

HARDEE COUNTY
ECONOMIC DEVELOPMENT AUTHORITY (EDA)
(INDEPENDENT BOARD)
COUNTY COMMISSION CHAMBERS
412 WEST ORANGE STREET, ROOM 102
WAUCHULA, FLORIDA 33873
September 29, 2016 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

Chairman Royal led the Invocation followed by the Pledge to the Flag.

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

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

MOTION by Pelham, second by Southwell to approve the minutes for the regular meeting on July 05, 2016, at 8:30 a.m. Motion carried unanimously.

AFFIDAVIT OF PUBLICATION –The Herald Advocate 09/05/16 & The Florida Administrative Weekly 09/14/16.

Chairman Royal explained that the meeting would be presentations only and that questions could be asked by the Board members. He also stated they would not be ranking at this meeting, but would set the date of the meeting for the ranking.

- I. Jerry Conerly, City Manager, City of Bowling Green – Presentation of the City of Bowling Green’s Spec Building and Utilities Expansion Phase 1 Projects.

Jerry Conerly, City Manager, City of Bowling Green had a PowerPoint presentation of his projects. He explained they had two applications for this cycle. He touched on how the City of Bowling Green had lost its downtown and how the economic condition was anemic. He went over what they were doing about it and their current projects. He also had pictures of the renovation of the City Hall and some of the landscaping done

on the street medians. He also explained the Florida Department of Economic Opportunity and Mosaic Grants they had been awarded and what they were planning on doing with the funds. He then explained what their Project 1 was and how they needed downtown commercial space. He touched on how they wanted to have a 4200 SF Commercial Space downtown and they would call the area the Main Street Plaza.

He then explained their Project 2 which was to provide water and sewer infrastructure for Highway 17 development. He explained they had a request for a developer to build a grocery store in the area, but they needed the infrastructure.

He explained they needed \$500,000 (Design & Construction Funds) for the Main Street Plaza, 4200 SF Building and \$152,000 for the design and permitting of the Highway 17 Utilities project. He also stated they had a current grant with the EDA in the amount of \$626,163.58 for Phase 1 Construction of their Commerce Park and things had changed and they would not need those funds and he hoped with that money being returned the City of Bowling Green's current requests could be funded.

Chairman Royal asked how they planned on paying to put the line in. Mr. Conerly advised they would be back for another grant. Pelham asked if he knew how much that might cost. Mr. Conerly explained he did not have that information and stated it would need to be evaluated. Southwell asked about the land use classifications. Mr. Conerly stated they were commercial. Commissioner Birge asked about the grocery store and the potential for the commercial building downtown. Mr. Conerly touched on how he had two businesses come in asking about a building, but there was nothing in town suitable for them. Doubleday asked about the two businesses that had come to him and could he elaborate. He explained one was a mobile phone business and the other was a small sandwich shop. Miller asked if the building would be a shell or built to suit. He explained it would be built with a flexible design. Southwell asked what would the City of Bowling Green need to do regarding their ad valorem taxes to make these projects feasible. Mr. Conerly explained the City of Bowling Green was doing okay and not in financial stress, but just needed to spruce up the downtown and make it look alive again. Pelham touched on how the grants the EDA had were geared towards how many jobs would be created. Mr. Conerly stated that was the ultimate goal, but they needed to get a tenant for the building first. Doubleday asked about what type of marketing he would do to get tenant for building. Mr. Conerly explained they would use social media, magazines, and Enterprise Florida, but had not decided on any of that yet. Miller asked if the downtown project was part of their visioning process that they were planning on doing. Mr. Conerly explained it would be once they got started. Pelham asked about the grant they had before and his concern over how that didn't work. Atchley asked if he had any interest from any private partners on the construction of the building. Mr. Conerly stated they had not and how it would be hard to do that because of the deed restrictions on the property. Southwell ask if he would be willing to put a condition in the grant that the building would not be used as a

municipal space. Mr. Conerly stated that could be an option. Pelham asked had they looked at any other funding sources and could ad valorem fund this. Mr. Conerly explained they were doing okay financially, but basically playing catch up and did not think ad valorem could fund these projects.

II. Sarah Pelham, Economic Development Coordinator – Presentation on the EDC Admin Funding Grant, IDA's Pretreatment, Water Sewer Corridor, and Incubator Projects.

Sarah Pelham, Economic Development Coordinator had a PowerPoint presentation of their requests and explained they had four application for this cycle. She went over the Water/Sewer Corridor Project first and explained it was a partnership with the Industrial Development Authority (IDA), City of Wauchula, and the EDA. She explained this request was for the initial phase to construct a water transmission main from the City of Wauchula Water Treatment Plant, south to the U.S. 17/Will Duke Road vicinity to improve fire flow capacity for existing and future customers. She further explained it was for the Subsurface Utility Engineering (SUE) and Engineering/Design Services and the amount they were requesting for this portion was \$100,000.00. She also stated for the construction phase they were planning on having a meeting with the City of Wauchula and decide where that funding would come from. Miller asked what the difference was because the application showed \$47,700. She explained the \$47,700 was for SUE and then the \$52,300 was for engineering. Miller then asked Terry Atchley, City Manager, City of Wauchula did he see this line serving the community in the Martin Luther King, Jr., area. Atchley stated the simple answer was yes. Southwell asked what the total project cost would be. Mrs. Pelham stated she wasn't sure about that. Atchley explained this would be the biggest project of the ones they had done so far. Southwell ask about all the different applications they had this cycle for this type of project and had there been any centralized planning and how could they be sure they were creating jobs. Mrs. Pelham explained having water and sewer down the main commercial corridor was essential to bringing businesses in and creating jobs. Roberson asked about the overall plan that she had thought they were going to have and how did they come up with the areas they had been funding so far. Atchley explained that it was "need driven" and how the businesses needed it in the area, so that was where they started.

Mrs. Pelham then went over the Innovation Place project. She explained it was continuing to grow and touched on each of the businesses that were located in the Incubator. She explained how Debut Development was running out of space. She went on to explain the application was to expand the Fill Line and the Powder Room. She also explained they had reduced the cost from \$200,000 that was in the application to \$160,800. Doubleday asked if the companies that were located in the Incubator were Hardee County businesses. Mrs. Pelham advised they were. Doubleday asked what about the customers using the Fill Line. Mrs. Pelham explained Debut Development was the company that utilized the Fill Line and they were from Hardee County. Doubleday asked about the companies they were filling products for. Mrs. Pelham

explained some of those businesses were out of town, but that had been the intent of the Fill Line from the beginning. Doubleday then asked for more clarification on Debut Development's role. Mrs. Pelham explained what the company's role was. There was a continued discussion on Debut Development and the original intent of the Incubator Project. Miller asked about the IDA's plans to bring other businesses into the Incubator. Mrs. Pelham explained they continue to show businesses the facility. Miller also said it would be nice to get a report from the IDA explaining how many jobs had been created and just an overall update.

Mrs. Pelham then went over the Hardee County Commerce Park Pretreatment Facility project and explained it had started in 2014 and there was a current grant in the amount of \$150,000, but due to some staffing issues and other things the project had taken a back burner. She then explained there had been some changes in the location as well. She further explained they would like to take the existing grant in the amount of \$150,000 and roll those dollars forward into this grant, so the total amount they would be asking for would be \$300,000 and they would make this a priority due to the Commerce Park buildout. She also explained the total cost was \$550,000, but the IDA had already budgeted the difference.

Mrs. Pelham then went over the Economic Development Funding request. She explained the IDA voted in August to relinquish the \$1 million Spec Building grant back to the EDA. She then explained the EDC's role as the lead agency for expansion and diversity of businesses in Hardee County. She also explained it helped the Board of County Commissioners as well because then they didn't have to fund the entire amount. She also had a slide showing their budget.

III. Liz Steele, Steele Equine – Presentation on Steele Equine's Construction/Renovation Project.

Dr. Steele had a PowerPoint presentation of her project and thanked the board for the opportunity. She touched on how her client list had grown by 900 due to a colleague giving her his clientele. She explained their goals and the expansion project. She explained that with her current practice if the animal requires surgery it had to be sent to Ocala or West Palm Beach, but with her expansion project she would be able to perform the surgery at her proposed surgery center. She then explained the centerpiece of the rehabilitation would be an equine water walker, which was an in-ground water treading pool and there were currently only two in the United States. She also explained they wanted to have a high speed treadmill. She then explained their student programs and how another part of their expansion project was the bunkhouse. She explained the cost of the project was around \$974,000 and she understood that funding on private property may be a risk, but she had secured an additional loan that would contribute an estimated 43% in matching funds to support the success of the project. She also touched on an idea she had about getting a package together with the Hardee County Chamber of Commerce to offer her clients

that ask about places to stay and eat because she knew it had been a concern because she was so close to the Highlands County line, but she stressed she would always encourage her clients to stay and eat in Hardee County. She then touched on the employees she had that lived in Hardee County and how she would be adding three more full-time and one part-time. She also explained how this type of facility would put Hardee County on the map.

- IV. Park Winter, Hardee County Utilities Director – Presentation on Hardee County’s Wauchula Hills Bostick Road Loop Old Bradenton Road Projects.

Park Winter, Hardee County Utilities Director explained his projects. He explained he had two phases and was currently at 85% design on Phase 4 which would complete Wauchula Hills Subdivision. He explained his project Phase 4.5 which was down Old Bradenton Road to the corner of Lost Acres Drive and how this was a critical element. He explained the other Phase was 6 which was the Bostick Road Loop which was the Best Western access road to the east, across exiting utility easement to north along Theater Road, west along Bostick Road, and south along Barkdoll Road to provide system “loop” with the Gebhart Road line. Doubleday asked about how the land was zoned. Mr. Winter explained it was all “sufficiently” zoned and at least to the north had been part of the formerly County-designated Enterprise Zone. Southwell asked for clarification on what was at the Bostick Road Phase and what was going to be built. Mr. Winter explained the Torrey Oaks Golf and RV Resort was a privately owned enterprise and they tied in at Highway 17. Southwell asked about the capacity fees. Mr. Winter explained capacity fees were not the lines and not to confuse capacity fees with impact fees. He further explained the more people they bring on the prices should go down. Miller asked for clarification on why they had chosen these two areas. Mr. Winter explained the history of the corridor meetings and these were just expansion out applications. Miller asked with these being Hardee County applications were these where Hardee County’s priority was. Mr. Winter advised it was and that it was reflected in the ranking.

- V. Acknowledge receipt of the ranking sheets from the City of Wauchula, Bowling Green, Town of Zolfo Springs, and the Board of County Commissioners.

MOTION by Atchley, second by Roberson to acknowledge receipt of the ranking sheets from the City of Wauchula, Bowling Green, Town of Zolfo Springs, and the Board of County Commissioners. **Motion carried unanimously.**

- VI. Discuss ranking process for Cycle 13.

Chairman Royal explained they would not be ranking at the meeting and asked when they could meet again to do the ranking. Atchley explained he was ready to rank, but wasn’t sure about everyone else. Chairman Royal explained they needed new sheets with the updated amounts. Southwell stated he was not ready to rank today. There

was then discussion on the amount available to fund. They decided they would meet on Monday, October 10, 2016, for the ranking.

- VII. Acknowledge receipt of the Clerk's Financial Reports for periods ending 09/30/15, 03/31/16, 04/30/16, 05/31/16, 06/30/16, 07/31/16, and 08/31/16.

MOTION by Birge, second by Atchley to acknowledge receipt of the Clerk's Financial Reports for periods ending 09/30/15, 03/31/16, 04/30/16, 05/31/16, 06/30/16, 07/31/16, and 08/31/16. **Motion carried unanimously.**

- VIII. Acknowledge receipt of Reimbursement Request Package Cover Sheet for Incubator (Cycle 11) totaling \$192,643.80, Water/Sewer Corridor totaling \$128,984.36 (Cycle 9), IDA – Paddlesports Cycle 12 - \$24,300, and Incubator Cycle 12 totaling \$38,604.54, Bees & Botanicals Cycle 12 totaling \$13,00000, Stream2Sea totaling \$86,941.13, and Debut Development totaling \$86,830,01, and Water/Sewer Corridor (Cycle 12) in the amount of 340,415.13.

MOTION by Atchley, second by Pelham to acknowledge receipt of Reimbursement Request Package Cover Sheet for Incubator (Cycle 11) totaling \$192,643.80, Water/Sewer Corridor totaling \$128,984.36 (Cycle 9), IDA – Paddlesports Cycle 12 - \$24,300, and Incubator Cycle 12 totaling \$38,604.54, Bees & Botanicals Cycle 12 totaling \$13,000.00, Stream2Sea totaling \$86,941.13, and Debut Development totaling \$86,830.01, and Water/Sewer Corridor (Cycle 12) in the amount of 340,415.13. **Motion carried unanimously.**

- IX. Request approval and authorization for Chairman to sign Resolution 2016-01 approving the FY 2016/2017 Budget.

MOTION by Birge, second by Pelham to approve and authorize Chairman to sign Resolution 2016-01 approving the FY 2016/2017 Budget. **Motion carried unanimously.**

- X. Trey Flemmer - Peace River Paddlesports 90 day update.

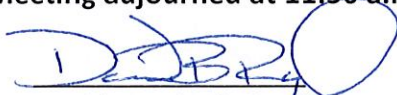
Mr. Flemmer provided each board member with a handout with his September Update. He gave a financial summary and also, went over his marketing summary. He then explained it was going to take more time and explained how they had been meeting with SEED Marketing and had their proposal attached. He further explained they were asking to be allowed to utilize the remaining \$19,000 to utilize the services of SEED Marketing. Atchley clarified that he was just asking to use the remaining \$19,000 he had left to market the boat. Mr. Flemmer explained it would be used for marketing

and maybe some salaries and a little on the manufacturing side to finish up some boats. Atchley asked if he had a break-down on that. Mr. Flemmer explained he did not and had not received the proposal until late the day before and hadn't had time to go over it yet. Birge stated she wanted the funds to be designated. Atchley asked about this time of year and wouldn't this be the wrong time to market the boat. Mr. Flemmer explained no he had learned the winter months were the best time for paddle boarding. Pelham asked if he wanted a little more time to go through the proposal from SEED and then he could come back to the meeting on October 10th with how he planned on allocating the funds. Mr. Flemmer stated that would work.

- XI. Request approval and authorization for Chairman to sign Modification Number 1 with the IDA Incubator Project extending their Grant for an additional six month period.

MOTION by Atchley, second by Pelham to approve and authorize Chairman to sign Modification Number 1 with the IDA Incubator Project extending their Grant for an additional six month period. **Motion carried unanimously.**

Meeting adjourned at 11:50 a.m.



David Royal, Chairman