



- b. Spec. building with rental income for unnamed suitor. Size and # of jobs unknown at this point.
- c. Broadband for the County if other avenues fail.
- d. Completion of commerce park infrastructure and acquisition of additional lands.
- e. Smaller industrial and commercial site with infrastructure for the Cities of Wauchula, Bowling Green and Zolfo Springs.
- f. Heavy industrial site acquisition and development somewhere in the Ona-Ft. Green corridor.
- g. Escrow for business incentive as opportunity arises.
- h. Expand recreational opportunities for Hardee Lakes including development of RV park sites.
- i. Pursue alternative energy development with USF Polytechnic and other private sector developers.
- j. Assist in strategic transportation improvements
- k. Complete development of commercial sites at the Wauchula airport.

If you have additional ideas, general or specific please reply with your thoughts. If they are off the wall I will remove your name before revealing them. If they are brilliant, the credit will remain to you, the creator of the idea.

### Excerpts from responses:

Unless you had some discussion/agreement to handle under #1 criterion I do not agree this is the route we need to take. When decisions of projects have been made there probably should be some advertising required to award the contracts. Don't want to see most of work going to preferred vendors. By preferred I mean favorite.

I like your list.

**Bill,**

**I have already stayed way to long today but I wanted to get something back to you. What you have is a good start but I think the rules should consider the following points for any request for the funds:**

- **Project feasibility study (current/no more than 6 mos old)**
- **Overall project financing proposal**
- **Marketing analysis showing the need for project in this region**
- **Business plan showing an up to date proforma**
- **Demonstration of adequate capital to operate beyond construction phase**
- **All other grants, bond allocations etc, and their status of approval (should be in bullet #2)**
- **Any raw material(input) requirements and assurances of these supplies**
- **Blah....blah...blah**

**I'm sure you catch my drift. The IDA would not want to allocate funding for a project that only as a slim chance of happening, no matter how good it looks, while turning down projects that will happen.**

**Other considerations:**

- **Why Hardee County**  
**How does it fit in the current or future fabric of the community**
- **Will it encourage additional growth oppts.**
- **Do they understand rural issues in Florida**

*Along those lines, I wish we could support a project where beginning teachers, police officer, firefighters, etc. could afford to live locally and make it really neat as almost a perk for teaching in our schools and working in law enforcement.*

*This is not our direct job but being a component of economic development, we need to figure out how to make academics a priority and heavily reward those students who achieve academic excellence in our school system. I know our schools reward but how could we make this as important as winning football games.*

***Recruit and turn the funding over to a venture capital group to leverage and multiply the money.***

**This sounds like a good start.**

Explain 2. e more, please.  
What does 2. j include?

Bill, You can do it anyway you want and it will be fine with me. Just because it was done another way doesn't mean we have to do it like it used to be. Most of this was done by the Economic Dev, Comm. where you have more people, more ideas, broader scope. The IDA was used to set up the rules for IDA Park, and the transfer of property as it is the only part that can handle property. Most of the activity was in Economic Development.

Several of you called and related you were in agreement with suggestions as a start. Also, support for H2A was mentioned by two persons.

**FINANCE REPORT-Mike Manley**

Tab 2 Finance Report

Copies of the report will be available at the meeting.

**ACTION RECOMMENDED:** Motion to approve financial report.

**COUNTY ATTORNEY KEN EVERS**

**OTHER BUSINESS**

**COMMENTS FROM COUNCIL MEMBERS**

**ADJOURN**

**PLEASE NOTE THAT THE ABOVE APPOINTMENT TIMES MAY BE ADJUSTED AS DEEMED  
NECESSARY UNLESS IT IS AN ADVERTISED PUBLIC HEARING.**

***Industrial Development Authority  
Regular Meeting Minutes  
November 10, 2009***

Attendees: Marcus Shackelford – Chairman, Lory Durrance – Vice Chairman, Rick Justice, Mike Manley, Jim See, Jama Abbott, Paul Samuels

Absent: None

Staff: Bill Lambert, Casey Dickson

Guests: Chet Huddleston, Cheryl Sharp, Ken Evers, Joe Albritton, Nancy Craft, Donald Samuels

Meeting was called to order by Marcus Shackelford

A motion was made by Rick Justice and seconded by Jama Abbott to approve the agenda.  
Motion approved.

A motion was made by Paul Samuels and seconded by Mike Manley to approve the agenda.  
Motion approved

**Director's Report**

Forrestwood Purchase: An option has become available for the IDA to purchase the Forrestwood Building for utilization of another spec building or possibility of relocating a current company being recruited. Bill has already requested an appraisal of the property and made it known to the board that an application could be made to the EDA for the funding for purchase. The direction of the board was for Bill to continue pursuing the idea of the purchase the Forrestwood building with supervision of County Attorney, Ken Evers.

**Finance Report**

Finance Report: A motion was made by Rick Justice and seconded by Jim See to accept the financial report for October. Motion approved.

Budget Report: Mike and Bill are continuing on developing a budget for the IDA. Will report back at a future meeting.

Mosaic Agreement: As the board has reason to believe the Mosaic Agreement will take affect sometime early next year, Bill was instructed to work with Parker to come up with a rough draft of rules for the monies. The board would like to host a workshop at some point to fully develop official rules.

**Adjourn**

Meeting was adjourned by Chairman Marcus Shackelford.

