

HARDEE COUNTY
ECONOMIC DEVELOPMENT AUTHORITY (EDA)
(INDEPENDENT BOARD)
COUNTY COMMISSION CHAMBERS
412 WEST ORANGE STREET, ROOM 102
WAUCHULA, FLORIDA 33873
March 16, 2015 8:30 a.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
Steven Southwell, P

County Attorney Ken Evers, P
Office Manager Sandra Meeks, P

County Manager Lexton H. Albritton, Jr., P

Pastor Jim Davis, Oak Grove Baptist Church led the invocation followed by the pledge to the flag.

Chairman Royal called the meeting to order at 8:30 a.m.

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

MOTION by Birge, second by Pelham to approve the minutes for the regular meeting on February 24, 2015, at 8:30 a.m. Motion carried unanimously.

I. What constitutes a completed application?

Atchley stated he would only be able to stay at the meeting for an hour because he had another meeting to attend. Chairman Royal explained everyone had received an e-mail with the highlights from their last meeting and asked if the County Manager wanted to state anything before they got started. County Manager Albritton explained he hoped everyone had a chance to review their applications before the meeting. He further explained how the applications had come from the state and they had tried to keep them as simple as possible. Chairman Royal explained he wanted to take one application at a time and go through it and have the County Manager point out the things that needed to be removed. He further explained Mrs. Merrill from Enterprise Florida had developed the applications when she was on the board. Doubleday advised the question on what constituted a completed application had originated from her because last cycle some of the applications were missing information from the tabs. County Manager Albritton explained he communicated with applicants by e-mail with any questions or concerns when that happened.

The first application they went through was the Infrastructure.

County Manager Albritton explained this was set up like a lot of grants they had in the county.

The following changes were made to application:

Section V. Project Location and Application Information:

Deleted Sub-sections a., b., c., d., and g.

Under h. added "or any other" after county.

Section VI. Other Requirements:

Under a. delete "feel free to" and add "and/or executive summary for the project" at the end. (See discussion below).

Discussed job component of the application.

Deleted Sub-sections d., e., and h.

Southwell mentioned how they had discussed requiring an executive summary.

After further discussion, they decided to add "and/or executive summary" after plans in last sentence on a. under VI. Other Requirements. Doubleday advised she was concerned with the "feel free to", so they decided to delete those words as well.

There was discussion on Staff submitting a report/summary on the project as well. County Manager Albritton advised they could do that and it would be similar to what Planning & Zoning Staff did.

The next application was the Job Creation Application.

Pelham stated he knew they had been discussing going through the applications, but wanted to remind everyone that the Grand Jury stated their applications were the model for everyone else to follow.

Under Business Information:

Birge asked for them to check on f. Is the business unit minority owned? She was concerned if they should be asking that question. County Attorney Evers advised he would check on that issue.

Under Project Identification/Information:

- a. Second line delete Florida and add Hardee before business unit.
- c. After Florida add Hardee County.

Delete all footnote notations.

Delete h. and i. Revise j. and make it more specific. County Manager Albritton advised j. really confuses everyone, so he would revise to make clearer. After further discussion, County Manager Albritton explained he would revise h., i., and j.

Under Project Impact Information:

- d. Delete last part...."and job creation to no less than ten jobs in an given year".

Economic Development Application:

County Manager Albritton explained how they had used the Job Creation application for that one. Chairman Royal asked if they should just make the same changes for the Economic Development that they made for the Job Creation. County Manager Albritton explained a lot of the questions on the Infrastructure Application would assist and would provide them a lot more information in making that decision. They then discussed the average wage and the formula they use. They also discussed their concerns on the positions they hire and when all the management and higher paid positions live out of the county. He then advised when they revised the application maybe they could get a break down of management positions and regular positions.

He stressed his concern on developing a whole new application for the Economic Development. Chairman Royal explained maybe they could use a combination of the Infrastructure and Job Creation Application. The Board agreed for the County Manager and County Attorney to revise the Economic Development Application using the Job Creation and Infrastructure Application and bring it back to the Board to review.

Chairman Royal advised to assist the County Manager Albritton in revising the Economic Development Application he wanted them to review the Criteria Sheet.

Doubleday explained her concern with the criteria sheet and how she found it difficult to use, but in the future she would like for the Board to use the ranking sheet before they had to rank the grants individually.

County Manager Albritton then read (6) Recommended Application Priority List from the Infrastructure Guidelines; Page 6.

They then went over the Criteria Sheet.

Under Public Benefit:

County Manager Albritton advised after this next session the line that states benefiting business located in the Enterprise Zone may not need to be there.

Economic Benefits:

Direct Jobs Created – delete exceeds 10.

Discussed their concerns with the multiplier factor.

Frank Kirkland, Citizen asked if they would come back and vote on all the changes they had made.

Chairman Royal explained they would have a meeting to vote on the changes.

Doubleday asked if the funds could be used as matching funds. Chairman Royal explained they could.

Pam Belflower, Citizen spoke on phasing in of jobs and about how important it would be for applicants to hire Hardee County citizens. County Manager Albritton explained they did have to look at the phasing in of the jobs.

II. Discuss funding on private property:

- What would be used as protection mechanisms?

County Attorney Evers explained historically they had looked at only public infrastructure at first, but knew they would eventually have to look at funding private. He further explained that the EDA did not have the statutory authority to own property and because of that they could never secure a transaction. He went on to explain that was why the IDA usually handled those type of requests. Birge advised for those type of requests the applicant would need to go through the IDA. County Attorney Evers advised that was what he recommended.

After further discussion, Doubleday advised if they were planning on pursuing this she would like for the County Attorney to get an Attorney General's Opinion. County Attorney Evers advised he did not mind doing that, but they would not get a clear answer unless they had the applicant because it would need to be done on a case by case basis. There was also discussion on different scenarios.

Frank Kirkland, Citizen, Bowling Green reminded the Board they were responsible and needed to keep a track record of their past performances.

County Attorney Evers also spoke on how difficult it would be for staff to manage the grant for private property funding.

III. Set Agenda/Date for next workshop.

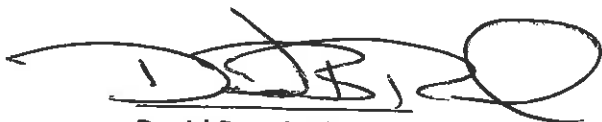
Chairman Royal asked how long it would take to clean up the applications and make the discussed changes and also, put together the Economic Development Application. County Manager Albritton explained he was not sure he would need to look at the advertising requirements under F.S. 120. County Attorney Evers advised he would have to check on that as well. County Manager Albritton advised to give around thirty days for the changes to be made and then they would look at the advertising requirements.

Doubleday stated they had also talked about defining operational costs and they had not done that. County Manager Albritton explained he thought they had gravitated towards handling those by contract. Chairman Royal stated he thought they had decided to handle those on a case-by-case basis and have the criteria in the contract. Southwell expressed his concern over when they would do that. Chairman Royal explained they would discuss all of this during the presentation time. Southwell asked if they would have something in the Economic Development Application requesting the information. County Manager Albritton explained they could.

Doubleday also stated they had discussed separating the Incubator and the business applications. County Manager Albritton explained the applicants could go through the EDA process and then be managed by the IDA.

Chairman Royal explained they would wait for Staff to send some dates out for their next meeting.

Meeting adjourned at 12:00 p.m.

A handwritten signature in black ink, appearing to read 'D. Royal', with a large, stylized flourish at the end.

David Royal, Chairman

