce had a powerpoint presentation and thanked the Board for the opportunity to discuss their grant. He explained the Chamber's Mission Statement, their Broad Objectives, Current Activities, Current Funding Services, opportunities they were looking at would like to pursue and their plans on how they get there. He closed in explaining how the Chamber was important by being one layer in the Economic Development Strata, and an investment in existing business to strengthen and retain what they have, and how strength of business community creates incentive for relocation of other successful businesses.

Chairman Royal thanked everyone for attending the meeting. He also encouraged the applicants to contact the county and the municipalities to attend their meetings, so there could be questions and answers.

Meeting adjourned at 7:55 p.m.



David Royal, Chairman