AGENDA

Economic Development Council/Industrial Development Authority

EDC/IDA REGULAR MEETING

March 12, 2026, at 8:30 AM

COMMISSION CHAMBERS, 412 WEST ORANGE STREET, ROOM 102, WAUCHULA, FL 33873

BOARD MEMBERS

Chair Chris Idsardi
Vice Chair Courtney Green
Lee Mikell
Barney Cherry
John Gill
Rebekah Tucker

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1. CALL TO ORDER

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

1. **Chris Idsardi** - February 2026 Regular Meeting Minutes

   ACTION RECOMMENDED - Motion to approve the February 2026 Minutes as presented.

4. EXECUTIVE REPORT

1. **Amy Tubbs** - State of the County Event Update

5. AGENDA ITEMS

1. **Sarah Evers and Krystin Chapman** - Visioning Workshop/Strategy Session to Align 2026 Priorities Presentation

2. **Melanie Roberts** - RFP #2025-02 Public Wi-Fi Infrastructure Design, Engineering, and Installation

   ACTION RECOMMENDED - Motion to reject all bids for RFP #2025-02 Public Wi-Fi Infrastructure Design, Engineering, and Installation.

3. **Melanie Roberts** - First Amendment to - Florida Job Growth Grant - Manufacturing Hub Grant Agreement

   ACTION RECOMMENDED - Motion to approve First Amendment to Grant Agreement Between Department of Commerce and Hardee County Industrial Development Authority, as presented or substantially similar form, and authorize Chair or Vice Chair to sign.

4. **Sarah Evers** - Ratification of Execution of Ecosteris Extension

   ACTION RECOMMENDED - Motion to ratify the execution of an extension to amend the Memorandum of Option to Purchase for the Ecosteris agreement by Sarah Evers.

5. **Sarah Evers** - Amendment to the Memorandum of Option to Purchase in the Vacant Land Sale/Purchase Agreement between Eco Development Central FL, LLC and The Hardee

ACTION RECOMMENDED - Motion to approve the amendment to the Memorandum of Option to Purchase contained within the Vacant Land Sale/Purchase Agreement as presented or in substantially similar form and authorize the Chair or Vice Chair to sign.

6. **Sarah Evers** - Purchase and Sale Contract between Hardee County Industrial Development Authority and Kinbro, Inc.

   ACTION RECOMMNEDED - Motion to approve Purchase and Sale Contract between Hardee County Industrial Development Authority and Kinbro, Inc., as presented or in substantially similar form, and authorize Chair or Vice Chair to sign.

7. **Melanie Roberts** - Mowing & Landscaping Contract

   ACTION RECOMMENDED - Motion to approve Mowing and Landscaping Contract between Hardee County Industrial Development Authority and Krause Grove Service, Inc., as presented or in substantially similar form, and authorize Chair or Vice Chair to sign.

8. **Krystin Chapman** - Budget Amendment - Ona Mine Special Revenue Fund

   ACTION RECOMMENDED - Motion to adopt Resolution 2026-05 authorizing a budget amendment to the adopted fiscal year 2025-2026 Hardee County Industrial Development Authority Ona Mine Budget and authorize Chair or Vice Chair to sign.

9. **Krystin Chapman** - Hardee County Education Foundation Funding Agreement

   ACTION RECOMMENDED - Motion to approve Funding Agreement between the Hardee County Industrial Development Authority and the Hardee County Education Foundation, as presented or substantially similar form, and authorize Chair or Vice Chair to sign.

6. FINANCIAL REPORT

1. **Lynn Landskroner** - February's Financial Report

   ACTION RECOMMENDED - Motion to approve the February Financial Report as presented.

7. ANNOUNCEMENTS/OTHER BUSINESS/PUBLIC COMMENTS

8. ADJOURNMENT

AGENDA ITEM NO. 3.1

Item Cover Page

ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	March 12, 2026
SUBMITTED BY:	Melanie Roberts, Economic Development Council
ITEM TYPE:	Business Agenda - Action Items
AGENDA SECTION:	**APPROVAL OF MINUTES**
SUBJECT:	**Chris Idsardi** - February 2026 Regular Meeting Minutes **ACTION RECOMMENDED** - Motion to approve the February 2026 Minutes as presented.

SUGGESTED ACTION:

ATTACHMENTS:
2026-02-12 Minutes EDC-IDA RM.pdf

MINUTES

Economic Development Council/Industrial Development Authority

EDC/IDA REGULAR MEETING

February 12, 2026, at 8:30 AM

COMMISSION CHAMBERS, 412 WEST ORANGE STREET, ROOM 102, WAUCHULA, FL 33873

1. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Chris Idsardi	Chair	Present	
Courtney Green	Vice Chair	Present	
Barney Cherry	Board Member	Present	
Lee Mikell	Board Member	Present	
John Gill	Board Member	Present	
Rebekah Tucker	Board Member	Absent	
Sarah W. Evers	Chief Executive Officer	Present	
Kaylee Tuck and/or Jeanette Flores	EDC/IDA Board Attorney	Present	via Electronically
Krystin Chapman	Chief Operating Officer	Present	
Lynn Landskroner	Controller	Present	
Melanie Roberts	Programs and Administrative Coordinator	Absent	
Amy Tubbs	Projects & Communications Coordinator	Present	

Chair Idsardi called the meeting to order at 8:30 a.m.

2. APPROVAL OF AGENDA

Chair Idsardi called for a motion to approve the agenda.

So, moved by Board Member Mikell and second by Board Member Gill.

Motion carried 5 to 0.
Yes – Idsardi, Green, Cherry, Mikell, and Gill
Opposed – None
Absent - Tucker

3. APPROVAL OF MINUTES

1. January 2026 Regular Meeting Minutes:

Chair Idsardi called for a motion to approve the January 2026 Regular Meeting Minutes.

So, moved by Board Member Gill and second by Board Member Cherry.

Motion carried 5 to 0.
Yes – Idsardi, Green, Cherry, Mikell, and Gill
Opposed – None
Absent – Tucker

4. EXECUTIVE REPORT

1. February's Executive Report:

Projects & Communications Coordinator, Amy Tubbs, provided a comprehensive update on ongoing projects and initiatives. She reported that Lot 27 in the Commerce Park was nearing completion. Equipment concrete pads are finished. Final interior finish selections have been made. Final parking area preparations have been completed. Next steps for the project include installing HVAC units and beginning work on a debut-funded 12,000-square-foot second building, with total completion anticipated in the first quarter of 2026.

The Multipurpose Facility project continues to advance, with recent design revisions and collaboration with consultants to ensure the space meets both office and grant requirements. Discussed Scope of Work will be a phased approach to ensure grant deadlines are met. Structural proposals are in development, and stakeholder engagement remains a priority.

For the Gardens at Midtown project, coordination with the Central Florida Regional Planning Council, City of Wauchula, and our engineering teams has established a clear path for necessary platting, with a goal to present plans to planning and zoning in March. Ongoing outreach to local businesses affected by the new parking area aims to ensure transparency about expectations and estimated timelines hoping to minimize disruption.

For the East Main Collective, the focus has been to prioritize the completion of Phase One of the Multipurpose Facility. before finalizing layout options, budgets, and timelines for East Main.

The 122 West Main (old Reif building) project awaits resolution of conflicting civil engineering data and is expected to proceed with contractor bids and the launch of a business contest plan in the coming months.

Next Building a Vibrant Community Class XI will begin in March at the Pioneer Park Pavillion in Zolfo for six weeks. It will run from March 5th-April 9th from 5:15-7:00 p.m.

Additional community development efforts include the upcoming, all-day State of the County event co-hosted with the local Chamber of Commerce will replace The Development Group's Annual Meeting. It will begin mid-morning with an expo hall of local businesses, at 11:00 a.m. there will be a program panel and discussion, that Sarah will take part in, with a provided lunch, and an evening program with heavy hors d'oeuvres, an economic development update, and keynote speaker Todd Williams.

TDG participated in Rural County Days in January. It was a very productive trip. Staff met with Senator Ben Albritton, FloridaCommerce Deputy Secretary, Jason Mahon, and Representative Kaylee Tuck, where representatives advocated for county growth with state officials. While at Rural Days, Staff attended the Rural Economic Development Training and Legislative Network Reception and represented Hardee County at the Rural Counties Showcase Expo alongside the Tourism Development Council (TDC), Hardee County Chamber of Commerce, and Board of County Commissioners.

Staff also launched a new marketing initiative called Follow Sarah Series. The first video took place in Tallahassee at Rural County Days, highlighting key initiatives. [Video was played as an example]

Board Member Gill asked when to expect the parking lot project to begin.

Mrs. Tubbs stated that it is projected to start in April to ensure grant timelines are met.

Chair Idsardi inquired about a confirmation of Lot 27 completion for Debut was still aiming for First Quarter completion.

CEO, Sarah Evers, replied stating that the IDA's contract with Culvers is set to close in May of 2026. Our hope is to close sooner than that. She noted that there have been significant lead times for some of the larger pieces of equipment to arrive for this project, so if there were any delays in a Quarter One completion, it would be due to delayed equipment arrival, which would result in a delayed CO (Certificate of Occupancy).

5. AGENDA ITEMS

1. Education Foundation:

Chief Operating Officer, Krystin Chapman, introduced Dr. Teresa Crawford and noted a request was made for her to provide additional information on what the Education Foundation gives back to the community.

Dr. Crawford introduced some of the Education Foundation Board Members present at the meeting. She outlined the Foundation's scholarships, teacher grants, Hall of Fame, technical education investments, disaster relief funding for impacted teachers and students, ongoing community partnerships, etc. The Foundation's $10.5 million endowment is largely restricted for specified programs. Dr. Crawford explained that financial self-sufficiency is projected upon reaching a $13.8 million endowment and requested 5% of the annual board budget for education support until then, also noting future interest in so-called 'stripping fees' if available.

Brandie Hartline inquired if the Education Foundation supported private schools such as the one she started, East Academy.

Dr. Crawford clarified that current support is limited to public K–12 and charter schools, but broader eligibility is under consideration as regulations evolve.

Chief Executive Officer, Sarah Evers, added additional details regarding an email response to Brandie and Blaire, for public meeting records, providing historical background on how the Education Foundation was established and where those funds originated. This funding originated through some land development agreements between Board of County Commissioners and CF Industries. That original $7,000,000 came from CF that eventually went into the Economic Development Authority, which is a separate organization, with a separate Board, managed out of the County Manager's Office. The IDA was then obligated, through that agreement, to put in an additional $1,000,000 to make that endowment whole at $8,000,000. In the email, she mentioned that at one point and time, the EDA did have a job creation grant, where they have in the past funded the salaries of Alane Academy years ago. In 2019, the state statute language changed, and they were no longer allowed or had the purview to fund those job creation grants. They have now gone strictly to funding infrastructure projects that are applied for by the municipalities and the county. That grant avenue went away in 2019. That is where those private school salaries were being funded. Going back to the endowment, once that endowment was made whole, that agreement then obligated the IDA for the 5-year term to contribute to the salaries and management costs of the Education Foundation.

Brandie Hartline acknowledged receipt and review of the email and thanked Mrs. Evers for clarifying. She then went on to ask where it is stated that the Education Foundation can only work with public education and charters.

Dr. Teresa Crawford responded, but it was not audible on the recording.

Superintendent Sonja Bennett complemented these remarks by announcing that the school district had achieved a "B" rating and hit record academic performance scores. She reinforced the impact the CTE programs have had on the improvements, and the School Board is serious about the direct support and vitality to economic development and encouraged the Board to continue to fund the initiative. The partnership between the school system, Education Foundation, and the IDA, would be a huge benefit because of the heavy lift the Foundation carries through activities and support programs. The positive direction will impact and benefit the IDA as well because it will attract more families and growth here.

Board Member Barney Cherry, inquired about confirming that this was just for a one-year agreement and not a five-year agreement and for the Board to revisit year by year.

Dr. Teresa Crawford confirmed.

Board Member John Gill asked Staff how this impacts the budget and how we would allocate those funds.

Chief Executive Officer, Sarah Evers, reminded the Board that we would be doing a visioning workshop in March for the rest of 2026. She stated that if the decision of the Board is to fund this today, even for a one-year term, after the visioning, when Krystin brings budgets to the Board and we start looking at projects to be completed through the end of 2026 and new initiatives that we are going to be bringing on into 2026, the Board is going to have to put a lot of prioritization and be very intentional about the things we decide to fund going forward. Also, keep in mind during the visioning in March, when considering property management, we continue to run that at a deficit due to some previous lease agreements that are in place and we are about 5 years into a 10-year term on those leases. With those lease agreements, the incentives embedded in those lease agreements kept the IDA on the hook for a lot of the property management costs. This has caused our property management fund to be operating at a deficit. This will continue, if those companies do not exercise their options to purchase in those agreements, which we can't guarantee that they will within the next five years, we will continue to operate those buildings we own at a deficit. We have to be intentional about every dollar being spent because we know we have those commitments for at least another five years potentially. We have to plan for this and that we are going to have to assume those costs for the next five years for property management.

Board Member Cherry stated he would be more inclined to do the one-year agreement, especially considering this five-year commitment we have on the others. He would not want to lock it in for five years.

Board Member Gill stated he would like to see what the impact is going to be on our future plans before committing to that. He agrees with the one-year plan. Asking for a five-year extension is a little uncomfortable, but willing to entertain that depending on what the outcome is on the impact on our other projects that are on-going and higher priorities.

Chief Operating Officer, Krystin Chapman, stated that she would add that as we envision these workforce development funds that we allocate 5% of the recurring dollars into workforce which is $100,000. Staff will be meeting with SBDC to do an operational budget for the Multi-Purpose Facility/Incubator. Staff is aiming to meet with SBDC in the first week of

March. Mrs. Chapman envisions those dollars going towards operational expenses/funding of the Multi-Purpose Facility. Staff brought this into Board discussion because in the past, those dollars have gone towards the Education Foundation, but as we move forward with Department of Commerce on the Multi-Purpose Facility and recognizing the need to implement something that continues to invest in entrepreneurs and small businesses. Staff aims to have more figures for the Board during the March visioning on how much would need to go towards the Multi-Purpose Facility and where the remaining funds would be pulled from.

Chair Idsardi confirmed that what he is hearing is that there is some intent to fund it for one year with understanding of where that would come out of the budget or effect the budget or projects going forward.

Motion by Board Member Cherry that we entertain this for a one-year contract at the number of $113,191 for the Education Foundation.

Board Member Gill added an amendment to the motion stating "That staff comes back with the budget numbers on the March meeting" and seconded the motion.

CEO, Sarah Evers, requested to clarify whether the motion was for staff to bring back the numbers in the March meeting and then we entertain another motion from there to agree to a one-year commitment or is the Board voting today to go ahead and commit to the one year.

Board Member Cherry clarified his motion was to commit to the one year of the front end.

Board Member Gill withdrew his amendment to the motion and affirmed his second to the original motion.

Motion carried 3 to 2.
Yes – Idsardi, Cherry, and Gill
Opposed – Green, and Mikell
Absent – Tucker

2. Alley Project Presentation:

Projects & Communications Coordinator, Amy Tubbs, presented conceptual plans to revitalize a downtown alleyway to enhance connectivity to the downtown, support local business, and involve students in both design and construction phases. Mrs. Tubbs emphasized at the very beginning that the images presented are only conceptual for presentation purposes and visual representation of the possibilities for the particular space being discussed. As the project moves forward, we will be coordinating with the surrounding businesses in the area to walk-through the project to ensure we are being thoughtful of their needs. She walked through the projected location. This project, as part of Sarah's 90-day Plan, focuses on high-impact, low cost improvements that generate tangible benefits to our downtown, community focus, and economic development. This project aims to draw people to our downtown and connect foot traffic to our main street and local businesses. The alley project also encompasses parking lot improvements as part of the project as well.

Chair Idsardi, inquired about property lines and asked about the gathering space behind some of the local businesses that are privately owned and how those would be incorporated into the project.

Mrs. Tubbs stated that CEO, Sarah Evers, has met with those property owners and they have agreed to deed the property over for this project.

Board Member Cherry asked if the alley was wide enough for all that is being presented to be incorporated into the project.

Mrs. Tubbs stated that we have design and construction experts involved in the planning and have completed measurements to confirm it is large enough.

Mrs. Tubbs mentioned that Staff will be looking into potential grant opportunities and community partnerships and sponsorships to assist in the funding.

There are a lot of moving parts to this project and Staff has met with City of Wauchula stakeholders and presented it to their City Commission. They were very receptive to the project. The parking lot portion is currently owned by Crews Bank and we have been working with them as well and they will be deeding it to us. Staff has worked with Jim See and

Travis Maldonado regarding the section they own behind their building. And in regard to the mural that will go on their building and they were excited about the project.

Mrs. Tubbs stated she reached out to different departments at the high school such as the welding and construction departments to assist in the design of the gate and benches and planters that we would like to put down the alleyway. She also spoke to the art department about possibly having the students assist in designing the mural or potentially participate in painting the mural. She reached out to the digital design department about possibly assisting with the mural design. All departments seemed very receptive and willing to assist and loved the idea of the student contributions to this project. She will also be reaching out to the South Forida State College welding department to see if they could assist in making the entry gate. The high school welding department may not be fully equipped to build something to that scale yet since the program is so new.

She will be reaching out the Garden Club for input on the types of Florida-native plants that would thrive in that environment.

Board Member Mikell suggested including a potential partnership with the two companies within the community that build gates as well.

The timeline for this project is very tentative. The goal is to get Board and City of Wauchula Commission approval in Quarter One. Quarter two, we would begin the official design and budgeting process for this project and explore the funding opportunities. Quarter three, we would be looking to receive Historical Preservation Board approval as well as Planning and Zoning approval. Quarter four, the goal is to begin construction on the project through Quarter One of 2027. Completion goal would be Quarter Two of 2027.

The community impact and return on investment for this project would be to increase the foot traffic downtown, providing additional parking for people in a well-lit parking lot that takes them onto Main Street through a nice space that is welcoming, and it would enhance the desirability of our downtown and support the redevelopment possibilities for our downtown. It will create a nice, shaded gathering space, improves outdoor aesthetics, provides an additional event space, increase tourism activity, fosters community pride and showcases the arts. The project creates creative placemaking, appeals to young professionals, increases small business development, encourages creativity, and showcases local talent. It enhances safety, walkability, and sparks additional development. This may spark something that other businesses might see and want to do similar projects or make improvements to their businesses.

We are currently working on the deed for the parking lot property.

Board Member Mikell commented that it looks like a fun project that draws in a lot of community support.

Mrs. Tubbs mentioned that once the project is completed, it will be the city's responsibility to maintain the alley and the parking lot would be deeded over to the city. We will not be taking over the ownership of the alley way that is currently owned by the city but we will have an agreement with the city to complete the work on their behalf.

Chair Idsardi commented that he follows a variety of other municipalities on Facebook and Dade City is currently working on an alley way project as well so it is nice to see that we are doing something similar. He likes the idea of increasing the foot traffic and especially with the apartments going in above Verizon, it is making improvements in that block and it may trickle down Main Street. In regard to the Roy Brown property, if we invest and put something there, are we sure that wall is going to stay? Is the wall structurally sound? This is my only concern and are we ok there?

Mrs. Tubbs stated that this is definitely something that was brought up in the City Commission meeting as well. I believe they said the wall itself is structurally fine. The issue was with the front façade of the building which had been repaired. Of course we do not know that the property will be there forever and there are no guarantees with any projects that are done, but we are definitely going to take that into consideration as we are working through the project, but we do not want to stop the project that would improve our downtown out of fear of that one building. We could see about possibly painting that wall a color that looks really nice and have the mural only on the Vitas side. Maybe they will get on board and would want a mural on the side of their building. She stated she has not had conversations with the owners of that building yet. Staff was waiting to see what the outcome is going to be with the current legal proceedings with the property.

Board Member Gill made a Motion to approve to move forward.

CEO, Sarah Evers, commented that we just wanted to present this project to the Board, but we are not looking for a formal motion yet. Staff needs to do additional due diligence on the preliminary side before bringing it to the Board for approval. This is one of the projects that as we go into the visioning in March we might move to the back-burner a bit as we are relying on grants to fund this. I would not recommend that we dip too much into our own funds to fund this project. In order to make good on some obligations and financial commitments, this would be an example of one of those projects that we would probably back off on, if we are not successful in getting grants to fund it.

Chair Idsardi stated there did not need to be a motion, it was more so a presentation. There is currently a budget line item to kick this project off, but the grants would be the main funding stream. If there is a budget amendment, that would need to be brought before the Board.

Chief Operating Officer, Krystin Chapman, mentioned that we currently have $50,000 budgeted for design.

Chair Idsardi liked the project and was excited that so far that all who have been brought into the project have been receptive to it and excited about it.

Mrs. Chapman wanted to clarify that the budget line item is under Building a Vibrant Community. It was allocated for the conceptual design so that we could bring it before others as we had conversations about the project. The funds will not be used in capital outlay for this project but will be there for any future projects that would fall under Building a Vibrant Community.

3. Sarah Evers - Emerging Leaders – Ranking:

Chief Executive Officer**,** Sarah Evers, presented that in the 90-day plan the thought behind the Emerging Leaders program was to foster and mentor future leaders in our community. The goal for local leadership development was reached with the launch of the Emerging Leaders Committee, formed to advise the board and nurture future civic leaders. It was so nice to have such a positive response and so many individuals interested in serving in this capacity really speaks to the future leaders of our community and what that means for Hardee County as a whole. She stated that she is excited to see what this group of folks ends up doing for this community. Again, they are going to be serving as a think-tank to our community, bringing ideas and initiatives and really using this as a platform for a creative space to begin to foster new ideas and growth for Hardee County. The inaugural committee members are:

- Sandra Contreras: Land Development Coordinator at Top Notch Construction, Main Street Wauchula board member, with experience in historic preservation and youth mentorship.
- Ryn Heine: Client and Sales Coordinator at Growers Risk Management, youth leader at First Christian Church, and sports coach.
- Maryann Olmos: Realtor with Hot Florida Real Estate, soccer coach, Kiwanis member, and mentor.
- Connor Mack Brock: Trial attorney at Morgan & Morgan; advisor to the bylaws committee at New Hope Baptist Church.
- Kait Shaw: Cat adjuster for American Family Insurance, involved with Building a Vibrant Community, serves on the City of Wauchula Historic Preservation Committee, president of Hardee County Cattlewomen, and Executive Director of Peace River Valley Citrus Growers Association.
- Jake Pendergrass: Loan officer at Farm Credit, board member of Hardee County Farm Bureau, member of the Cattleman’s Association and New Hope Baptist Church.
- Jamie Futch: Speech and language pathologist at Zolfo Springs Elementary, co-owner of Big T Tire and family farm, Kids World leader, actively involved in Hardee County youth sports, agriculture, and church programs.
- Kaylee Webb: Executive Director of Hardee County Chamber of Commerce, board member for the Tourism Development Council, Healthy Start, and Hardee Swim Association; Kiwanis member, former Director of our local Big Brothers and Big Sisters program, a former teacher, and church youth leader.
- Janie Thompson: Community Program Manager for Big Brothers Big Sisters, mentor, Rotary Club and Hardee County Chamber member, and former educator.

- Travis Tubbs: Principal at Hardee Senior High School, youth sports coach, Athletic focus group member, and active member at First Christian Church with experience in sports and school administration.
- Perla Vazquez Martinez: Program analyst for USDA in beekeeping and farm services; Main Street Wauchula board member, downtown event volunteer, and agriculture leadership participant**.**

Mrs. Evers stated she is encouraged at the number of people that expressed an interest and wanted to be involved.

Chair Idsardi and Board Member Mikell spoke to the positive reflection of the positive things going on and the commitment to continue moving forward and recruiting and grooming for this Board as well.

Board Member Gill commented that it is like a built-in preparatory course. It is an incredible concept for early on-boarding.

Chair Idsardi requested a motion to accept staff recommendations of Emerging Leaders and approve recommended appointments.

So, moved by Board Member Mikell and second by Board Member Cherry.

Motion carried 5 to 0.
Yes – Idsardi, Green, Cherry, Mikell, and Gill
Opposed – None
Absent – Tucker

4. Florikan Lease Extension Agreement:

Chief Operating Officer, Krystin Chapman, presented the extension of Florikan's lease. As a reminder, they currently own their building which is a large facility, a vacant lot, and lease two additional building from the IDA. They are currently in a month-to-month lease with us. This is a six-month extension through September 1, 2026 while longer-term triple-net lease agreement negotiations continue that will be brought to the Board for approval.

Some additional things to point out about the lease agreement is that it requires the tenant to contribute to a pro-rated share of property taxes and property insurance. It contains the existing purchase option and job creation incentives will be maintained.

Board Member Mikell inquired if this is moving us closer to the triple-net lease option agreement.

Mrs. Chapman stated that it is, but we will still have the maintenance responsibilities, but this is short-term.

Board Member Gill asked if there is a feeling of the potential purchase of the properties.

Mrs. Chapman stated that there is a feeling of potential purchase opportunities, which is why we are keeping the job credit option in the lease. She reflected on Sarah's earlier comment, stating that we want to divest of properties, especially as we are looking at our property management expenses. This gives them the option to purchase and we can keep this business here in Hardee County. So, with the potential purchase of the property, it shows their commitment to Hardee County.

Chair Idsardi asked if we knew how many employees that heave working for them.

Mrs. Chapman stated that in previous reporting they stated that they had 100 employees working for them, but we need to clarify that they do have a main functioning business and these properties are just additional warehouse spaces for them so we cannot say exactly how many employees they have working in the building sites leased from the IDA.

Chair Idsardi called for a motion to approve the lease agreement between the Hardee County Industrial Development Authority and Florikan, as presented or substantially similar form, and authorize Chair or Vice Chair to sign.

So, moved by Board Member Green and second by Board Member Cherry.

Motion carried 5 to 0.
Yes – Idsardi, Green, Cherry, Mikell, and Gill
Opposed – None
Absent – Tucker

5. RFP 2025-03 Mowing and Landscaping Services Evaluation Committee Recommendation:

Projects & Communications Coordinator, Amy Tubbs, stated that the respondent recommendation was approached very thoughtfully and deliberately. The Committee met multiple times to gather information to ensure we were making the best possible decision. Melanie followed up with the respondents to gather additional information and additional details including price lists and cost breakdown for the properties that would be managed by the selected company. Five bids were received. Three were from local companies and two were from out of town, which allowed for a thorough and balanced comparison. So, after careful consideration and review, the committee is pleased to present recommendation for RFP #2025-03 Mowing and Landscaping Service is Krause Services. They are a local company that provided a very competitive price compared to the other respondents.

Chair Idsardi called for a motion to accept the evaluation committee's recommendation and authorize staff to negotiate a contract.

Motion by Board Member Gill and second by Board Member Mikell for a recommendation to approve.

Motion carried 5 to 0.
Yes – Idsardi, Green, Cherry, Mikell, and Gill
Opposed – None
Absent – Tucker

6. Resolution 2026-04 and Contract for Triple-Wide:

Chief Operating Officer, Krystin Chapman, presented the resolution and contract for the triple-wide purchase.

Board Member Mikell wanted to remind the Board that he would be abstaining from this vote and discussion based on his relationship with Mr. Woods, Genesis Restoration, and ultimately Northside Baptist Church which will ultimately end up with the property.

Chair Idsardi stated that there is still a quorum with the four remaining Board Members in attendance.

Mrs. Chapman continued to discuss the Resolution presented to sell the triple-wide to Genesis Restoration. She pointed out the Exhibit reflecting the property purchase agreement. It is being sold for $11,200 and states that the buyer is responsible for any additional costs that may be assumed by the purchase and relocation of this property. It is being sold as-is and the buyer has 34 calendar days to remove the property so that it will be moved before our insurance is set to renew on the property.

Chair Idsardi inquired about the contents that belong to Hardee Fresh and if they have been given a timeline to get their stuff out of the building.

Mrs. Chapman stated that we have taken ownership of that property, so we are selling it as-is with the contents that are included.

Chair Idsardi called for a motion to approve Resolution Number 2026-04, approving the contract with Genesis Restoration Inc., and authorizing the Chair or Vice Chair to sign.

So, moved by Board Member Green and second by Board Member Cherry.

Motion carried 4 to 0. 1 Abstain.
Yes – Idsardi, Green, Cherry, and Gill
Opposed – None
Abstained - Mikell
Absent – Tucker

Nick Woods, from Genesis Restoration and the purchaser of the property, asked if he could clarify that the payment is due within ten days but there is a comment in there that without the title, there is closing up to thirty days. Is there a way that we can edit the contract to reflect payment is due at closing upon the delivery of a clear and marketable title?

Mrs. Chapman asked Legal counsel, Jeanette Flores for input.

Jeanette Flores stated that it was a good comment and that we should get the money and he should get the title all at the same time.

CEO, Sarah Evers asked how the Board would craft the motion to reflect those changes but still move forward.

Jeanette Flores recommended stating a motion to approve the contract with the modifications for the simultaneous paying of the purchase price and conveyance of title.

So, moved by Board Member Green and second by Board Member Cherry.

Motion carried 4 to 0. 1 Abstain.
Yes – Idsardi, Green, Cherry, and Gill
Opposed – None
Abstained - Mikell
Absent – Tucker

7. Assignment of Purchase and Sale Contract for Ecosteris:

Chief Operating Officer, Krystin Chapman, reflected on the purchase contract on a lot in the Commerce Park with the South Carolina-based company, Ecosteris. They have created their Florida, LLC so this is just an assignment and assumption for that land sale contract. We are still set to close at the end of February.

Chair Idsardi clarified that they just needed to incorporate in Florida so this is just basically instead of using the name from their current location/state, so it coincides with how they are registered with the State of Florida.

Mrs. Chapman confirmed that everything else remained the same in the purchase contract.

Chair Idsardi called for a motion to approve the assignment of the purchase and sale contract from Ecosteris to ECO DEVELOPMENT CENTRAL FL, LLC and authorize the Chair or Vice Chair to sign.

So, moved by Board Member Mikell and second by Board Member Green.

Motion carried 5 to 0.
Yes – Idsardi, Green, Cherry, Mikell, and Gill
Opposed – None
Absent – Tucker

6. FINANCIAL REPORT

1. January's Financial Report:

Controller, Lynn Landskroner, did not have anything additional to add regarding the presented January financial reports.

Chair Idsardi reflected on the fact that the Board gets these well in advance to review thoroughly prior to the meeting.

Chair Idsardi called for a motion to approve the January Financial Report as presented.

So, moved by Board Member Cherry and second by Board Member Mikell.

Motion carried 5 to 0.
Yes – Idsardi, Green, Cherry, Mikell, and Gill
Opposed – None
Absent – Tucker

Board Member Gill complimented and thanked Mrs. Landskroner for the detail and Board Member Cherry and Chair Idsardi concurred.

7. ANNOUNCEMENTS/OTHER BUSINESS/PUBLIC COMMENTS

Chair Idsardi asked if there were any announcements or public comments.

Board Member Mikell included promotion for the upcoming Peter Pan Jr. theater production.

Chair Idsardi thanked members and Staff for their diligence and work behind the scenes that a lot of people do not see. There is a lot that goes into managing this thing called Economic Development. He stated that there is a lot to manage and juggle that goes unseen and he appreciated Staff's dedication to keep things going with a lot of variables that are outside of their control that they have to deal with. He complimented Sarah on her ideas and innovation and the Staff's support of these initiatives.

8. ADJOURNMENT

With no further business, the meeting was adjourned at 9:41 a.m.

X

Chris Idsardi
Chair EDC/IDA

AGENDA ITEM NO. 4.1

Item Cover Page

ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	March 12, 2026
SUBMITTED BY:	Melanie Roberts, Economic Development Council
ITEM TYPE:	Business Agenda - Action Items
AGENDA SECTION:	**EXECUTIVE REPORT**
SUBJECT:	**Amy Tubbs** - State of the County Event Update
SUGGESTED ACTION:	

AGENDA ITEM NO. 5.1

Item Cover Page

ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	March 12, 2026
SUBMITTED BY:	Melanie Roberts, Economic Development Council
ITEM TYPE:	Business Agenda - Action Items
AGENDA SECTION:	**AGENDA ITEMS**
SUBJECT:	**Sarah Evers and Krystin Chapman** - Visioning Workshop/Strategy Session to Align 2026 Priorities Presentation

SUGGESTED ACTION:

AGENDA ITEM NO. 5.2

Item Cover Page

ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	March 12, 2026
SUBMITTED BY:	Melanie Roberts
ITEM TYPE:	Business Agenda - Action Items
AGENDA SECTION:	**AGENDA ITEMS**
SUBJECT:	**Melanie Roberts** - RFP #2025-02 Public Wi-Fi Infrastructure Design, Engineering, and Installation **ACTION RECOMMENDED** - Motion to reject all bids for RFP #2025-02 Public Wi-Fi Infrastructure Design, Engineering, and Installation.
SUGGESTED ACTION:	

AGENDA ITEM NO. 5.3

Item Cover Page

ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	March 12, 2026
SUBMITTED BY:	Melanie Roberts, Economic Development Council
ITEM TYPE:	Business Agenda - Action Items
AGENDA SECTION:	**AGENDA ITEMS**
SUBJECT:	**Melanie Roberts** - First Amendment to - Florida Job Growth Grant - Manufacturing Hub Grant Agreement **ACTION RECOMMENDED** - Motion to approve First Amendment to Grant Agreement Between Department of Commerce and Hardee County Industrial Development Authority, as presented or substantially similar form, and authorize Chair or Vice Chair to sign.
SUGGESTED ACTION:	

ATTACHMENTS:
G0127-Amendment 1.pdf

Docusign Envelope ID: 7842378E-4069-46DE-ADC1-0630E90649DC

AMENDMENT ONE TO GRANT AGREEMENT BETWEEN THE DEPARTMENT OF COMMERCE AND HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

This Amendment is made and entered into by and between the State of Florida Department of Commerce ("Commerce") and the Hardee County Industrial Development Authority ("Grantee"). Commerce and the Grantee are sometimes referred to herein individually as a "Party" and collectively as "the Parties."

RECITALS

WHEREAS, on **August 19, 2024,** Commerce and Grantee entered into Florida Job Growth Infrastructure Grant Agreement number **G0127** (the "Agreement") wherein Grantee agreed to receive and use state funds for the Project as described in the Proposal; and

WHEREAS Section 24, Modification, of the Agreement provides that any amendment to the Agreement shall be in writing and executed by the Parties thereto; and

WHEREAS, this Agreement is being amended to ensure compliance with all applicable laws, rules, and regulations; and

WHEREAS, the Parties wish to amend the Agreement as set forth herein;

NOW THEREFORE, in consideration of the mutual covenants and obligations set forth herein, the receipt and sufficiency of which are hereby acknowledged, the Parties agree to amend the Agreement, as follows:

1. This Agreement is hereby amended to add the following:

38. CONTRACTING WITH ENTITIES OF FOREIGN COUNTRIES OF CONCERN PROHIBITED

If applicable and in accordance with section 287.138, F.S., a contract between a governmental entity and an entity which would give access to an individual's personal identifying information which is executed, extended, or renewed on or after the dates provided in section 287.138(4), F.S., must include an attestation by the entity on Form PUR 1355, "Foreign Country of Concern Attestation Form," which is incorporated herein by reference.

If applicable, prior to execution of this Agreement, Grantee must provide Commerce with a signed Foreign Country of Concern Attestation Form pursuant to section 287.138(4), F.S., and rule 60A-1.020, F.A.C.

39. FOREIGN INFLUENCE

In accordance with section 286.101, F.S., if this Contract has a value of $100,000 or more, Grantee

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shall disclose to Commerce any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern if such interest, contract, or grant or gift has a value of $50,000 or more and such interest existed at any time or such contract or grant or gift was received or in force at any time during the previous five (5) years. The disclosure requirements are more fully defined within the statute. Grantee represents that it is, and for the duration of this Agreement will remain, in compliance with section 286.101, F.S.

40. HUMAN TRAFFICKING

If applicable and in accordance with section 787.06, F.S., when a contract is executed, renewed, or extended between a nongovernmental entity and a governmental entity, the nongovernmental entity must provide the governmental entity with an affidavit signed by an officer or a representative of the nongovernmental entity under penalty of perjury attesting that the nongovernmental entity does not use coercion for labor or services as defined in that statute.

If applicable, Grantee must provide Commerce with an affidavit signed by an officer or a representative of Grantee under penalty of perjury attesting that Grantee does not use coercion for labor or services as defined in section 787.06, F.S.

2. **Section 1 Project Description of Exhibit A**, **Scope of Work**, is hereby replaced in its entirety with the following:

1. PROJECT DESCRIPTION: Section 288.101, Florida Statutes ("F.S."), established the Florida Job Growth Grant Fund (the "Program") to promote economic opportunity by improving public infrastructure and enhancing workforce training. Funds provided pursuant to this Agreement must be used to support State or local public infrastructure projects that promote economic recovery in specific regions of the state, economic diversification, or economic enhancement in a targeted industry.

Grantee has been awarded $6,000,000 for the design and construction of a publicly owned ~40,000 square foot warehouse with limited interior buildout at the Hardee County Commerce Park. The proposed project will allow the Grantee to enter into a long-term lease with one or more manufacturers seeking to relocate to the area and lease the space at fair market value, the remaining available space to future tenants. The project will bring at least $16 million in private capital investment for the build-out of the manufacturing operation.

3. **Section 2 (d) Completion of Construction of Exhibit A, Scope of Work**, is hereby replaced in its entirety with the following:

d. **COMPLETION OF CONSTRUCTION:** Grantee shall:

1. Design and Engineering
   a. Complete project design in a manner consistent with the description in Section 1 of this Scope of Work.
   b. Obtain any required local, state, or federal permits.
2. Construction
   a. Complete necessary clearing and grubbing.
   b. Complete necessary earthwork.
   c. Complete necessary civil requirements of the project to include work related to stormwater/drainage, parking/paving, utility installation/relocation, landscaping, and/or roadway improvements.

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d. Construct up to 40,000 square foot building according to the approved design.

4. **Section 4 Cost Shifting of Exhibit A, Scope of Work, is hereby amended with the following:** Cost Shifting: deliverable amounts specified within the Deliverables section above are established based on the Parties' estimation of sufficient delivery of services fulfilling grant purposes under the Agreement in order to designate payment points during the Agreement Period; however, this is not intended to restrict Commerce's ability to approve and reimburse allowable costs, incurred by Grantee in providing the deliverables herein. Prior written approval from Commerce's Agreement Manager is required for changes to the above Deliverable amounts that do not exceed **twenty percent (20%)** of each deliverable total funding amount. Changes that exceed **twenty percent (20%)** of each deliverable total funding amount will require a formal written amendment, as described in Section 24., of the Agreement. Regardless, in no event shall Commerce reimburse costs of more than the total amount of this Agreement.

5. Exhibit B, Audit Requirements, is hereby deleted in its entirety and replaced with the attached Exhibit B, Audit Requirements.

6. Exhibit C, Audit Compliance Certification, is hereby deleted in its entirety and replaced with the attached Exhibit C, Audit Compliance Certification.

7. All other terms and conditions of the Agreement remain in full force and effect.

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IN WITNESS WHEREOF, by signature below, the Parties agree to abide by the terms, conditions, and provisions of Agreement # **G0127** as amended. The Effective Date of this Amendment is on the date the last Party signs this Amendment.

FLORIDA DEPARTMENT OF COMMERCE		**HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY**	
By	_____	**By**	_____
	Signature		Signature
	J. Alex Kelly		**Robert C. Idsardi**
Title	**Secretary**	**Title**	**Board Chair, Hardee County IDA**
Date	_____	**Date**	_____

Approved as to form and legal sufficiency, subject only to full and proper execution by the Parties.

OFFICE OF GENERAL COUNSEL
DEPARTMENT OF COMMERCE

By: _____

Approved Date: _____

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Exhibit B

AUDIT REQUIREMENTS

The administration of resources awarded by Commerce to the recipient (herein otherwise referred to as "Grantee") may be subject to audits and/or monitoring by Commerce as described in this Exhibit B.

Monitoring. In addition to reviews of audits conducted in accordance with 2 CFR 200, Subpart F - Audit Requirements, and section 215.97, Florida Statutes (F.S.), as revised (see AUDITS below), monitoring procedures may include, but not be limited to, on-site visits by Commerce staff, limited scope audits as defined by 2 CFR 200.425, or other procedures. By entering into this agreement, the recipient agrees to comply and cooperate with any monitoring procedures or processes deemed appropriate by Commerce. In the event the Commerce determines that a limited scope audit of the recipient is appropriate, the recipient agrees to comply with any additional instructions provided by Commerce staff to the recipient regarding such audit. The recipient further agrees to comply and cooperate with any inspections, reviews, investigations, or audits deemed necessary by the Chief Financial Officer (CFO) or Auditor General.

AUDITS.

PART I: FEDERALLY FUNDED. This part is applicable if the recipient is a state or local government or a nonprofit organization as defined in 2 CFR 200.90, 200.64, and 200.70.

1. A recipient that expends $1,000,000 or more in federal awards in its fiscal year must have a single or program-specific audit conducted in accordance with the provisions of 2 CFR 200, Subpart F - Audit Requirements. EXHIBIT 1 to this form lists the federal resources awarded through Commerce by this agreement. In determining the federal awards expended in its fiscal year, the recipient shall consider all sources of federal awards, including federal resources received from Commerce. The determination of amounts of federal awards expended should be in accordance with the guidelines established in 2 CFR 200.502-503. An audit of the recipient conducted by the Auditor General in accordance with the provisions of 2 CFR 200.514 will meet the requirements of this Part.
2. For the audit requirements addressed in Part I, paragraph 1, the recipient shall fulfill the requirements relative to auditee responsibilities as provided in 2 CFR 200.508-512.
3. A recipient that expends less than $1,000,000 in federal awards in its fiscal year is not required to have an audit conducted in accordance with the provisions of 2 CFR 200, Subpart F - Audit Requirements. If the recipient expends less than $1,000,000 in federal awards in its fiscal year and elects to have an audit conducted in accordance with the provisions of 2 CFR 200, Subpart F - Audit Requirements, the cost of the audit must be paid from non-federal resources (i.e., the cost of such an audit must be paid from recipient resources obtained from other than federal entities).

PART II: STATE FUNDED. This part is applicable if the recipient is a nonstate entity as defined by Section 215.97(2), Florida Statutes.

1. In the event that the recipient expends a total amount of state financial assistance equal to or in excess of $750,000 in any fiscal year of such recipient (for fiscal years ending June 30, 2017, and thereafter), the recipient must have a state single or project-specific audit for such fiscal year in accordance with section 215.97, F.S.; Rule Chapter 69I-5, F.A.C., State Financial Assistance; and Chapters 10.550 (local governmental entities) and 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General. EXHIBIT 1 to this form lists the state financial assistance awarded through Commerce by this agreement. In determining the state financial assistance expended in its fiscal year, the recipient shall consider all sources of state financial assistance, including state financial assistance received from Commerce, other state agencies, and other nonstate entities. State financial assistance does not include federal direct or pass-through awards and resources received by a nonstate entity for federal program matching requirements.

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2. For the audit requirements addressed in Part II, paragraph 1, the recipient shall ensure that the audit complies with the requirements of section 215.97(8), F.S. This includes submission of a financial reporting package as defined by section 215.97(2), F.S., and Chapters 10.550 (local governmental entities) and 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General.
3. If the recipient expends less than $750,000 in state financial assistance in its fiscal year (for fiscal years ending June 30, 2017, and thereafter), an audit conducted in accordance with the provisions of section 215.97, F.S., is not required. If the recipient expends less than $750,000 in state financial assistance in its fiscal year and elects to have an audit conducted in accordance with the provisions of section 215.97, F.S., the cost of the audit must be paid from the nonstate entity's resources (i.e., the cost of such an audit must be paid from the recipient's resources obtained from other than state entities).

PART III: OTHER AUDIT REQUIREMENTS.

(NOTE: This part would be used to specify any additional audit requirements imposed by the State awarding entity that are solely a matter of that State awarding entity's policy (i.e., the audit is not required by Federal or State laws and is not in conflict with other Federal or State audit requirements). Pursuant to Section 215.97(8), Florida Statutes, State agencies may conduct or arrange for audits of state financial assistance that are in addition to audits conducted in accordance with Section 215.97, Florida Statutes. In such an event, the State awarding agency must arrange for funding the full cost of such additional audits.)

PART IV: REPORT SUBMISSION.

1. Copies of reporting packages for audits conducted in accordance with 2 CFR 200, Subpart F - Audit Requirements, and required by Part I of this form shall be submitted, when required by 2 CFR 200.512, by or on behalf of the recipient directly to the Federal Audit Clearinghouse (FAC) as provided in 2 CFR 200.36 and 200.512.

The FAC's website provides a data entry system and required forms for submitting the single audit reporting package. Updates to the location of the FAC and data entry system may be found at the OMB website.

2. Copies of financial reporting packages required by Part II of this form shall be submitted by or on behalf of the recipient directly to each of the following:

   a. Commerce at each of the following addresses:

Electronic copies (preferred):
Audit@Commerce.fl.gov
MSC # 75, Caldwell Building
107 East Madison Street
Tallahassee, FL 32399-4126

or

Paper (hard copy):
Department of Commerce

   b. The Auditor General's Office at the following address:

Auditor General
Local Government Audits/342 Claude Pepper Building, Room 401 111 West Madison Street Tallahassee, Florida 32399-1450

The Auditor General's website (https://flauditor.gov/) provides instructions for filing an electronic copy of a financial reporting package.

3. Copies of reports or the management letter required by Part III of this form shall be submitted by or on behalf of the recipient directly to:

Electronic copies (preferred):
Audit@Commerce.fl.gov

or

Paper (hard copy):
Department of Commerce

MSC # 75, Caldwell Building

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107 East Madison Street
Tallahassee, FL. 32399-4126

1. Any reports, management letters, or other information required to be submitted Commerce pursuant to this agreement shall be submitted timely in accordance with 2 CFR 200.512, section 215.97, F.S., and Chapters 10.550 (local governmental entities) and 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General, as applicable.
2. Recipients, when submitting financial reporting packages to Commerce for audits done in accordance with 2 CFR 200, Subpart F – Audit Requirements, or Chapters 10.550 (local governmental entities) and 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General, should indicate the date that the reporting package was delivered to the recipient in correspondence accompanying the reporting package.

PART V: RECORD RETENTION. The recipient shall retain sufficient records demonstrating its compliance with the terms of this Agreement for a period of five (5) years from the date the audit report is issued, or five (5) state fiscal years after all reporting requirements are satisfied and final payments have been received, whichever period is longer, and shall allow Commerce, or its designee, CFO, or Auditor General access to such records upon request without cost. The recipient shall ensure that audit working papers are made available to Commerce, or its designee, CFO, or Auditor General upon request for a period of five (5) years from the date the audit report is issued, unless extended in writing by Commerce. In addition, if any litigation, claim, negotiation, audit, or other action involving the records has been started prior to the expiration of the controlling period as identified above, the records shall be retained until completion of the action and resolution of all issues which arise from it, or until the end of the controlling period as identified above, whichever is longer.

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Exhibit C

AUDIT COMPLIANCE CERTIFICATION

Grantee Name: _____
FEIN: _____ Grantee's Fiscal Year: _____
Contact Person Name and Phone Number: _____
Contact Person Email Address: _____

Did Grantee expend state financial assistance, during its fiscal year, that it received under any agreement (e.g., agreement, grant, memorandum of agreement, memorandum of understanding, economic incentive award agreement, etc.) between Grantee and the Department of Commerce (Commerce)? ____Yes _____ No

If the above answer is yes, also answer the following before proceeding to item 2:

Did Grantee expend $750,000 or more of state financial assistance (from Commerce and all other sources of state financial assistance combined) during its fiscal year? _____ Yes _____ No

If yes, Grantee certifies that it will timely comply with all applicable state single or project-specific audit requirements of section 215.97, Florida Statutes, and the applicable rules of the Department of Financial Services and the Auditor General.

Did Grantee expend federal awards, during its fiscal year that it received under any agreement (e.g., agreement, grant, memorandum of agreement, memorandum of understanding, economic incentive award agreement, etc.) between Grantee and Commerce? ____Yes _____ No

If the above answer is yes, also answer the following before proceeding to execution of this certification:

Did Grantee expend $1,000,000 or more in federal awards (from Commerce and all other sources of federal awards combined) during its fiscal year? _____ Yes _____ No

If yes, Grantee certifies that it will timely comply with all applicable single or program-specific audit requirements of 2 CFR 200, Subpart F, as revised.

By signing below, I certify, on behalf of Grantee, that the above representations for items 1 and 2 are true and correct.

_____ _____
Signature of Authorized Representative Date

_____ _____
Printed Name of Authorized Representative Title of Authorized Representative

AGENDA ITEM NO. 5.4

Item Cover Page

ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	March 12, 2026
SUBMITTED BY:	Melanie Roberts, Economic Development Council
ITEM TYPE:	Business Agenda - Action Items
AGENDA SECTION:	**AGENDA ITEMS**
SUBJECT:	**Sarah Evers** - Ratification of Execution of Ecosteris Extension
	ACTION RECOMMENDED - Motion to ratify the execution of an extension to amend the Memorandum of Option to Purchase for the Ecosteris agreement by Sarah Evers.
SUGGESTED ACTION:	

AGENDA ITEM NO. 5.5

Item Cover Page

ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE: March 12, 2026

SUBMITTED BY: Melanie Roberts, Economic Development Council

ITEM TYPE: Business Agenda - Action Items

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: **Sarah Evers** - Amendment to the Memorandum of Option to Purchase in the Vacant Land Sale/Purchase Agreement between Eco Development Central FL, LLC and The Hardee County Industrial Development Authority

ACTION RECOMMENDED - Motion to approve the amendment to the Memorandum of Option to Purchase contained within the Vacant Land Sale/Purchase Agreement as presented or in substantially similar form and authorize the Chair or Vice Chair to sign.

SUGGESTED ACTION:

ATTACHMENTS:
Memorandum of Option to Purchase - EcoSteris.pdf

PREPARED BY AND RETURN TO:
Jeanette M. Flores, Esquire
GrayRobinson, P.A.
101 E. Kennedy Boulevard, Suite 4000
Tampa, Florida 33602

MEMORANDUM OF OPTION TO PURCHASE

This **MEMORANDUM OF OPTION TO PURCHASE** (the "Memorandum") is made this _____ day of March, 2026 (the "Effective Date") by and between **HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY**, a dependent special district and body politic and corporate of the State of Florida ("IDA") and **ECO DEVELOPMENT CENTRAL FL, LLC,** a Florida limited liability company ("Eco").

RECITALS

WHEREAS, IDA and Eco are parties to that certain Vacant Land Sale/Purchase Contract dated April 21, 2025 and three amendments thereto (collectively, the "Agreement"), whereby IDA agreed to sell and IDA agreed to purchase the land known as Lot 38 of the Hardee County Commerce Park located in Hardee County, Florida and legally described on Exhibit "A" attached hereto and made a part hereof (the "Lot 38 Property");

WHEREAS, Eco has purchased the Lot 38 Property from IDA as of the Effective Date;

WHEREAS, the Agreement grants IDA an option to repurchase the Lot 38 Property under certain terms and conditions, and the parties have agreed to record this Memorandum to provide notice in the Official Records of Hardee County, Florida of the IDA's option to repurchase the Lot 38 Property, according to the terms and conditions set forth below;

WHEREAS, the Agreement grants Eco the option to purchase the lot known as Lot 37 of the Hardee County Commerce Park located in Hardee County, Florida and legally described on Exhibit "B" attached hereto and made a part hereof (the "Lot 37 Property") and the parties agreed to record this Memorandum to provide notice of Eco's option to purchase the Lot 37 Property, according to the terms and conditions set forth below;

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the IDA and Eco do hereby agree as set forth below:

1. **Definitions**. The term "IDA" as used herein means the IDA and any successors and assigns of IDA. The term "Eco" as used herein means Eco and any subsequent owners in fee simple of the Lot 38 Property.

2. **IDA Option to Repurchase.** As set forth below, the terms and provisions of the IDA option are as follows:

Eco shall commence vertical construction of a building (the "Building") on the Lot 38 Property no later than twenty-four (24) months following Closing Date (the "Construction Commencement Deadline") and shall diligently pursue completion thereafter.

Vertical construction commencement as used herein shall mean that Eco has completed the foundation for the Building on the Lot 38 Property and has commenced the construction of permanent vertical structural improvements in accordance with the issued building permit. If vertical construction commencement has occurred on or before the Construction Commencement Deadline, as evidenced by completion of foundation work and the commencement of permanent vertical structural improvements in accordance with the issued building permit, the IDA's option to repurchase the Lot 38 Property shall automatically terminate and be of no further force or effect. Eco shall notify IDA in writing if Eco believes it will not be able to meet the Construction Commencement Deadline.

Eco shall substantially complete construction of the Building no later than twenty-four (24) months following the issuance of a building permit for the Building (the "Construction Completion Deadline") and Eco shall open for business within the earlier of (i) twelve (12) months following issuance of the Certificate of Occupancy for the Building, or (ii) six (6) months following receipt of the Florida Department of Health treatment facility permit authorizing operations at the Building (the "Opening Deadline"). IDA's sole remedy for the failure of Eco to complete construction of the Building by the Construction Completion Deadline or to open for business in the Building by the Opening Deadline shall be the expiration of Eco's option to purchase Lot 37 pursuant to the terms of Section 3 of this Memorandum.

The Construction Commencement Deadline, the Construction Completion Deadline and the Opening Deadline may be extended for Force Majeure events (as defined below) so long as Eco notifies IDA of a Force Majeure event no later than one (1) month after the occurrence of such event and is acting in good faith and with reasonable diligence with respect to construction. As used herein, Force Majeure events shall mean acts of God, fire or other casualty, earthquake, hurricane, flood, governmental shutdowns because of pandemics, acts of war, acts of terrorism, governmental permitting or utility availability delays not caused by Eco, supply chain disruptions and other causes beyond Eco's reasonable control. The inability to obtain financing for construction or other monetary matters shall not constitute Force Majeure. There shall be no aggregate cap on such extensions so long as Eco is acting in good faith and with reasonable diligence. If Eco determines that the Building will not be completed by the Construction Commencement Deadline, Eco shall notify IDA of the same no later than sixty (60) days prior to the Construction Commencement Deadline.

IDA shall have the exclusive option to repurchase the Lot 38 Property if vertical construction commencement, as defined above, does not occur by the Construction Commencement Deadline by exercising such option no later than ninety (90) days following the Construction Commencement Deadline. If IDA does not exercise this repurchase right within ninety (90) days following the Construction Commencement Deadline, such repurchase right shall permanently expire.

In addition to the repurchase option described above, IDA shall have the exclusive option to repurchase the Lot 38 Property if, prior to the vertical construction commencement of the

Building on the Lot 38 Property, Eco receives a bona fide offer to purchase the Lot 38 Property acceptable to Eco, in which event Eco shall notify IDA of such offer no later than five (5) business days after receipt of such offer ("Eco's Purchase Notice"). If IDA does not exercise its repurchase option pursuant to this paragraph within thirty (30) business days after receipt of the Eco Purchase Notice, such repurchase right shall permanently expire.

If IDA validly exercises either of its repurchase options for the Lot 38 Property pursuant to this Section, the repurchase price shall equal the original Purchase Price paid by Eco to IDA and IDA shall have no obligation to reimburse Eco for any costs incurred by Eco in connection with the Lot 38 Property, including without limitation engineering, architectural, surveying, geotechnical, permitting and impact fees, site preparation, infrastructure improvements, utility extensions, construction costs incurred prior to repurchase, financing costs, lender fees, environmental and due diligence costs, and any other out-of-pocket development expenses. The Purchase Price shall be paid in full at closing. At the closing, Eco shall be required to satisfy all liens and encumbrances against the Lot 38 Property except for taxes for the year of closing, not yet due and payable.

The IDA's repurchase right shall be subordinate to any bona fide construction or permanent financing encumbering the Lot 38 Property, and IDA shall execute commercially reasonable subordination agreement and nondisturbance agreement and estoppel certificates reasonably requested by Eco's lender.

If IDA exercises either of its options to repurchase the Lot 38 Property, such repurchase shall be conducted solely in accordance with the terms and conditions expressly set forth in Section 2 of this Memorandum and Exhibit B of the Agreement. To the extent of any conflict between this Memorandum and Exhibit "B" to the Agreement, the provisions of this Memorandum shall control.

The provisions of this Section shall apply solely to the Lot 38 Property and shall not automatically apply to any other parcel unless expressly agreed in writing by the parties.

3. **Eco Option to Purchase the Lot 37 Property.** As set forth below, the terms and provisions of the Eco option are as follows:

IDA hereby grants to Eco the exclusive option to purchase the Lot 37 Property. Such exclusive right to purchase shall be valid for a period of five (5) years from the Effective Date (the "Exclusive Option Period"). During the Exclusive Option Period, IDA agrees not to market, solicit offers, or enter into an agreement to sell or convey the Lot 37 Property. If Eco chooses to exercise its exclusive option to purchase within the Exclusive Option Period, IDA and Eco shall enter into a purchase and sale agreement containing substantially the same terms and conditions as set forth in the Agreement, except as modified in this Section 3 and except that the development obligations applicable to Lot 38 shall not automatically apply to Lot 37 unless expressly agreed in writing at the time of such purchase. If Eco does not exercise its exclusive option to purchase within the Exclusive Option Period or otherwise notifies IDA of its intention not to exercise the exclusive option to purchase, such exclusive option to purchase shall terminate and be of no further force and effect. The purchase price for the Lot 37 Property shall be on the same terms as provided in this Section 3 ($50,000.00 per acre of the Lot 37 Property), regardless of when the exclusive option

to purchase is exercised during the Exclusive Option Period; provided, however that the Board of Directors for IDA may, but shall not be obligated to, consider a reduction to the purchase price for the Lot 37 Property based on evidence satisfactory to IDA, in its sole discretion, of job creation merits. Such consideration for reduction in the purchase price for the Lot 37 Property shall be within the sole and absolute discretion of IDA. If Eco does not exercise its exclusive option to purchase the Lot 37 Property by the expiration of the Exclusive Option Period, for whatever reason, Eco's option rights under this paragraph shall permanently expire and be of no further force and effect and IDA may sell the Lot 37 Property free and clear of any interest granted to Eco under this Memorandum or the Agreement. In the event that Eco, for whatever reason, does not commence vertical construction of the Building by the Construction Commencement Deadline, fails to complete construction of the Building by the Construction Completion Deadline or fails to open for business by the Opening Deadline, Eco's option to purchase the Lot 37 Property shall permanently expire and IDA may sell the Lot 37 Property free and clear of any interest granted to Eco under this Memorandum or Agreement.

4. **Notice**. Any notice required or permitted to be given hereunder shall be in writing and shall be deemed to be given when hand delivered or one (1) business day after pickup by Airborne, Federal Express, UPS overnight, or similar overnight express service, or on the date when delivered by email transmission (provided a copy of the notice sent by email is deposited with an overnight express service on the same date of the email transmission), in any case addressed to the parties at their respective addresses referenced below or at such other address as such other party may designate by notice specifically designed as a notice of change of address and given in accordance herewith.

In the case of a notice to the IDA:	Sarah Evers Chief Executive Officer The Development Group 107 East Main Street Wauchula, FL 33873 Telephone No.: (863) 773-3030 Email: sarah.evers@thedevelopmentgroup.net
With a copy of such notice to:	Jeanette M. Flores, Esquire Gray Robinson, P.A. 101 East Kennedy Street, Suite 4000 Tampa, Florida 33602 Telephone No.: (813) 273-5116 Email: Jeanette.flores@gray-robinson.com
In the case of a notice to Eco to:	EcoSteris, Inc.

112 Fabricators Street
Summerville, SC 29483
Attention: CEO
Email: dsqualli@ecosteris.com

5. **Counterparts**. This Memorandum may executed in one or more counterparts, each of which shall be deemed to be an original but all of which shall constitute one and the same agreement.

IN WITNESS WHEREOF, the Parties hereto have executed this Memorandum as of the respective dates specified below.

WITNESSES:

_____
Print Name:_____
Address:_____
_____

_____
Print Name:_____
Address:_____
_____

IDA:

HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY, a dependent special district and body politic and corporate of the State of Florida

By:_____

Printed Name:_____

Title:_____

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of March, 2026, by _____, as _____ of **HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY**, a dependent special district and body politic and corporate of the State of Florida, on behalf thereof, who is ☐ personally known to me, or ☐ produced _____ as identification.

[AFFIX NOTARY SEAL]

_____
Notary Public Signature
Print Notary Name:_____
My commission expires:_____

WITNESSES:

ECO:

ECO DEVELOPMENT CENTRAL FL, LLC,
a Florida limited liability company

_____
Print Name:_____
Address:_____
_____

By:_____

Printed Name: Dave H, Squalli

Title: Manager

_____
Print Name:_____
Address:_____
_____

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of March, 2026, by David H. Squalli, as Manager of **ECO DEVELOPMENT CENTRAL FL, LLC,** a Florida limited liability company, on behalf thereof, who is ☐ personally known to me, or ☐ produced _____ as identification.

_____
Notary Public Signature

[AFFIX NOTARY SEAL]

Print Notary Name:_____
My commission expires:_____

EXHIBIT A

LEGAL DESCRIPTION OF THE LOT 38 PROPERTY

Lot 38, HARDEE COUNTY COMMERCE PARK EXTENSION, according to the plat thereof, as recorded in Plat Bar B58, Page 2 and recorded in Official Records Instrument 202325006551, of the Public Records of Hardee County, Florida

EXHIBIT B

LEGAL DESCRIPTION OF THE LOT 37 PROPERTY

Lot 37, HARDEE COUNTY COMMERCE PARK EXTENSION, according to the plat thereof, as recorded in Plat Bar B58, Page 2 and recorded in Official Records Instrument 202325006551, of the Public Records of Hardee County, Florida

AGENDA ITEM NO. 5.6

Item Cover Page

ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	March 12, 2026
SUBMITTED BY:	Melanie Roberts, Economic Development Council
ITEM TYPE:	Business Agenda - Action Items
AGENDA SECTION:	**AGENDA ITEMS**
SUBJECT:	**Sarah Evers** - Purchase and Sale Contract between Hardee County Industrial Development Authority and Kinbro, Inc. **ACTION RECOMMNEDED -** Motion to approve Purchase and Sale Contract between Hardee County Industrial Development Authority and Kinbro, Inc., as presented or in substantially similar form, and authorize Chair or Vice Chair to sign.
SUGGESTED ACTION:	

ATTACHMENTS:
Kinbro PSA.pdf

SALE/PURCHASE CONTRACT
(1499 N US Highway 27, Wauchula, Hardee County, Florida)

THIS SALE/PURCHASE CONTRACT (the "**Agreement**") by and between **KINBRO, INC.,** a Florida for-profit corporation (the "**Purchaser**") and the **HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY**, a dependent special district and body politic and corporate of the State of Florida (the "**Seller**") is entered into and effective on the date it is last executed by the Seller or Purchaser (the "**Effective Date**").

RECITALS:

A. Seller is the owner of certain real property located in Hardee County, Florida as more specifically depicted and described on the attached Exhibit "A".

B. Seller wishes to sell to Purchaser, and Purchaser wishes to purchase from Seller the Property as hereafter defined upon the terms, covenants, and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the parties covenant and agree as follows:

1. **Sale of Property**. Subject to the terms and conditions hereinafter set forth, Seller agrees to sell, convey, and assign (to the extent assignable) to Purchaser, and Purchaser agrees to buy from Seller, that certain real property located in Hardee County, Florida, shown or described on Exhibit "A", which exhibit is attached hereto and made a part hereof, together with all improvements, appurtenances, easements, and privileges thereto belonging (the "**Property**"). Purchaser acknowledges that the Property is being sold by Seller as-is, where-is.

2. **Definitions**. For purposes of this Agreement, the following terms are defined as hereinafter set forth: "**Closing**" shall mean the execution and delivery of the Transaction Documents and the payment of those funds required to be paid at the time and in the manner required herein for the purchase and sale of the Property. "**Closing Date**" shall mean the date on which the Closing occurs. "**Encumbrance**" shall mean and include any charge, claim, condition, equitable interest, lien, option, pledge, security interest, right of first refusal, or restriction of any kind, including any restriction on use, transfer, receipt of income, or exercise of any other attribute of ownership. "**Survey**" shall mean a survey of the Property certified by a Florida Registered Land Surveyor. "**Transaction Documents**" shall mean this Agreement and all of the documents required or contemplated in connection with the Closing of the purchase and sale of the Property.

3. **Price / Deposits / Financing**. The total Purchase Price for the Property shall be **One Million Two Hundred Thousand and 00/100 Dollars ($1,200,000.00)** ("**Purchase Price**"). The Purchase Price shall be subject to applicable job creation credits for production of satisfactory evidence of full-time employee RT-6 forms from June 1, 2020 through the date of this Agreement.

A. Within three (3) Business Days of the full execution of this Agreement, Purchaser will deposit the amount of **Five Thousand and 00/100 Dollars ($5,000.00**) (the "**Earnest Money Deposit**") with MidSouth Title as escrow agent (the "**Escrow Agent**") who will also serve as title

agent and closing agent. The Earnest Money Deposit shall be credited to the Purchaser at the time of the Closing (as hereinafter defined).

B. The remaining balance shall be paid to Seller at Closing in immediately available funds (e.g., wire transfer), subject to adjustments and prorations.

4. **Execution / Calculation of Time / Time of the Essence**.

A. Execution. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original as against any party whose signature appears thereon, and all of which together shall constitute one and the same instrument. This Agreement shall become binding when one or more counterparts shall bear the respective signatures of all of the parties designated as signatories herein. If this Agreement shall be executed in counterparts, then upon the subsequent written request of any signatory, all parties shall join in the signing of one complete original instrument. A facsimile or email copy of this Agreement evidencing any signatures shall be considered as an original for all purposes.

B. Calculation of Time. All references to days shall mean calendar days unless Business Days are specifically stated. Business Days shall mean Monday through Friday, and exclude legal holidays. If any time period ends on a Saturday, Sunday, or legal holiday, it shall instead be deemed to expire at the end of the next Business Day.

C. Time of the Essence. The Parties have been fully advised and agree that time is of the essence of each provision of this Agreement.

5. **Purchaser's Inspection Period**.

A. Upon the full execution of this Agreement, Purchaser shall have ten (10) days (herein referred to as the "**Inspection Period**") to inspect the Property. In no event shall Purchaser undertake any physically invasive testing of the Property, without the prior consent of Seller, in Seller's sole discretion. Purchaser shall have the right to make inquiries of governmental bodies, utility companies, and other third parties. Purchaser agrees to indemnify, defend and hold Seller harmless for any claims, liens, suits, actions, damages or other causes of action arising out of the negligent actions of the Purchaser or its employees or agents in connection with any inspections it undertakes in connection with this Agreement and Purchaser shall provide Seller a certificate of insurance providing evidence that Purchaser maintains commercial liability insurance of no less than $1,000,000 per occurrence and naming Seller as additional insured. The indemnification obligations under this paragraph shall survive the termination or closing of this Agreement.

B. In the event that Purchaser determines, in its sole opinion and sole discretion, that the Property or this Agreement is unacceptable for any reason whatsoever, Purchaser (by and through its designee) shall give Seller written notice before the end of the Inspection Period that it intends to terminate the transaction contemplated by this Agreement, and this Agreement shall forthwith and thereupon be terminated, become null and void, and be of no further force and effect, at which time the Escrow Agent shall return the Earnest Money Deposit to the Purchaser. If Purchaser does not give such notice, the contingency shall have expired, and Purchaser shall proceed to Closing.

C. The Parties have been fully advised and agree that time is of the essence with respect to the obligations of the parties under the Inspection Period. If Purchaser does not terminate this Agreement during the Inspection Period according to the terms of this Section 5, then the contingencies set forth in this Section 5 shall have expired, and the parties shall proceed to Closing.

D. **Except as otherwise provided in this Agreement or in the documents to be delivered at Closing, it is expressly understood and agreed that the Property is being sold "as is" and "where is", and with all faults and defects, latent or otherwise. Except as otherwise provided in this Agreement or in the documents to be delivered at Closing, Purchaser shall not rely on any warranties, promises, understandings or representations, express or implied, of Seller or its agents or employees relating to the property being sold under this Agreement and there are no implied representations or warranties with respect to the property being sold under this Agreement. Without limiting the generality of the foregoing disclaimer of representations and warranties, except as may be expressly contained in this Agreement or the documents to be delivered at Closing, Purchaser specifically disclaims any warranties or representations of any kind or character, express or implied. Except with respect to any breach or violation of the representations, warranties or covenants or with respect to matters arising under indemnity obligations, in each case expressly set forth in this Agreement or the documents to be delivered at Closing, from and after the date of Closing under this Agreement, Purchaser for itself, its members, partners, shareholders, officers, directors and employees agrees to waive its right to recover from the other party and forever releases and discharges the other party from any and all costs for any remedial action, damages, claims, losses, liabilities, penalties, fines, liens, judgments, costs, or expenses whatsoever (including, without limitation, attorney's fees), whether direct or indirect, known or unknown, foreseen or unforeseen, that may arise on account of or in any way connected with the physical condition of the property it is purchasing, including, without limitation, the existence of any environmental condition or any hazardous or toxic substances, materials, or wastes, pollutants or contaminants as defined under environmental laws. The terms and provisions of this paragraph shall survive the termination of this Agreement or the Closing of this Agreement.**

6. **Survey**. During the Inspection Period, Purchaser may obtain, at Purchaser's expense and discretion, a survey of the Property (the "**Survey**").

7. **Evidence of Title**. Within ten (10) days of the Effective Date of this Agreement, Seller shall obtain, at Purchaser's expense, a commitment for an owner's title insurance policy, (the "**Title Commitment**"), agreeing to issue to Purchaser, upon recording of a Special Warranty Deed, a title insurance policy in the amount of the Purchase Price, insuring Purchaser's title to the Property. Seller shall provide to the Closing Agent an owners affidavit required to delete standard exceptions (including exceptions for taxes for years prior to the year of Closing) except for the survey exception, and Purchaser shall provide such Survey with required certifications.

A. Objections to Title. If the Title Commitment contains exceptions to coverage, other than the standard exceptions, which adversely affect title to the Property and render title unmarketable and uninsurable, the Purchaser shall notify the Seller, in writing, of Purchaser's

objections to such exceptions within ten (10) days after the Title Commitment and copies of all underlying title search instruments and the Survey have been furnished to Purchaser.

B. Curing Title Objections. Seller shall have ten (10) days after receipt of such notice in which to either (i) cure such defects (the "**Title Curative Period**") and furnish to the Purchaser evidence that same have been cured or (ii) notify Purchaser in writing that Seller has determined, in Seller's sole discretion, that it is not feasible on a commercially reasonable basis to cure one or more of Purchaser's objections. The Inspection Period and Closing Date shall be postponed and extended for the Title Curative Period. If the title defects are cured within the Title Curative Period, the sale and purchase shall be closed within seven (7) days after written notice to Purchaser, but not earlier than the Closing Date. In the event that Seller is unable to cure such defects within the Title Curative Period, Seller may give notice of necessity to extend the Title Curative Period for an additional ninety (90) days. If Seller fails to cure such defects within the Title Curative Period (as extended, if applicable), or notifies Purchaser in writing that Seller has determined it is not feasible to cure the defect, Purchaser shall have the option to either (i) complete the purchase in accordance with the Agreement and accept title to the Property subject to such objections without any adjustment to the Purchase Price; or (ii) terminate this Agreement by written notice thereof to Seller within seven (7) days either after notice of Seller's failure to cure defect during the Title Curative Period (as extended, if applicable) or after Seller's notice to Purchaser that it is not feasible to cure the defect, whichever is applicable, whereupon this Agreement shall terminate and be of no further force or effect and the Earnest Money Deposit shall be returned to Purchaser.

C. Updates of Title. Purchaser may have the Title Commitment updated by endorsement ("**Update Endorsement**") not less than five (5) days before the Closing Date. If such Update Endorsement discloses any new requirement, defect, Encumbrance or other adverse matter, then Purchaser shall notify Seller in writing specifying the new title defect and providing legible copies of said defect not later than five (5) days before the Closing Date and Seller shall have a period of thirty (30) days following the receipt of such notice from Purchaser to cure such new title defect (the "**Update Curative Period**") and the Inspection Period and Closing Date shall be extended. If Seller fails to cure any such new title defect within the Update Curative Period, Purchaser shall have the option, to be exercised in its sole discretion, to either: (i) complete the purchase in accordance with the Agreement and accept title to the Property subject to such objections without any adjustment to the Purchase Price; or (ii) terminate this Agreement by written notice thereof to Seller within seven (7) days after Purchaser's receipt of written notice of Seller's failure to cure Purchaser's objections within the Update Curative Period or Seller's determination that curing Purchaser's objections is not feasible, whereupon this Agreement shall terminate and be of no further force or effect and the Earnest Money Deposit shall be returned to the Purchaser.

D. Time. The Parties have been fully advised and agree that time is of the essence with respect to the parties' obligations under this Section.

8. **Closing Date and Procedure / Documents to be Provided**.

A. Closing Date. Unless extended by other provisions of this contract or terminated during the Inspection Period, the Closing Date contemplated by this Agreement shall be on or before April 1, 2026. Closing shall occur remotely, or such place as the parties may agree. The

parties have been fully advised and agree that time is of the essence with respect to the Closing Date.

B. Closing Procedure.

(1) Seller. At Closing, if not previously delivered to Purchaser, Seller shall execute and deliver to Purchaser:

(a) A fully executed Special Warranty Deed in favor of Purchaser;

(b) An assignment of any warranties, permits or other intangible personal property relating solely to the Property;

(c) Section 1445 Affidavit;

(d) An owners affidavit in form reasonably acceptable to the Title Company for the Property;

(e) Closing Statement;

(f) Any other document reasonably required pursuant to the terms of this Agreement.

(2) Purchaser. At Closing, Purchaser shall deliver to Seller the following:

(a) The balance of the Purchase Price payable at the Closing, as adjusted for prorations and taxes and hold-backs, in the manner required under this Agreement;

(b) A Non-foreign buyer affidavit pursuant to pursuant to Section 692.201, Florida Statutes;

(c) Closing Statement;

(d) Instructions from Purchaser directing payment of the Earnest Money Deposit and the Purchase Price and all other amounts due at Closing, or thereafter in accordance with the provisions of this Agreement, to Seller or any other person as Seller shall designate; and

(e) Any other document reasonably required pursuant to the terms of this Agreement.

9. **Costs**. At the time of Closing, Purchaser shall pay to Seller the total Purchase Price for the Property, less prorations and adjustments in accordance with this Agreement. Taxes and governmental assessments, including but not limited to all ad valorem and non-ad valorem

property taxes and special assessments, for the Property shall be paid in full by Purchaser for the 2026 tax year.

A. Seller shall pay for the following items: (i) the recording fees for the Special Warranty Deed; (ii) Seller's legal fees and expenses; and (iii) any costs of curing title defects.

B. Purchaser shall pay for the following items: (i) the cost of all inspections, tests and studies undertaken by Purchaser in connection with its investigation; (ii) Purchaser's legal fees and expenses; (iii) any third party professional and consulting fees incurred at Purchaser's request; and (iv) the cost of any Survey undertaken by Purchaser. Purchaser shall pay in full any escrow closing fee charged by the Title Company. Purchaser also **specifically agrees** to pay documentary stamp taxes on the deed to be recorded at closing because Seller, as a dependent special district and body politic and corporate of the State of Florida, is exempt from payment of documentary stamp taxes pursuant to Section 12B-4.002(3) and Section 12B-4.013(5), Florida Administrative Code.

10. **Seller's Delivery of Property Data**. Upon request, Seller shall provide Purchaser with copies of any permits, plans and specifications, engineering and environmental reports, surveys and other documentation related to the physical condition of the Property that Seller has in its care, custody or control ("**Seller's Documents**"). Purchaser agrees that it shall not disclose to third parties (except for Purchaser's lenders, attorneys and consultants working on the transaction) the results of such reviews, inspections, or tests, as well as the contents of any of the Seller Documents, except as may be necessary to effectuate the Closing of this transaction or upon lawful order of a governmental authority or as otherwise may be required by law.

11. **Duties and Rights of Escrow / Closing Agent**.

A. Purchaser and Seller authorize Escrow Agent or Closing Agent (collectively, "**Agent**"), and Agent agrees by acceptance hereof, to hold all monies paid in escrow and to disburse the same in accordance with the terms and conditions of this Agreement. Agent undertakes to perform only such duties as are expressly set forth in this Agreement and no implied duties or obligations will be read into this Agreement against Agent.

B. Agent may act in reliance on any writing or instrument or signature that it, in good faith, believes to be genuine; may assume the validity and accuracy of any statement contained in such a writing or instrument; and may assume that any person purporting to give any writing, notice or instructions with respect to this Agreement has been duly authorized to do so.

C. In the event of doubt as to its duties or liabilities under the provisions of this Agreement, Agent shall have the right to withhold payment of the monies which are the subject of this escrow until the parties mutually agree to the disbursement thereof, or until a judgment of a court of competent jurisdiction shall determine the rights of the parties thereto, or Agent may deposit all monies then held pursuant to this Agreement, less the reasonable attorneys' fees and costs for the interpleader or similar action, with the Clerk of the Circuit Court of Hardee County, and upon notifying all parties concerned of such action, all liability on the part of Agent shall fully terminate. Purchaser and Seller agree that Agent shall not be liable to any party or person whomsoever for misdelivery to Purchaser or to Seller of money subject to this escrow, unless such misdelivery shall be due to a willful breach of Agent's duties under this Agreement or gross

negligence by Agent, and the parties will fully indemnify Agent from any and all expense, cost, claim, or charges it may incur, including its reasonable attorneys' fees and costs, subject to the limitations of s. 768.28, Florida Statutes.

12. **Default and Notice to Cure**.

A. If Purchaser defaults in any of its material obligations to be performed on or prior to the Closing Date, including default in the payment of the Purchase Price, then Seller, as its sole and exclusive remedy, shall have the right to terminate this Agreement by sending written notice to Purchaser, in which event the Earnest Money Deposit shall be paid to Seller as liquidated damages and not as a penalty and neither party hereto shall have any further obligations hereunder except for those that are expressly provided in this Agreement to survive the termination hereof. It is agreed by the parties that the liquidated damages set forth herein are not a penalty and are agreed upon by the parties because of the difficulty, inconvenience, and uncertainty in determining Seller's actual damages for Purchaser's default; provided, however, that Seller may also bring a claim against Purchaser for damages incurred by Seller that are covered by the indemnities set forth in Section 5 of this Agreement.

B. If Seller defaults in any of its material obligations to be performed on or prior to the Closing Date with respect to the sale of the Property, including its failure to provide the deed for the Property to Purchaser, and Purchaser has performed all its material obligations under this Agreement, then Purchaser, as its sole and exclusive remedy, shall have the right (i) to terminate this Agreement and receive a return of the Earnest Money Deposit, or (ii) to seek specific performance of Seller's obligations hereunder (it being expressly acknowledged that the remedy of specific performance is an appropriate remedy in the event of a default by Seller under this Agreement). Upon such return and delivery of the Earnest Money Deposit, if such remedy is elected by Purchaser, this Agreement shall terminate and neither party hereto shall have any further obligations hereunder except for those that are expressly provided in this Agreement to survive the termination hereof. In no event shall Purchaser have the right to seek or recover any other damages from Seller in the event of Seller's default with respect the sale of the Property.

C. In connection with any litigation arising out of the enforcement or interpretation of this Agreement, the prevailing party shall be entitled to recover from the other, all costs incurred, including reasonable attorneys' fees, including without limitation trial and appellate proceedings, subject to the limitations of Section 768.28, Florida Statutes.

D. The provisions of this Section 12 shall survive the termination hereof.

13. **Condemnation**. If, prior to the Closing Date, any part of the Property is taken by an entity other than Purchaser (other than a temporary taking), or if Seller shall receive an official notice from any governmental authority, having eminent domain power over the Property, of its intention to take by eminent domain proceeding any part of the Property (a "**Taking**"), then Purchaser shall have the option, exercisable within ten (10) days after receipt of notice of such Taking, to terminate this Agreement by delivering written notice thereof to Seller, whereupon Purchaser's deposit shall be returned and this Agreement shall be deemed cancelled and of no further force or effect, and neither party shall have any further rights or liabilities against or to the other except pursuant to the provisions of this Agreement, which are expressly provided to survive the termination hereof.

If a Taking shall occur and Purchaser shall not have timely elected to terminate this Agreement, then Purchaser and Seller shall consummate this transaction in accordance with this Agreement, without any abatement of the Purchase Price or any liability or obligation on the part of Seller by reason of such Taking, provided, however, that Seller shall, on the Closing Date, (i) assign and remit to Purchaser, and Purchaser shall be entitled to receive and keep, the net proceeds of any award or other proceeds of such Taking which may have been collected by Seller as a result of such Taking less the reasonable expenses incurred by Seller in connection with such Taking, or (ii) if no award or other proceeds shall have been collected, deliver to Purchaser an assignment of Seller's right to any such award or other proceeds which may be payable to Seller as a result of such Taking and Purchaser shall reimburse Seller for the reasonable expenses incurred by Seller in connection with such Taking.

14. **Notices**. All notices, demands, or other communications of any type (herein collectively referred to as "**Notices**") given by Seller to Purchaser, or by Purchaser to Seller, whether required by this Agreement or in any way related to the transaction contracted for herein, shall be void and of no effect unless given in accordance with the provisions of this Section 14. All notices shall be in writing and delivered to the person to whom the Notice is directed, either: (i) in person; (ii) by United States Mail, certified with return receipt requested; (iii) delivered by Federal Express or other comparable overnight courier which obtains a receipt to confirm delivery; or (iv) sent by email, telex, or telecopy with confirmed receipt. Notices delivered by mail shall be deemed given three (3) days after deposited in a post office or other depository under the care or custody of the United States Postal Service, enclosed in a wrapper, addressed properly, with proper postage affixed. All notices shall be addressed as follows:

If to Purchaser:

Kinbro, Inc.
Attn: Thomas Trevino
1499 N US Highway 27
Wauchula, FL 33873

If to Closing or Escrow Agent:

MidSouth Title
123 South 9th Avenue
Wauchula, FL 33873
P: (863) 773-9054
mail@gomst.com

If to Seller:

Hardee County Industrial Development Authority
107 East Main Street
Wauchula, Florida 33873
Telephone: 863-773-3030

Either party may change their address by written notice given to the other as hereinabove provided. Notices given otherwise than by mail shall be deemed given upon actual receipt thereof. The parties agree that counsel for Purchaser and counsel for Seller are authorized to give notice on behalf of their respective clients.

15. **Covenants: Preclosing Rights and Obligations of Seller**. From the Effective Date of this Agreement until the Closing Date, Seller shall: (i) not take any action which will adversely

affect title to the Property; (ii) not enter into any lease, license or other agreement for occupancy of the Property, unless Purchaser has previously consented in writing; (iii) not enter into any service contracts which survive the Closing, unless Purchaser has previously consented in writing.

16. **Warranties, Representations and Disclosures of Seller**. Seller makes the following warranties, representations and disclosures to Purchaser, which representations and disclosures shall be true on the Effective Date and shall also be true at the time of Closing and shall survive closing for a period of six (6) months:

A. Authority. Seller is an industrial development authority created pursuant to Part III, Chapter 159, Florida Statutes, and a dependent special district authorized by resolution of the Hardee County Board of County Commissioners, and is duly organized, validly existing, and in good standing under the laws of the State of Florida, and has all requisite power and authority to execute and deliver this Agreement.

B. Condemnation. To the actual knowledge of Seller, Seller has no knowledge of any pending or threatened condemnation or similar proceeding affecting the Property, nor does Seller have any actual knowledge that any such action is presently contemplated.

C. Pending Litigation/Violations. To the actual knowledge of Seller, Seller has no knowledge of any legal actions, suits, code enforcement, regulatory actions, or other legal or administrative proceedings, including bankruptcy proceedings, pending or threatened, against the Property or Seller, and, to the actual knowledge of Seller, Seller is not aware of any facts which might result in any action, suit or other proceeding against the Property or Seller that could result in a lien encumbering the Property or any part thereof.

D. Contracts/Leases. Seller has not entered into any existing, in force contracts for the sale of the Property other than this Agreement. Seller has received no notice of and has no actual knowledge of any rights of first refusal, right of first offer, or options to purchase any of the Property or any other rights or agreements that may delay or prevent this transaction.

E. Mechanic's Liens. Seller has no actual knowledge of labor or materials of any kind furnished to or for the benefit of the Property for which payment in full has not been made or with respect to which a construction lien may be filed against the Property.

F. No Mortgages. To Seller's actual knowledge, there are no mortgages encumbering the Property.

It shall be a condition precedent to Purchaser's obligation to close hereunder that the representations and warranties of Seller set forth in this Agreement will be true in all material respects on the Closing Date. Should Purchaser determine prior to the Closing Date that any representation or warranty set forth herein is inaccurate in a material way, then Purchaser shall promptly provide written notice to Seller of such inaccuracy, and provided that Seller does not otherwise elect or is unable to cure such inaccuracy, Purchaser, as its sole remedy, shall have the option of either waiving any claim against Seller by virtue of such inaccuracy and proceeding to Closing without any adjustment to the Purchase Price, or Purchaser may terminate this Agreement, by written notice to Seller within ten (10) days following written notice from Seller that Seller cannot or will not cure any inaccuracy, whereupon this Agreement and all rights and obligations

of the parties hereunder shall thereupon cease and be deemed null and void. In the event of such a termination by Purchaser pursuant to this section, any deposits paid shall be immediately returned to Purchaser and thereafter neither Seller nor Purchaser shall have any continuing obligations under this Agreement.

17. **Warranties and Representations of Purchaser**. Purchaser hereby makes the following warranties and representations to Seller, which warranties and representations shall be true on the Effective Date and shall also be true at the time of Closing and shall survive closing for a period of six (6) months.

A. Purchaser has all requisite power and authority to execute and deliver this Agreement.

B. The execution, delivery and performance of this Agreement and the consummation of the transaction contemplated herein by the Purchaser have been duly authorized and approved by all necessary action. This Agreement, when executed, will constitute the legal, valid and binding obligation of Purchaser, enforceable in accordance with its terms, except as enforceability may be limited by applicable bankruptcy, insolvency, reorganization, moratorium or similar laws and subject to general principles of equity (regardless of whether such enforceability is considered in a proceeding in equity or at law).

It shall be a condition precedent to Seller's obligation to close hereunder that the representations and warranties of Purchaser set forth in this Agreement will be true in all material respects on the Closing Date. Should Seller determine prior to the Closing Date that any representation or warranty set forth herein is inaccurate in a material way, then Seller shall promptly provide written notice to Purchaser of such inaccuracy, and provided that Purchaser does not otherwise elect to cure such inaccuracy, Seller shall have the option of either waiving any claim against Purchaser by virtue of such inaccuracy and proceeding to Closing without any adjustment to the Purchase Price, or Seller may terminate this Agreement, by written notice to Purchaser within ten (10) days following written notice from Purchaser that Purchaser cannot or will not cure any inaccuracy, whereupon this Agreement and all rights and obligations of the parties hereunder shall thereupon cease and be deemed null and void and Purchaser shall be deemed in default.

18. **Purchaser's Conditions Precedent**. The following are conditions precedent to Purchaser's obligations to close this transaction:

A. Title. The Title Company is prepared to issue a title policy in favor of Purchaser showing that Purchaser shall have insurable fee simple title to the Property as of the Closing.

B. Document Delivery. Seller shall have executed and delivered all of the documents required of Seller under this Agreement to Purchaser, including but not limited to an acceptable Special Warranty Deed, sufficient and acceptable to the Closing Agent to address the elimination of standard exceptions for “gap” coverage, construction liens and possession.

C. Performance of Covenants. Seller shall have performed all of its material covenants, agreements and obligations under this Agreement.

D. Truth of Representations and Warranties. All of Seller's representations and warranties set forth in this Agreement shall be true and correct in all material respects though first made as of the date of the Closing.

E. Removal of Personal Property. Seller shall remove all personal property, unless otherwise set forth herein, from the Property.

Purchaser may waive any or all of the preceding conditions precedent. With respect to those conditions precedent of which require the cooperation or subsequent action of Seller, Seller shall undertake such cooperation or action in good faith. If, notwithstanding the parties' commercially reasonably diligent effort, all of the following conditions precedent are not satisfied on or before the Closing Date, Purchaser shall have the right and option to either (i) waive any such unsatisfied condition precedent and close this Agreement in accordance with its terms without any adjustment to the Purchase Price, or (ii) terminate this Agreement on such Closing Date. If Purchaser terminates this Agreement because of the failure to satisfy or waive any such condition precedent all rights and obligations of the parties hereunder to each other shall end and this Agreement shall be of no further force or effect. In the event of such a termination, the Earnest Money Deposit shall be returned to Purchaser.

19. **Seller's Conditions Precedent**. The following are conditions precedent to Seller's obligation to close this Transaction:

A. Delivery of Documents. Purchaser shall have executed and delivered to Seller all of the documents required of Purchaser under this Agreement.

B. Performance of Covenants. Purchaser shall have performed all of its material covenants, agreements and obligations under this Agreement.

C. Payment of Purchase Price. Purchaser shall have delivered to Seller the balance of the Purchase Price and the Escrow Agent shall have delivered to Seller the Earnest Money Deposit.

D. Truth of Representations and Warranties. All of Purchaser's representations and warranties set forth in Section 17 of this Agreement shall be true and correct in all material respects.

Seller may waive any or all of the preceding conditions precedent by execution of a written waiver. With respect to those conditions precedent of which require the cooperation or subsequent action of Purchaser, Purchaser shall undertake such cooperation or action in good faith. If, notwithstanding the parties' commercially reasonably diligent effort, all of the following conditions precedent are not satisfied on or before the Closing Date, Seller shall have the right and option to either (i) waive any such unsatisfied condition precedent and close this Agreement in accordance with its terms without any adjustment to the Purchase Price, or (ii) terminate this Agreement on such Closing Date. If Seller terminates this Agreement because of the failure to satisfy or waive any such condition precedent all rights and obligations of the parties hereunder to each other shall end and this Agreement shall be of no further force or effect. In the event of such a termination pursuant to this section, the Earnest Money Deposit shall be retained by Seller (or if not previously disbursed, the Earnest Money Deposit shall be immediately disbursed to Seller).

20. **Miscellaneous**.

A. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, representatives, successors and assigns. Purchaser shall not have any right to assign its rights under this Agreement without prior written consent of Seller, in Seller's sole discretion. Any assignment without such written consent shall be void and shall not act to release the assigning party from its obligations hereunder. As used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

B. Broker's Commissions. Seller and Purchaser warrant and represent to each other that no broker or other person is expecting or due a fee or commission related to the transaction herein contemplated. Each party shall indemnify the other party against any claim of any broker claiming by, through, or under the indemnifying party. This indemnification clause is not intended nor shall it be construed to waive the Seller's rights and immunities or exceed the limitations provided by s. 768.28, Florida Statutes. This warranty and representation shall survive delivery of the Deed and Closing of this transaction**.**

C. Entire Agreement. This Agreement, including the Exhibit attached hereto, contains the entire Agreement between Seller and Purchaser and all other representations, negotiations and agreements, written and oral, including any letters of intent which pre-date the Effective Date hereof, with respect to the Property or any portion thereof, are superseded by this Agreement and are of no force and effect. This Agreement may be amended and modified only by instrument, in writing, executed by all parties hereto.

D. 1031 Exchange. If Seller wishes to enter into a IRC Section 1031 like-kind exchange with respect to the Property ("**Exchange**"), the Purchaser agrees to cooperate, including the execution of documents; provided (1) the Purchaser shall incur no liability or expense related to the Exchange and (2) the Closing shall not be contingent upon, nor extended or delayed by, such Exchange.

E. Radon Gas. Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department.

F. Mold. Mold is naturally occurring and may cause health risks or damage to property. This Agreement is not contingent upon testing for the existence of toxic mold unless specifically provided.

G. Risk of Loss. Loss or damage to all improvements shall be at the risk of Seller until Closing. In the event of substantial damage to the Property prior to the Closing Date or any condemnation of the Property, the Purchaser may either close this transaction and accept the Seller's interest in the insurance or condemnation proceeds or terminate this Agreement and be entitled to the return of the deposit monies paid by the Purchaser together with all interest earned

thereon. For purposes of this Agreement, substantial damage shall mean damage to at least 10% of the Property.

H. Waiver. No waiver hereunder of any condition or breach shall be deemed to be a continuing waiver or a waiver of any subsequent breach.

I. Severability. In case anyone or more provisions contained in this Agreement shall, for any reason, be held invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had not been contained herein.

J. Florida Contract. This Agreement shall be deemed a Florida contract and construed according to the laws of such state, regardless whether this Agreement is being executed by any of the parties hereto in other states or otherwise. The proper and exclusive venue for any action concerning this Agreement shall be the Circuit Court in and for Hardee County, Florida. Except as may be specifically set forth herein, Seller does not waive sovereign immunity. Seller's liability under and relating to this Agreement, if any, is subject to and limited by Section 768.28, Florida Statutes.

K. Jury Trial Waiver. PURCHASER AND SELLER WAIVE THE RIGHT TO A TRIAL BY JURY IN ANY ACTION OR PROCEEDING BASED UPON, OR RELATED TO, THE SUBJECT MATTER OF THIS AGREEMENT. THIS WAIVER IS KNOWINGLY, INTENTIONALLY, AND VOLUNTARILY MADE BY EACH PARTY AND EACH PARTY EXPRESSLY ACKNOWLEDGES THAT NEITHER THE OTHER PARTY NOR ANY PERSON ACTING ON BEHALF OF THE OTHER PARTY HAS MADE ANY REPRESENTATIONS OF FACT TO INCLUDE THIS WAIVER OF TRIAL BY JURY OR IN ANY WAY TO MODIFY OR NULLIFY ITS EFFECT. EACH PARTY ACKNOWLEDGES TO THE OTHER THAT IT HAS READ AND UNDERSTANDS THE MEANING AND EFFECT OF THIS WAIVER PROVISION.

L. Time for Acceptance. Any offer or counter-offer made hereunder remains open unless the offer or counter-offer is sooner rescinded. Purchaser acknowledges that Seller is dependent special district operating under applicable laws of the State of Florida, including Chapter 159, Florida Statutes, and further acknowledges that official acts by Seller are authorized by a governing body. No contract or agreement, whether in writing or verbal, is binding upon Seller until reviewed and accepted by the Seller's governing body and executed by all parties.

M. PROPERTY TAX DISCLOSURE. PURCHASER SHOULD NOT RELY ON SELLER'S CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT PURCHASER MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE IN OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTION CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR INFORMATION.

N. Descriptive Headings. The descriptive headings of the several articles, sections, and paragraphs contained in this Agreement are inserted for convenience only and shall not control or affect the meaning or construction of any of the provisions hereof.

O. Construction. The parties acknowledge that they have had the opportunity to be represented by counsel in connection with this transaction and that this Agreement shall be interpreted according to its fair construction and shall not be construed more strictly against either party.

Purchaser:

KINBRO, INC.

Sign: _____

Name: _____

Title: _____

Date: _____, 2026

Seller:

HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

By: _____
Robert C. Idsardi, Chair

Date: _____, 2026

ATTEST:

_____

Name: _____

Exhibit A

DEPICTIONS / DESCRIPTION OF REAL PROPERTY
(subject to title work / survey)

Physical Address: 1499 N US Highway 27, Wauchula, Hardee County, Florida

Legal Description: Lots 1 & 2, Block B, McEwen Subdivision, in the Northeast ¼ of Section 33, Township 33 South, Range 25 East, as recorded in Plat Book 3, Pages 3-34, Public Records of Hardee County, Florida, less and except the right-of-way on the east side thereof.

[END]

AGENDA ITEM NO. 5.7

Item Cover Page

ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	March 12, 2026
SUBMITTED BY:	Melanie Roberts, Economic Development Council
ITEM TYPE:	Business Agenda - Action Items
AGENDA SECTION:	**AGENDA ITEMS**
SUBJECT:	**Melanie Roberts** - Mowing & Landscaping Contract

ACTION RECOMMENDED - Motion to approve Mowing and Landscaping Contract between Hardee County Industrial Development Authority and Krause Grove Service, Inc., as presented or in substantially similar form, and authorize Chair or Vice Chair to sign.

SUGGESTED ACTION:

ATTACHMENTS:
2026 Mowing and Landscaping Contract.pdf

AGREEMENT TO FURNISH SERVICES TO THE

HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

FOR

MOWING AND LANDSCAPING

THIS AGREEMENT FOR MOWING AND LANDSCAPING SERVICES (the "Agreement") is made and entered into by and between the **Hardee County Industrial Development Authority**, a dependent special district and body politic and corporate of the State of Florida, having a post office address of 107 E Main Street, Wauchula, Hardee County, FL 33873 (the "IDA") and **Krause Grove Service, Inc.**, a Florida for-profit corporation, having a post office address of 2807 Ralph Johns Rd., Wauchula, Hardee County, Florida 33873 (hereinafter, "Krause"). The parties may be referred to individual as "Party" and collectively as the "Parties".

WHEREAS, the IDA has determined that it has a need for mowing and landscaping services for all IDA properties; and

WHEREAS, on November 13, 2025, the IDA Board of Directors (the "Board") authorized RFP 2025-03 seeking responsive bids from qualified respondents to provide mowing and landscaping services to the IDA; and

WHEREAS, the selection committee recommended to negotiate and award a contract to Krause; and

WHEREAS, on February 12, 2026, the Board voted in favor of accepting the selection committee's recommendation and approving this Agreement; and

WHEREAS, the IDA and Krause wish to enter into an agreement for mowing and landscaping services pursuant to the terms provided herein.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

I. SCOPE OF SERVICES

The parties agree that Krause's primary responsibility under this contract is to provide mowing and landscaping services including, but not limited to:

1. Mowing, landscaping, and irrigation services for all IDA properties identified in Exhibit "A". The term "mowing" shall mean mowing, edging, and use of other motorized equipment; "landscaping" shall mean pruning, trimming, planting, removal, weed control, fertilization, mulching, and maintenance and on-going operation of irrigation systems.
2. Provide all personnel, supplies, materials, and equipment necessary for performance of services, including maintenance/operation of irrigation, at all properties so designated by the IDA at the sole discretion of the IDA.
3. Provide planting and removal of trees, shrubs, foliage, and other plantings, as requested.
4. Provide consultation services for necessary and appropriate landscaping pursuant to applicable local and state regulations.
5. Other services as may be deemed necessary and appropriate.

Krause acknowledges and agrees that the intent of this Agreement and award is to provide mowing and landscaping services for all properties owned and/or maintained by the IDA. The properties identified in Exhibit "A" represent a non-exhaustive list of the properties currently owned and/or maintained by the IDA. The IDA shall have the right to amend Exhibit "A" to add or remove properties by providing Krause with fifteen (15) days' notice and Krause shall adjust its services to add or remove properties as indicated by the IDA.

All services performed pursuant to this Agreement will be monitored by an employee of The Development Group. Krause's work will be inspected from time to time and if not satisfactory, then said work shall be promptly corrected by Krause, at Krause's expense.

Krause shall keep all serviced properties in a clean and orderly condition, free from all refuse, rubbish, scrap materials, and debris caused by Krause's operations, including that of any employees, subcontractors, and agents.

II. Term

The Contract Period shall commence upon contract award, and end one (1) year from date of award. By mutual agreement of the IDA and Krause, this Agreement may be renewed for three (3) additional one-year periods. This Agreement may be extended for up to ninety (90) days beyond the contract expiration date, if needed, to allow for the Board approval of any and all renewals. Krause agrees to this condition by signing this Agreement.

III. Authority/Conflict of Interest

Krause, by executing this Agreement, hereby represents and warrants that Krause is fully qualified to perform the services herein addressed and that Krause has and will continue to maintain all licenses required to perform the services herein addressed. Krause shall not be prohibited from performing any related services so long as such services do not interfere with Krause's obligations under this Agreement with regard to the Scope of Services.

IV. Amendment, Assignment, and Commencement

a. This Agreement may be amended only by mutual agreement of both Parties in writing.
b. This Agreement may not be assigned by any Party, and the work herein addressed may not be assigned to any subcontractors or providers affiliated with Krause not previously disclosed to the IDA without the prior approval of the IDA.
c. Krause's services may commence on Effective Date of this Agreement, such date being the date on which the last Party signs this Agreement.

V. Compensation

a. As compensation for mowing and landscaping services, the IDA shall pay the Krause pursuant to the Services Cost Breakdown attached hereto as Exhibit A and incorporated herein by reference.

b. This Agreement specifically contemplates the addition or removal of properties to be serviced by Krause. To the extent a property is added after the commencement of this Agreement, the compensation for service and care of such additional property shall be substantially similar to the compensation structure of a substantially similar property as provided for in Exhibit A.

VI. Termination

The IDA or Krause may terminate this Agreement for any reason by giving at least sixty (60) days written notice to the other Party for their intent to terminate. In the event the Agreement is terminated by the IDA for reasons unrelated to the quality of work provided by Krause, the IDA shall forthwith pay Krause in full for all work previously authorized and actually performed prior to the notice of termination. This payment shall be the sole financial obligation or responsibility of the IDA for compensation hereunder in the event of termination in accordance with the provisions of this paragraph.

VII. Independent Contractor

Krause is, and shall be, in the performance of services herein addressed, an independent contractor, and not an employee of agent of the IDA. Krause assumes responsibility for payment of federal, state, and local taxes imposed or required of Krause under employment insurance, Social Security, and income tax laws. Krause shall be solely responsible for any worker's compensation insurance required by law. The Parties agree that the IDA shall not: (i) pays dues, licenses, or membership fees for Krause; or (ii) control the method, manner, or means of performing the service under this Agreement.

VIII. Insurance

Krause shall obtain and maintain, at Krause's expense, the following insurance and shall not commence work hereunder until such insurance is obtained and approved by IDA:

(a) COMPREHENSIVE GENERAL LIABILITY - OCCURRENCE FORM REQUIRED: Krause shall maintain commercial general liability (CGL) insurance with a limit of not less than $1,000,000 each occurrence. If such CGL insurance contains a general aggregate limit, it shall apply separately to this location/project in the amount of $2,000,000. CGL insurance shall be written on an occurrence form and shall include bodily injury and property damage liability for premises, operations, independent contractors, products and completed operations, contractual liability, broad form property damage and property damage resulting from explosion, collapse or underground (x, c, u) exposures, personal injury and advertising injury.

(b) COMMERCIAL AUTOMOBILE LIABILITY INSURANCE: Krause shall maintain automobile liability insurance with a limit of not less than $500,000 each accident for bodily injury and property damage liability. Such insurance shall cover liability arising out of any auto (including owned, hired and non-owned autos.) The policy shall be endorsed to provide contractual liability coverage.

(c) WORKERS' COMPENSATION: Coverage is to apply for all employees for statutory limits in compliance with the applicable state and federal laws, The policy must include Employers' Liability with a limit of $500,000 each accident, $500,000 each employee, $500,000 policy limit for disease.

(d) EVIDENCE OF INSURANCE: Krause shall furnish the IDA with Certificates of Insurance. The Certificates are to be signed by a person authorized by that insurer to bind coverage on its behalf. The Hardee County Industrial Development Authority is to be specifically included as an additional insured on all policies except Workers' Compensation. If Contractor is exempt from workers' compensation requirements, it shall submit a DWC-252 Certificate Exemption Form. In the event the insurance coverage expires prior to the completion of the project, a renewal certificate shall be issued 30-days prior to said expiration date. All certificates of insurance must be on file with and approved by the IDA before the commencement of any work activities.

IX. Indemnification

Krause shall be solely and entirely responsible for Krause's tortious acts and for the tortious acts of its agents and employees during the performance of this Agreement. Krause shall indemnify and hold harmless the IDA, its agents, employees, and officers from and against all liabilities, claims, demands, or actions at law and equity, including court costs and attorney's fees that may hereafter at any time be made or brought by anyone for the purposes of enforcing a claim on account of any injury or damage allegedly caused or occurring to any person or property in which was caused in whole or in part by any tortious, wrongful, or intentional acts or omissions of Krause during performance under this Agreement. Krause shall maintain appropriate liability coverage at all times.

X. Notice

All notices, demands, and other writings, whether required and/or permitted under this Agreement, shall be deemed to have been fully given, made, or sent when it is either (a) prepared in writing and deposited in the US Mail, certified return receipt requested, postage pre-paid, and properly addressed to the Party to be notified at its address of record; or (b) upon transmission through email with proof of delivery to the email address provided on record.

XI. Governing Laws; Attorney's Fees and Costs

This Agreement shall be governed by and construed and interpreted in accordance with the laws of the State of Florida. Each of the Parties hereto:

a. Irrevocably submits itself to the exclusive jurisdiction of the Circuit Court of the State of Florida, Hardee County, and the jurisdiction of the United States District Court for the Middle District of Florida, Tampa Division, for the purposes of any suit, action or other proceeding arising out of, or relating to, this Agreement.
b. Waives and agrees not to assert against any Party hereto, by way of motion, as a defense, or otherwise, in any suit, action, or other proceeding: (i) any claim that is not personally subject to the jurisdiction of the above-named courts for any reason

whatsoever; and (ii) to the extent permitted by applicable law, any claim that such suit, action, or proceeding by any Party hereto is brought in on inconvenient forum or that the venue of such suit, action, or proceeding is improper or that this Agreement of the subject matter hereof may not be enforced in or by such courts.

XII. Mandatory Disclosures and Public Records Clause

1. Vendors on Scrutinized Companies List. Krause is aware and understands the provisions of section 287.134(2)(a), F.S. As required by section 287.135(5), Krause certifies that it not: (1) listed on the Scrutinized Companies that Boycott Israel List; (2) engaged in a boycott of Israel; (3) listed on the Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; or (4) engaged in business operations in Cuba or Syria.

2. Discriminatory Vendors. Krause warrants that he does not appear on the discriminatory vendor list as defined by section 287.134(1)(a), F.S.

3. Employment Eligibility Verification. In accordance with section 448.095, F.S., the State of Florida expressly requires the following:

   a. Every public agency and its contractors and subcontractors shall register with and use the E-Verify system to verify the work authorization status of all newly hired employees. A public agency or a contractor or subcontractor thereof may not enter into a contract unless each party to the contract registers with and uses the E-Verify system.
   b. An employer shall verify each new employee's employment eligibility within three (3) business days after the first day that the new employee begins working for pay as required under 8 CFR 274a. Beginning July 1, 2023, a private employer with 25 or more employees shall use the E-Verify system to verify a new employee's employment eligibility.
   c. If an entity does not use E-Verify, the entity shall enroll in the E-Verify system prior to hiring any new employee or retaining any contract employee after the effective date of this Agreement.

4. 119.0701 Florida Statutes

   119.0701 Florida Statutes provides for the following:

   In addition to the other contract requirements provided by law, each public agency contract for services must include a provision that requires the contractor to comply with public records laws, specifically to: keep and maintain public records required by the public agency to perform the service, ensure all requirements for the retention of public records are met, and transfer, at no cost, to the public agency all public records in possession of the contractor upon request or upon contract complete.

5. Sovereign Immunity. Nothing in this Agreement shall be deemed or construed in any manner as a waiver of any privilege, immunity, limits of liability or other protections which

are provided or available to the IDA under the doctrine of sovereign immunity or the limitations of liability as provided by Section 768.28, Florida Statutes and nothing in this Agreement shall insure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity or operation of law.

XIII. General

This Agreement supersedes any prior understandings or agreement between the parties, there are no other agreements between the Parties concerning this subject matter except as set forth herein; and there are no representations, warranties, or oral agreement other than those expressly set forth herein. This Agreement may be executed in a number of identical counterparts. If so executed, each such counterpart is to be deemed an original for all purposes, and all such counterparts shall, collectively, constitute one agreement. This Agreement shall inure to the benefit of and be binding upon the Parties, their successors, heirs, and personal representatives. Time shall be of the essence of this Agreement. All Parties agree to cooperate fully and to execute any supplementary documents, and to take any additional actions that may be necessary and appropriate to give full force and effect to the basic terms and intent of the Agreement, and which are not inconsistent with its terms. This Agreement is not intended to be and shall not be construed as an exclusive contract, and the IDA may employ additional or other professional firms to perform work contemplated by this Agreement without liability to the IDA.

IN WITNESS WHEREOF, the parties hereunto have set their hands and seals on the date first above written.

HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY, a dependent special district and body politic and corporate of the State of Florida

By:_____
Robert C. Idsardi, Chair

ATTEST:

_____

Name:_____

Date:_____

KRAUSE GROVE SERVICE, INC., a Florida for-profit corporation

By: _____

Print Name: _____

Its: _____

EXHIBIT A

SERVICES COST BREAKDOWN

[See Attached.]

Krause	
Additional Tasks	**Hourly Rates/Recommended # of Times for Service/ Price**
Hourly rate for additional services	Finish Mowing= $37.50/hour Weed Eating/Blowing/ Trimming= $29.50/ hour Tractor Mowing= $72.50/hr
Number of cuts per year you recommend	Lawn Contracts= 36 cuts/year Tractor Mowing= 10 cuts/year
Number of times per year you recommend mulching the front entrance to the Commerce Park	One application of pine bark every other year
Price for mulching service (including mulch & supplies)	Pine Bark Delivered= $27.50/yard Labor Rate= $22.50/hour
Hourly rate for debris removal services	Labor=$27.50/hour
Hourly rate for clearing property/tree removal services	Front End Loader= $85.00/hour Trackhoe $125.00/hour

Rate per cut for general mowing services for the following properties we currently own:	**Price Per Cut**	**Recommended # of Cuts per Year**	**Total per Property**
725 S 6th Avenue, Wauchula, Florida 33873	$175.00	12	$2,100.00
Parcel ID 04-34-25-0260-00016-0002	$125.00	12	$1,500.00
120 N 8th Avenue, Wauchula, Florida 33873	$125.00	12	$1,500.00
207 W Palmetto Street, Wauchula, Florida 33873	$125.00	12	$1,500.00
211 W Palmetto Street, Wauchula, Florida 33873	$125.00	12	$1,500.00

217 W Palmetto Street, Wauchula, Florida 33873	$125.00	12	$1,500.00
533 Carlton Street, Wauchula, Florida 33873	$450.00	20	$9,000.00
Parcel ID 29-33-25-0873-00000-0024	$126.50	10	$1,265.00
2102 Commerce Court, Wauchula, Florida 33873	$126.50	10	$1,265.00
Parcel ID 29-33-25-0873-00000-0026	$157.50	10	$1,575.00
Parcel ID 29-33-25-0873-00000-0029	$110.00	10	$1,100.00
Parcel ID 29-33-25-0873-00000-0030	$110.00	10	$1,100.00
Parcel ID 29-33-25-0873-00000-0031	$95.00	10	$950.00
Parcel ID 29-33-25-0873-00000-0032	$95.00	10	$950.00
Parcel ID 29-33-25-0873-00000-0033	$95.00	10	$950.00
Parcel ID 29-33-25-0873-00000-0034	$95.00	10	$950.00
Parcel ID 29-33-25-0873-00000-0035	$141.50	10	$1,415.00
Parcel ID 29-33-25-0873-00000-0036	$141.50	10	$1,415.00
Parcel ID 29-33-25-0873-00000-0037	$141.50	10	$1,415.00
Parcel ID 29-33-25-0873-00000-0038	$162.50	10	$1,625.00
Parcel ID 29-33-25-0873-00000-0039	$95.00	10	$950.00
Parcel ID 29-33-25-0873-00000-0040	$95.00	10	$950.00
Parcel ID 29-33-25-0873-00000-0041	$95.00	10	$950.00
Parcel ID 29-33-25-0873-00000-0042	$273.25	10	$2,732.50
Parcel ID 29-33-25-0873-00000-0043	$88.25	10	$882.50
2590 Commerce Court, Bowling Green, Florida 33834	$175.00	36	$6,300.00
Parcel ID 03-34-25-0200-00021-003B	$25.00	12	$300.00
Parcel ID 33-33-25-0000-05480-0000	$175.00	36	$6,300.00
Parcel ID 33-33-25-0000-05490-0000	$175.00	36	$6,300.00
Parcel ID 20-33-25-0500-00001-000A	$175.00	36	$6,300.00
2260 Commerce Court, Bowling Green, Florida 33834	$94.50	10	$945.00
Annual Total for Lawn Maintenance for all Properties Listed	**$67,485.00**		

AGENDA ITEM NO. 5.8

Item Cover Page

ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	March 12, 2026
SUBMITTED BY:	Melanie Roberts, Economic Development Council
ITEM TYPE:	Business Agenda - Action Items
AGENDA SECTION:	**AGENDA ITEMS**
SUBJECT:	**Krystin Chapman** - Budget Amendment - Ona Mine Special Revenue Fund **ACTION RECOMMENDED** - Motion to adopt Resolution 2026-05 authorizing a budget amendment to the adopted fiscal year 2025-2026 Hardee County Industrial Development Authority Ona Mine Budget and authorize Chair or Vice Chair to sign.
SUGGESTED ACTION:	

ATTACHMENTS:
Ona Mine Budget Amendment- Workforce.pdf

RESOLUTION NO. 2026-05

A RESOLUTION OF THE HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY AUTHORIZING A BUDGET AMENDMENT TO THE ADOPTED FISCAL YEAR 2025-2026 ONA MINE BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Hardee County Industrial Development Authority (the "Authority") is a dependent special district subject to Chapter 189, Florida Statutes; and

WHEREAS, the Authority, by and through its governing body, adopted a budget for fiscal year 2025-2026 (the "Ona Mine Budget"); and

WHEREAS, an amendment to the Ona Mine Budget is desired; and

WHEREAS, Section 189.016(6), Florida Statutes, requires the governing body of each special district to adopt certain budget amendments by resolution.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY THAT:

Section 1. The above recitals are true and correct and are hereby incorporated by reference.

Section 2. The Ona Mine Budget is hereby amended in accordance with "Exhibit A – Ona Mine Special Revenue Funds", a copy of which is attached hereto.

Section 3. That the proper officers of the Authority are authorized and empowered to do all that is necessary to carry out and make effective the provisions of this Resolution.

Section 4. This Resolution shall become effective immediately upon adoption.

APPROVED AND ADOPTED this 12th day of March 2026.

HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

By: _____
Robert C. Idsardi, Chair

ATTEST:

By: _____

Name: _____

Hardee County Industrial Development Authority

Mosaic Ona Mine Special Revenue Funds - Workforce Development Fund

Budget Amendment March 12, 2026

For Fiscal Year October 1, 2025 through September 30, 2026

	Increase / (Decrease)	
Adjustments:		
Grant Expenditures:		
Hardee Co. Education Foundation	$ 113,191	(1)
Capital Outlay:		
Future projects to be approved	(113,191)	(1)
Total Adjustments	$ -	

(1) - To increase budget for grant expenditures to Hardee Co. Education Foundation that is being funded by Capital Outlay: Future projects to be approved.

Hardee County Industrial Development Authority
Amended Budget for the year ended September 30, 2026

Ona Mine Special Revenue Funds

	Workforce Development Fund	Infrastructure Development Fund	General Economic Development Fund		
	Ona Mine - Mosaic Appropriation	Ona Mine - Mosaic Appropriation	Ona Mine - Mosaic Appropriation		Total Estimated Special Revenue Funds
Estimated Fund Balance Carryforward as of 10/1/25	$ 548,591	$ 4,070,851	$ 8,076,245		$ 12,695,687
Estimated Revenue					
Mosaic Income	100,000	400,000	1,500,000	*	2,000,000
Mosaic Income - Stripping Margin Adjustment	-	-	-	**	-
Rental Income - Solar Lease	-	-	259,250		259,250
Interest Income	5,000	35,000	35,000		75,000
Total Estimated Revenue	105,000	435,000	1,794,250		2,334,250
Total Fund Balance CF & Estimated Revenue	$ 653,591	$ 4,505,851	$ 9,870,495		$ 15,029,937
Appropriations					
Marketing	$ -	$ -	$ 380,000		$ 380,000
Insurance - solar	-	-	5,000		5,000
Rent expense - solar	-	-	75,000		75,000
Utilities - Digital Connectivity	25,000	-	-		25,000
Outside services - Corridor Study	-	-	48,000		48,000
Grant Expenditures - Hardee Education Foundation	113,191	-	-		113,191
Capital Outlay - 101 -111 E. Main	300,000	700,000	981,250		1,981,250
Capital Outlay - 122 W. Main renovation	-	-	1,367,510		1,367,510
Capital Outlay - Building a Vibrant Community	-	50,000	-		50,000
Capital Outlay - Gateway Entryway Sign	-	80,000	-		80,000
Capital Outlay - Future projects to be approved	195,400	3,600,851	6,659,485		10,455,736
Transfers Out - EDC (Solar Revenue)	-	-	179,250		179,250
Transfers Out - EDC (Administrative Supplement)	-	75,000	175,000		250,000
Total Appropriations	633,591	4,505,851	9,870,495		15,009,937
Fund Balance Estimated Carryforward to FY 2027	20,000	-	-		20,000
Total Appropriations and Fund Balance CF to FY 2027	$ 653,591	$ 4,505,851	$ 9,870,495		$ 15,029,937
	-	-	-		-

*** Base Payment each year.**

**** See Stripping Margin Adjustment Payment Illustration; Ona Mine Local Development Agreement.**

AGENDA ITEM NO. 5.9

Item Cover Page

ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	March 12, 2026
SUBMITTED BY:	Melanie Roberts, Economic Development Council
ITEM TYPE:	Business Agenda - Action Items
AGENDA SECTION:	**AGENDA ITEMS**
SUBJECT:	**Krystin Chapman** - Hardee County Education Foundation Funding Agreement **ACTION RECOMMENDED** - Motion to approve Funding Agreement between the Hardee County Industrial Development Authority and the Hardee County Education Foundation, as presented or substantially similar form, and authorize Chair or Vice Chair to sign.
SUGGESTED ACTION:	

ATTACHMENTS:
Education Foundation Funding Agreement.pdf

HARDEE COUNTY EDUCATION FOUNDATION
FUNDING AGREEMENT

This **HARDEE COUNTY EDUCATION FOUNDATION FUNDING AGREEMENT** (this "Funding Agreement" or "Agreement") is entered into this 12th day of March, 2026, by and between the **Hardee County Industrial Development Authority**, a dependent special district and body politic and corporate of the State of Florida, whose mailing address is 107 East Main St., Wauchula, FL 33873, hereinafter "IDA" and the **Hardee County Education Foundation, Inc.**, a Florida not-for-profit corporation, whose mailing address is 1009 North 6th Ave., Wauchula, FL 33873, hereinafter "Foundation."

R E C I T A L S:

WHEREAS, Foundation is a not-for-profit foundation providing resources, support, and opportunities for students and educators of the Hardee County public school system and the community at large; and

WHEREAS, IDA has established goals and objectives, and set aside funds for the purpose of supporting and advocating for educational opportunities offered to Hardee County students and residents; and

WHEREAS, IDA finds a compelling public interest in supporting Foundation through this Funding Agreement for Foundation's operations; and

WHEREAS, on February 12, 2026, IDA, by and through its governing board, voted to approve the preliminary terms of this Funding Agreement to Foundation; and

WHEREAS, the parties hereto desire to specify and confirm the conditions and terms of this Funding Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties hereto agree as follows:

1. **Funding and Acceptance.**

IDA agrees to contribute to Foundation, and Foundation agrees to receive and accept from the IDA, a one-time monetary contribution of One Hundred Thirteen Thousand One Hundred Ninety-One and 00/100 Dollars ($113,191.00) to be divided as provided herein.

2. **Use of Funds.**

IDA and Foundation hereby acknowledge and agree that the Funds shall be used solely for the support and facilitation of the functions enumerated herein. Specifically, the Funds shall be used by Foundation as follows:

(a) Fifty Thousand and 00/100 Dollars ($50,000.00) shall be used to compensate consultants, firms, and/or employees, as applicable, for performance of money management services on behalf of Foundation.
(b) Seven Thousand Nine Hundred and 00/100 Dollars ($7,900.00) shall be used to pay for the services of a Certified Public Accountant.
(c) Sixteen Thousand and 00/100 Dollars ($16,000.00) shall be used to pay for the annual audit for Foundation.
(d) Thirty-Nine Thousand Two Hundred Ninety-One and 00/100 Dollars ($39,291.00) shall represent one-half of the annual salary of Foundation's Director and shall be specifically earmarked for those tasks performed by the Director related to the Grow Hardee program.

3. **Funding Terms.**

IDA and Foundation hereby acknowledge and agree that the Funds provided for herein shall represent a one-time monetary contribution to Foundation for one year from the date of this Agreement.

The Funds shall be distributed by the IDA to the Foundation pursuant to Section 2(d) of this Agreement in four equal payments of $9,822.75 to be distributed quarterly. The remainder of the funds provided for pursuant to Section 2(a)-(c) of this Agreement shall be distributed on a reimbursement basis. Commencing April 1, 2026, and continuing every quarter thereafter, Foundation shall submit paid receipts for authorized expenses to the IDA. Upon receiving a satisfactory submission of paid receipts, the IDA shall have fifteen (15) days to remit the reimbursement amount and quarterly distribution amount to the Foundation in the manner reasonably specified by Foundation.

Quarterly distributions, receipt submissions, and payment remittances, as applicable, shall occur in accordance with the following schedule:

	Foundation Reimbursement Submission Deadline	**IDA Payment Remittance Deadline**
Quarter 1	April 1, 2026	April 15, 2026
Quarter 2	July 1, 2026	July 15, 2026
Quarter 3	October 1, 2026	October 15, 2026
Quarter 4	January 1, 2027	January 15, 2027

4. **Miscellaneous.**

(a) **Compliance.** IDA and Foundation agree to comply with all applicable laws and regulations, including any state filings and registrations required to perform this Agreement. Foundation shall maintain accurate books and records of all activities conducted pursuant to this Agreement during the period that funding is being utilized and at least three (3) years thereafter. To the extent Foundation is not required to adhere to Florida's public records and ethics regulations, Foundation shall comply with such regulations to the same extent as applicable to the IDA.

(b) **Severability.** If any one or more of the provisions contained herein shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions of this Funding Agreement, but this Funding Agreement shall be construed as if such invalid, illegal or unenforceable provision had not been contained herein.

(c) **Entire Agreement.** This Funding Agreement constitutes the complete understanding and agreement of the parties with respect to the funding contemplated by this Agreement. No oral statements, representations or agreements other than this Funding Agreement shall have any force or effect and Foundation and the IDA agree that they will not rely on any representations or agreements other than those contained in this Funding Agreement.

(d) **Applicable Law and Binding Effect.** This Funding Agreement shall be construed and interpreted in accordance with the laws of the State of Florida and venue for any action brought to enforce the provisions of this Agreement shall be in Hardee County, Florida. This Funding Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the date first above written.

HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY, a dependent special district and body politic and corporate of the State of Florida

By:_____
Robert C. Idsardi, Chair

ATTEST:

_____

Name:_____

Date:_____

HARDEE COUNTY EDUCATION FOUNDATION, INC., a Florida not-for-profit corporation

By: _____

Print Name: _____

Its: _____

AGENDA ITEM NO. 6.1

Item Cover Page

ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE: March 12, 2026

SUBMITTED BY: Melanie Roberts, Economic Development Council

ITEM TYPE: Business Agenda - Action Items

AGENDA SECTION: **FINANCIAL REPORT**

SUBJECT: **Lynn Landskroner** - February's Financial Report

ACTION RECOMMENDED - Motion to approve the February Financial Report as presented.

SUGGESTED ACTION:

ATTACHMENTS:
022026 EDC Balance Sheet.pdf
022026 IDA Ona Mine Balance Sheet.pdf
022026 IDA GF and SR Balance Sheet.pdf
022026 EDC P&L Budget v Actual.pdf
022026 ONA General Econonomic Dev P&L Budget v Actual.pdf
022026 ONA Infrastructure P&L Budget v Actual.pdf
022026 ONA Workforce Development P&L Budget v Actual.pdf
022026 IDA GF Budget Versus Actual.pdf
022026 IDA SR Budget Versus Actual.pdf
022026 IDA GF PL by Class.pdf
022026 IDA SR PL by C;ass.pdf

Hardee County Economic Development
Balance Sheet
As of February 28, 2026

	Feb 28, 26
ASSETS	
Current Assets	
Checking/Savings	
Wauchula State Bank	555,411.22
Total Checking/Savings	555,411.22
Total Current Assets	555,411.22
Fixed Assets	
Office Equipment	39,296.75
Accum. Depreciation	-24,156.33
Total Fixed Assets	15,140.42
TOTAL ASSETS	**570,551.64**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 · Accounts payable	15,915.30
Total Accounts Payable	15,915.30
Total Current Liabilities	15,915.30
Total Liabilities	15,915.30
Equity	
3010 · Unrestrict (retained earnings)	387,755.27
Net Income	166,881.07
Total Equity	554,636.34
TOTAL LIABILITIES & EQUITY	**570,551.64**

Hardee County Industrial Development Authority
Balance Sheet - Ona Mine
As of February 28, 2026

	Feb 28, 26
ASSETS	
Current Assets	
Checking/Savings	
Ona Mine- Mosaic	12,953,857.83
Total Checking/Savings	12,953,857.83
Other Current Assets	
Due from S. Ft. Meade SR Fund	1,350.60
Due From General Fund	51,498.76
Rent receivable	39,827.86
Total Other Current Assets	92,677.22
Total Current Assets	13,046,535.05
TOTAL ASSETS	**13,046,535.05**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Rent Payable	39,827.86
Due to S Ft Meade	10,122.59
Deferred Inflow	39,827.86
Sales Tax Payable	2,513.53
Total Other Current Liabilities	92,291.84
Total Current Liabilities	92,291.84
Total Liabilities	92,291.84
Equity	
Retained Earnings	12,668,359.07
Net Income	285,884.14
Total Equity	12,954,243.21
TOTAL LIABILITIES & EQUITY	**13,046,535.05**

Hardee County Industrial Development Authority
Balance Sheet - GF and SR
As of February 28, 2026

	Feb 28, 26
ASSETS	
Current Assets	
Checking/Savings	
101009 · WSB Sales (GF)	998,041.17
101013 · WSB Mosaic CD 04/17/26 3.50%	6,632,150.90
101014 · WSB Mosaic Checking	8,662,230.10
Total Checking/Savings	16,292,422.17
Accounts Receivable	
115003 · Sales tax receivable	2,881.85
115001 · Accounts Receivable Rental Inc	283,547.19
Total Accounts Receivable	286,429.04
Other Current Assets	
133006 · Prepaid Insurance	-1,193.85
133016 · R. Riverter LOC	77,731.81
Total Other Current Assets	76,537.96
Total Current Assets	16,655,389.17
Fixed Assets	
Land Available for Sale	
161910 · Terrell Property	397,640.22
161912 · Contribution of Lot 13B/improv	60,521.74
Total Land Available for Sale	458,161.96
Total Fixed Assets	458,161.96
Other Assets	
Due From Other Funds	
140001 · SR's - Due from GF	705,241.40
240000 · GF's - Due to SR	-705,241.40
Total Due From Other Funds	0.00
Due From Other Governments	
133001 · Due from EDA	2,070.00
Total Due From Other Governments	2,070.00
014200 · Leases Receivable	4,778,222.13
1330132 · Allowance for Uncollectible	-72,013.70
Total Other Assets	4,708,278.43
TOTAL ASSETS	**21,821,829.56**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
202000 · Accounts Payable	5,570.00
202002 · Special Revenue A/P	975.00
Total Accounts Payable	6,545.00
Other Current Liabilities	

Hardee County Industrial Development Authority
Balance Sheet - GF and SR
As of February 28, 2026

	Feb 28, 26
220111 · Due to Cesaroni - Excess Rent	48,297.32
220014 · SR's - Due to (from) Ona Mine	-8,771.99
220010 · GF's - Due to (from) Ona Mine	51,498.76
202001 · Deferred Inflow	2,070.00
25500 · *Sales Tax Payable	-192.95
220004 · Sales Tax Payable	11,660.17
220012 · Riveter Security Deposit	1,250.00
Total Other Current Liabilities	105,811.31
Total Current Liabilities	112,356.31
Long Term Liabilities	
0290002 · Deferred Inflow - Unavailable	8,925.75
029911 · Deferred Inflows - Leases	4,448,212.60
Total Long Term Liabilities	4,457,138.35
Total Liabilities	4,569,494.66
Equity	
Fund Balance	
3000 · GF - Nonspendable	658,723.38
3001 · SR - Restriced for Eco Dev Proj	13,941,800.69
3003 · GF - Unassigned	1,445,727.49
Total Fund Balance	16,046,251.56
32000 · Unrestricted Net Assets	865,962.63
Net Income	340,120.71
Total Equity	17,252,334.90
TOTAL LIABILITIES & EQUITY	**21,821,829.56**

Hardee County Economic Development
Profit & Loss Budget vs. Actual
October 2025 through September 2026

	YTD Actual February	Budget	Remaining	% of Budget (41.67%)
Income				
Annual Meeting	-	-	-	0.0%
Carry Forward	399,737	399,737	-	100.0%
Transfer In - IDA	250,000	500,000	(250,000)	50.0%
Transfer In IDA- Ona Mine	250,000	429,250	(179,250)	58.24%
Total CF & Income	899,737	1,328,987	(429,250)	67.7%
Expense				
022-0 · Retirement Contributions 401K	12,671	36,120	(23,449)	35.08%
021-0 · Payroll taxes	15,249	40,000	(24,751)	38.12%
023-0 · Staff Insurance	94,862	226,000	(131,138)	41.97%
012-2 · Salary & Other Pay	164,855	500,000	(335,145)	32.97%
012-1 · Paychex Fees	3,346	20,000	(16,654)	16.73%
031-5 · Outside Services - Other	1,147	2,870	(1,723)	39.97%
031-4 · Landscaping	500	1,200	(700)	41.67%
031-1 · Cleaning	2,350	6,000	(3,650)	39.17%
031-2 · Legal	-	1,000	(1,000)	0.0%
031-3 · Computer	2,572	6,000	(3,428)	42.86%
040-2 · Travel - Other	3,251	25,000	(21,749)	13.01%
043-1 · Electric/Water/Sewer	3,050	6,000	(2,950)	50.84%
043-2 · Telephone/Internet	418	4,500	(4,082)	9.28%
045-0 · Insurance	2,077	3,600	(1,523)	57.68%
046-0 · Repairs & Maintenance - Other	-	500	(500)	0.0%
048-5 · BVC	1,930	10,000	(8,070)	19.3%
048-1 · Annual Meeting	-	20,000	(20,000)	0.0%
048-2 · Community Engagement	955	5,000	(4,045)	19.1%
048-3 · CEO Support Group	15	1,000	(985)	1.54%
041-0 · Meals - Business Development	126	750	(624)	16.85%
051-0 · Office Expense and Supplies - Other	4,353	10,000	(5,647)	43.53%
054-0 · Books, Dues, & Subscriptions	17,943	40,000	(22,057)	44.86%
055-0 · Employee training	1,448	15,000	(13,552)	9.65%
Total Expense	333,119	980,540	(647,421)	33.97%
	566,618	**348,447**	**218,171**	**162.61%**

Hardee County Industrial Development Authority Ona Mine
Profit & Loss Budget vs. Actual - General Ec Dev Fund
October 2025 through September 2026

	YTD February	Budget	Remaining	% of Budget (41.67%)
Income				
Carry Forward	8,076,245	8,076,245	-	100.00%
Mosaic Income	-	1,500,000	1,500,000	0.00%
Interest Income	96,604	35,000	(61,604)	276.01%
Rental - Solar	542,443	259,250	(283,193)	209.24%
Sales Tax Collection Allowance	18	-	(18)	
Total CF & Income	8,715,309	9,870,495	1,155,186	88.30%
Expense				
Outside Services - Corridor Study	-	48,000	48,000	0.00%
Insurance - Solar	-	5,000	5,000	0.00%
Marketing	68,450	380,000	311,550	18.01%
Rent - Solar	53,104	75,000	21,896	70.81%
Capital Outlay - Future Projects		6,659,485		0.00%
Capital Outlay - 101-111 E. Main	-	981,250		0.00%
Capital Outlay - 122 W. Main St	37,207	1,367,510		2.72%
Admin Funds Trans EDC	175,000	175,000	-	100.00%
Solar Revenue Trans EDC	-	179,250	179,250	0.00%
Total Expense	333,761	9,870,495	9,536,734	3.38%
Net Income	**8,381,548**	**-**	(8,381,548)	

Hardee County Industrial Development Authority Ona Mine
Profit & Loss Budget vs. Actual - Infrastructure Dev Fund
October 2025 through September 2026

	YTD February	Budget	Remaining	% of Budget (41.67%)
Income				
Carry Forward	4,070,851	4,070,851	-	100.0%
Mosaic Income	-	400,000	400,000	0.0%
Interest Income	48,883	35,000	(13,883)	139.67%
Total CF & Income	4,119,734	4,505,851	386,117	91.43%
Expense				
Admin Funds Trans EDC	75,000	75,000	-	100.0%
Capital Outlay - 101-111 E. Main		700,000		0.0%
Capital Outlay - Future Projects	-	3,600,851	3,600,851	0.0%
Capital Outlay - Building a Vibrant Community	-	50,000		0.0%
Capital Outlay - Gateway Entryway Sign		80,000		0.0%
Total Expense	75,000	4,505,851	4,430,851	1.66%
Net Income	**4,044,734**	**-**	**(4,044,734)**	

Hardee County Industrial Development Authority Ona Mine
Profit & Loss Budget vs. Actual - Workforce Dev Fund
October 2025 through September 2026

	YTD February	Budget	Remaining	% of Budget (41.67%)
Income				
Carry Forward	548,591	548,591	-	100.0%
Mosaic Income	-	100,000	100,000	0.0%
Interest Income	6,698	5,000	(1,698)	133.96%
Total CF & Income	555,289	653,591	98,302	84.96%
Expense				
Utilities - Digitial Connectivity	-	25,000	25,000	0.0%
Capital Outlay - 101-111 E. Main	-	300,000	300,000	0.0%
Capital Outlay - Future Projects	-	308,591	308,591	0.0%
Total Expense	-	633,591	633,591	0.0%
Net Income	**555,289**	**20,000**	(535,289)	

Hardee County Industrial Development Authority General Fund
Profit & Loss Budget vs. Actual
October 2025 through September 2026

	YTD Actual February	Budget	Remaining	% of Budget (41.67%)
Income				
Carry Forward	712,648	712,648	-	100.0%
364001 · Disposition Fixed Assets (MOBO)	11,200		(11,200)	
337499 · Grant Proceeds	-	12,428,832	12,428,832	0.0%
361100 · Interest Income GF	11,695	85,000	73,305	13.76%
362001 · Rental Income	532,213	1,107,280	575,067	48.07%
Sales Tax & Collection Allowance	98	-	(98)	
Total CF & Income	1,267,854	14,333,760	13,065,906	8.85%
Expense				
5193105 · Professional Fees	87,594	300,000	212,406	29.2%
519322 · Travel	-	4,000	4,000	0.0%
5193400 · Landscaping and Grounds	17,244	100,000	82,756	17.24%
5194301 · Utilities	2,367	20,000	17,633	11.84%
519450 · Insurance Expense	182,960	400,000	217,040	45.74%
519453 · Rent expense (FDOT)	400	-	(400)	
5194601 · Repairs and Maintenance	13,624	400,000	386,376	3.41%
519480 · Advertising	917	1,000	83	91.74%
5194903 · Property Taxes	277,495	400,000	122,505	69.37%
519510 · Office Supplies	5	-	(5)	
5195205 · Bank Service Charges Gen FD	31	-	(31)	
519840 · Grant expenses	-	391,380	391,380	0.0%
6000 · Capital Outlay	40,160	10,563,030	10,522,870	0.38%
6006 · Capital Outlay - Gardes at Midtown		1,474,422		0.0%
6001 · Transfer to EDC	-	250,000	250,000	0.0%
Total Expense	622,797	14,303,832	13,681,035	4.35%
Net Income	**645,057**	**29,928**	**(615,129)**	

Hardee County Industrial Development Authority Special Revenue
Profit & Loss Budget vs. Actual
October 2025 through September 2026

	YTD Actual February	Budget	Remaining	% of Budget (41.67%)
Income				
Carry Forward	15,489,335	15,489,335	-	100%
345.900 Tenant Requested Improvements	11,000	-	(11,000)	
361101 · Interest income Mosaic DDA & CD	198,843	200,000	1,157	99%
369905 · Mosaic Grant Revenue	2,000,000	2,000,000	-	100%
Total CF & Income	17,699,178	17,689,335	(9,843)	100%
Expense				
519480 · Advertising	206	-	-	
519840 · Grant expenses	-	3,160,150	3,160,150	0%
5193105 · Professional Fees	6,325	-	(6,325)	
6000 · Capital Outlay	1,510,186	4,999,750	3,489,564	30%
6006 · Cap Outlay - Gardens at Midtown	10,000	1,000,000	990,000	1%
6007 · Cap Outlay - Multi-Purpose Fac	34,330	2,000,000	1,965,670	2%
6008 · Cap Outlay - Future Projects		2,309,035	2,309,035	0%
6001 · Transfer to EDC	250,000	250,000	-	100%
Total Expense	1,811,047	13,718,935	11,907,888	13%
Net Income	**15,888,131**	**3,970,400**	(11,917,731)	

Hardee County Industrial Development Authority
Profit & Loss by Class
October 2025 through February 2026

	Multi-Purpose Facility Grant (General Fund)	Lots 37 & 38 (Ecosteris, Inc.) (General Fund)	Hogan Street (General Fund)	Gardens at Midtown (General Fund)	Commerce Park (General Fund)	1390 Mott Road (Rental House) (General Fund)
Ordinary Income/Expense						
Income						
364001 · Disposition Fixed Assets	0.00	0.00	0.00	0.00	0.00	0.00
361100 · Interest Income GF	0.00	0.00	0.00	0.00	0.00	0.00
362001 · Rental Income	0.00	0.00	0.00	0.00	0.00	1,730.00
Total Income	0.00	0.00	0.00	0.00	0.00	1,730.00
Gross Profit	0.00	0.00	0.00	0.00	0.00	1,730.00
Expense						
5193105 · Professional Fees						
519320 · Professional Fee Acct/Audit	0.00	0.00	0.00	0.00	0.00	0.00
5193100 · Professional Fees Legal	0.00	1,700.00	50.00	0.00	0.00	0.00
5193107 · Governmental Consulting	0.00	0.00	0.00	0.00	0.00	0.00
5193105 · Professional Fees - Other	0.00	0.00	0.00	0.00	0.00	0.00
Total 5193105 · Professional Fees	0.00	1,700.00	50.00	0.00	0.00	0.00
5193400 · Landscaping and Grounds	0.00	0.00	0.00	1,050.00	8,768.75	0.00
5194301 · Utilities	0.00	0.00	0.00	0.00	2,549.26	1,154.90
519450 · Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00
519453 · Rent expense	0.00	0.00	0.00	0.00	0.00	0.00
5194601 · Repairs and Maintenance						
519460 · Repairs and Maintenance GF	0.00	0.00	0.00	0.00	2,773.00	0.00
5194601 · Repairs and Maintenance - Other	0.00	0.00	0.00	0.00	0.00	0.00
Total 5194601 · Repairs and Maintenance	0.00	0.00	0.00	0.00	2,773.00	0.00
519480 · Advertising	0.00	0.00	0.00	0.00	0.00	0.00
5194903 · Property Taxes	0.00	0.00	0.00	0.00	0.00	4,775.12
519510 · Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00
5195205 · Bank Service Charges Gen FD	0.00	0.00	0.00	0.00	0.00	0.00
6000 · Capital Outlay	40,160.00	0.00	0.00	0.00	0.00	0.00
Total Expense	40,160.00	1,700.00	50.00	1,050.00	14,091.01	5,930.02
Net Ordinary Income	-40,160.00	-1,700.00	-50.00	-1,050.00	-14,091.01	-4,200.02
Other Income/Expense						
Other Income						
Sales Tax Collection Allowance	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00
Net Other Income	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	**-40,160.00**	**-1,700.00**	**-50.00**	**-1,050.00**	**-14,091.01**	**-4,200.02**

Hardee County Industrial Development Authority
Profit & Loss by Class
October 2025 through February 2026

	111 E. Main (Frontline Roofing) (General Fund)	122 W. Main St. (Reif) (General Fund)	101-107 E. Main (EDC Office) (General Fund)	217 E. Main St (Riveter) (General Fund)	126 W. Main (Utilitech Bakery) (General Fund)	533 Carlton St. (General Fund)
Ordinary Income/Expense						
Income						
364001 · Disposition Fixed Assets	0.00	0.00	0.00	0.00	0.00	0.00
361100 · Interest Income GF	0.00	0.00	0.00	0.00	0.00	0.00
362001 · Rental Income	4,250.00	0.00	12,001.00	0.00	16,559.59	0.00
Total Income	4,250.00	0.00	12,001.00	0.00	16,559.59	0.00
Gross Profit	4,250.00	0.00	12,001.00	0.00	16,559.59	0.00
Expense						
5193105 · Professional Fees						
519320 · Professional Fee Acct/Audit	0.00	0.00	0.00	0.00	0.00	160.00
5193100 · Professional Fees Legal	0.00	0.00	125.00	975.00	0.00	0.00
5193107 · Governmental Consulting	0.00	0.00	0.00	0.00	0.00	0.00
5193105 · Professional Fees - Other	0.00	0.00	0.00	0.00	0.00	0.00
Total 5193105 · Professional Fees	0.00	0.00	125.00	975.00	0.00	160.00
5193400 · Landscaping and Grounds	0.00	0.00	0.00	0.00	0.00	2,500.00
5194301 · Utilities	0.00	0.00	0.00	0.00	0.00	0.00
519450 · Insurance Expense	11,140.35	3,244.95	1,650.87	20,601.65	8,308.23	712.77
519453 · Rent expense	0.00	0.00	0.00	400.00	0.00	0.00
5194601 · Repairs and Maintenance						
519460 · Repairs and Maintenance GF	0.00	0.00	1,347.90	0.00	0.00	0.00
5194601 · Repairs and Maintenance - Other	0.00	0.00	0.00	0.00	0.00	0.00
Total 5194601 · Repairs and Maintenance	0.00	0.00	1,347.90	0.00	0.00	0.00
519480 · Advertising	0.00	0.00	0.00	0.00	0.00	0.00
5194903 · Property Taxes	4,921.59	0.00	6,385.97	14,529.50	2,783.73	0.00
519510 · Office Supplies	0.00	0.00	0.00	1.00	0.00	0.00
5195205 · Bank Service Charges Gen FD	0.00	0.00	0.00	0.00	0.00	0.00
6000 · Capital Outlay	0.00	0.00	0.00	0.00	0.00	0.00
Total Expense	16,061.94	3,244.95	9,509.74	36,507.15	11,091.96	3,372.77
Net Ordinary Income	-11,811.94	-3,244.95	2,491.26	-36,507.15	5,467.63	-3,372.77
Other Income/Expense						
Other Income						
Sales Tax Collection Allowance	0.00	0.00	1.69	0.00	2.28	0.00
Total Other Income	0.00	0.00	1.69	0.00	2.28	0.00
Net Other Income	0.00	0.00	1.69	0.00	2.28	0.00
Net Income	**-11,811.94**	**-3,244.95**	**2,492.95**	**-36,507.15**	**5,469.91**	**-3,372.77**

Hardee County Industrial Development Authority
Profit & Loss by Class
October 2025 through February 2026

	943 S. 6th Ave (Crews Bowling) (General Fund)	897 S. 6th Ave (Old Incubator) (General Fund)	1499 US Hwy 17 N (Kinbro) (General Fund)	3500 Mancini Pl (Mancini Foods) (General Fund)	2168 Commerce Ct (Lot 27) (General Fund)
Ordinary Income/Expense					
Income					
364001 · Disposition Fixed Assets	0.00	0.00	0.00	0.00	0.00
361100 · Interest Income GF	0.00	0.00	0.00	0.00	0.00
362001 · Rental Income	29,558.47	30,181.10	30,300.00	67,412.59	0.00
Total Income	29,558.47	30,181.10	30,300.00	67,412.59	0.00
Gross Profit	29,558.47	30,181.10	30,300.00	67,412.59	0.00
Expense					
5193105 · Professional Fees					
519320 · Professional Fee Acct/Audit	0.00	0.00	0.00	0.00	0.00
5193100 · Professional Fees Legal	0.00	5,228.63	0.00	400.00	0.00
5193107 · Governmental Consulting	0.00	0.00	0.00	0.00	0.00
5193105 · Professional Fees - Other	0.00	0.00	0.00	0.00	0.00
Total 5193105 · Professional Fees	0.00	5,228.63	0.00	400.00	0.00
5193400 · Landscaping and Grounds	0.00	3,175.00	0.00	0.00	0.00
5194301 · Utilities	0.00	-991.76	0.00	0.00	0.00
519450 · Insurance Expense	15,000.69	1,591.51	28,431.50	660.35	11,900.93
519453 · Rent expense	0.00	0.00	0.00	0.00	0.00
5194601 · Repairs and Maintenance					
519460 · Repairs and Maintenance GF	1,451.00	3,591.10	0.00	0.00	0.00
5194601 · Repairs and Maintenance - Other	0.00	0.00	0.00	0.00	0.00
Total 5194601 · Repairs and Maintenance	1,451.00	3,591.10	0.00	0.00	0.00
519480 · Advertising	0.00	0.00	0.00	0.00	0.00
5194903 · Property Taxes	10,544.43	34,116.27	21,055.55	57,768.55	0.00
519510 · Office Supplies	0.00	0.00	0.00	0.00	1.00
5195205 · Bank Service Charges Gen FD	16.00	0.00	0.00	0.00	0.00
6000 · Capital Outlay	0.00	0.00	0.00	0.00	0.00
Total Expense	27,012.12	46,710.75	49,487.05	58,828.90	11,901.93
Net Ordinary Income	2,546.35	-16,529.65	-19,187.05	8,583.69	-11,901.93
Other Income/Expense					
Other Income					
Sales Tax Collection Allowance	4.39	4.51	4.50	30.00	0.00
Total Other Income	4.39	4.51	4.50	30.00	0.00
Net Other Income	4.39	4.51	4.50	30.00	0.00
Net Income	**2,550.74**	**-16,525.14**	**-19,182.55**	**8,613.69**	**-11,901.93**

Hardee County Industrial Development Authority
Profit & Loss by Class
October 2025 through February 2026

	2275 Commerce Ct (Florikan) (General Fund)	2549 Commerce (Aloha) Spec 12 (General Fund)	2280 Commerce Ct. (Cesaroni) (General Fund)	1436 Old Bradenton Rd (A+ Env) (General Fund)	0 Alton Carlton Rd (Parker) (General Fund)
Ordinary Income/Expense					
Income					
364001 · Disposition Fixed Assets	0.00	0.00	0.00	0.00	0.00
361100 · Interest Income GF	0.00	0.00	0.00	0.00	0.00
362001 · Rental Income	54,362.30	126,007.05	54,134.41	0.00	2,064.00
Total Income	54,362.30	126,007.05	54,134.41	0.00	2,064.00
Gross Profit	54,362.30	126,007.05	54,134.41	0.00	2,064.00
Expense					
5193105 · Professional Fees					
519320 · Professional Fee Acct/Audit	0.00	0.00	1,222.50	282.00	0.00
5193100 · Professional Fees Legal	200.00	875.00	0.00	100.00	0.00
5193107 · Governmental Consulting	0.00	0.00	0.00	0.00	0.00
5193105 · Professional Fees - Other	0.00	0.00	0.00	0.00	0.00
Total 5193105 · Professional Fees	200.00	875.00	1,222.50	382.00	0.00
5193400 · Landscaping and Grounds	0.00	0.00	0.00	0.00	0.00
5194301 · Utilities	0.00	0.00	0.00	0.00	0.00
519450 · Insurance Expense	42,802.11	3,681.45	11,433.45	1,193.85	0.00
519453 · Rent expense	0.00	0.00	0.00	0.00	0.00
5194601 · Repairs and Maintenance					
519460 · Repairs and Maintenance GF	0.00	0.00	0.00	0.00	550.00
5194601 · Repairs and Maintenance - Other	0.00	0.00	0.00	0.00	0.00
Total 5194601 · Repairs and Maintenance	0.00	0.00	0.00	0.00	550.00
519480 · Advertising	0.00	0.00	0.00	0.00	0.00
5194903 · Property Taxes	37,885.52	2,816.96	22,968.77	0.00	0.00
519510 · Office Supplies	0.00	0.00	1.00	0.00	0.00
5195205 · Bank Service Charges Gen FD	0.00	15.00	0.00	0.00	0.00
6000 · Capital Outlay	0.00	0.00	0.00	0.00	0.00
Total Expense	80,887.63	7,388.41	35,625.72	1,575.85	550.00
Net Ordinary Income	-26,525.33	118,618.64	18,508.69	-1,575.85	1,514.00
Other Income/Expense					
Other Income					
Sales Tax Collection Allowance	8.15	16.39	9.93	0.38	0.00
Total Other Income	8.15	16.39	9.93	0.38	0.00
Net Other Income	8.15	16.39	9.93	0.38	0.00
Net Income	**-26,517.18**	**118,635.03**	**18,518.62**	**-1,575.47**	**1,514.00**

Hardee County Industrial Development Authority
Profit & Loss by Class
October 2025 through February 2026

	2515 Commerce Ct (Mach Connect) (General Fund)	Administrative (General Fund)	Grove (General Fund)	Property Maintenance (General Fund)	Property Management (General Fund)	Spec Building 7 (MOBO) (General Fund)	1510 US Hwy 17 N. (Innovar) (General Fund)
Ordinary Income/Expense							
Income							
364001 · Disposition Fixed Assets	0.00	0.00	0.00	0.00	0.00	0.00	0.00
361100 · Interest Income GF	0.00	0.00	0.00	0.00	0.00	0.00	0.00
362001 · Rental Income	59,746.60	0.00	0.00	0.00	0.00	0.00	43,750.00
Total Income	59,746.60	0.00	0.00	0.00	0.00	0.00	43,750.00
Gross Profit	59,746.60	0.00	0.00	0.00	0.00	0.00	43,750.00
Expense							
5193105 · Professional Fees							
519320 · Professional Fee Acct/Audit	0.00	26,954.02	0.00	0.00	0.00	0.00	0.00
5193100 · Professional Fees Legal	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5193107 · Governmental Consulting	0.00	25,000.00	0.00	0.00	0.00	0.00	0.00
5193105 · Professional Fees - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 5193105 · Professional Fees	0.00	51,954.02	0.00	0.00	0.00	0.00	0.00
5193400 · Landscaping and Grounds	0.00	0.00	0.00	0.00	0.00	0.00	1,750.00
5194301 · Utilities	0.00	0.00	-344.94	0.00	0.00	0.00	0.00
519450 · Insurance Expense	17,925.68	0.00	0.00	0.00	741.90	1,280.32	657.12
519453 · Rent expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5194601 · Repairs and Maintenance							
519460 · Repairs and Maintenance GF	0.00	0.00	0.00	0.00	0.00	3.99	3,906.88
5194601 · Repairs and Maintenance - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 5194601 · Repairs and Maintenance	0.00	0.00	0.00	0.00	0.00	3.99	3,906.88
519480 · Advertising	0.00	0.00	0.00	259.26	0.00	129.63	0.00
5194903 · Property Taxes	16,007.43	0.00	0.00	0.00	0.00	0.00	40,935.66
519510 · Office Supplies	0.00	0.00	0.00	0.00	1.00	1.00	0.00
5195205 · Bank Service Charges Gen FD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6000 · Capital Outlay	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Expense	33,933.11	51,954.02	-344.94	259.26	742.90	1,414.94	47,249.66
Net Ordinary Income	25,813.49	-51,954.02	344.94	-259.26	-742.90	-1,414.94	-3,499.66
Other Income/Expense							
Other Income							
Sales Tax Collection Allowance	8.96	0.00	0.00	0.00	0.00	0.00	6.56
Total Other Income	8.96	0.00	0.00	0.00	0.00	0.00	6.56
Net Other Income	8.96	0.00	0.00	0.00	0.00	0.00	6.56
Net Income	**25,822.45**	**-51,954.02**	**344.94**	**-259.26**	**-742.90**	**-1,414.94**	**-3,493.10**

Hardee County Industrial Development Authority
Profit & Loss by Class
October 2025 through February 2026

	General Fund - Other (General Fund)	Total General Fund	TOTAL
Ordinary Income/Expense			
Income			
364001 · Disposition Fixed Assets	11,200.00	11,200.00	11,200.00
361100 · Interest Income GF	11,695.13	11,695.13	11,695.13
362001 · Rental Income	156.25	532,213.36	532,213.36
Total Income	23,051.38	555,108.49	555,108.49
Gross Profit	23,051.38	555,108.49	555,108.49
Expense			
5193105 · Professional Fees			
519320 · Professional Fee Acct/Audit	0.00	28,618.52	28,618.52
5193100 · Professional Fees Legal	19,990.75	29,644.38	29,644.38
5193107 · Governmental Consulting	0.00	25,000.00	25,000.00
5193105 · Professional Fees - Other	4,330.89	4,330.89	4,330.89
Total 5193105 · Professional Fees	24,321.64	87,593.79	87,593.79
5193400 · Landscaping and Grounds	0.00	17,243.75	17,243.75
5194301 · Utilities	0.00	2,367.46	2,367.46
519450 · Insurance Expense	0.00	182,959.68	182,959.68
519453 · Rent expense	0.00	400.00	400.00
5194601 · Repairs and Maintenance			
519460 · Repairs and Maintenance GF	0.00	13,623.87	13,623.87
5194601 · Repairs and Maintenance - Other	0.00	0.00	0.00
Total 5194601 · Repairs and Maintenance	0.00	13,623.87	13,623.87
519480 · Advertising	528.46	917.35	917.35
5194903 · Property Taxes	0.00	277,495.05	277,495.05
519510 · Office Supplies	0.00	5.00	5.00
5195205 · Bank Service Charges Gen FD	0.00	31.00	31.00
6000 · Capital Outlay	0.00	40,160.00	40,160.00
Total Expense	24,850.10	622,796.95	622,796.95
Net Ordinary Income	-1,798.72	-67,688.46	-67,688.46
Other Income/Expense			
Other Income			
Sales Tax Collection Allowance	0.00	97.74	97.74
Total Other Income	0.00	97.74	97.74
Net Other Income	0.00	97.74	97.74
Net Income	**-1,798.72**	**-67,590.72**	**-67,590.72**

Hardee County Industrial Development Authority
Profit & Loss by Class
October 2025 through February 2026

	Housing - Bostick Road (Special Revenue)	Housing - 533 Carlton St. (Special Revenue)	Housing - Gardens at Midtown (Special Revenue)	Lot 27 Site Dev Debut Payments (Special Revenue)	Housing (Special Revenue)	Administrative (Special Revenue)	533 Carlton St. (Special Revenue)
Ordinary Income/Expense							
Income							
345.900 · Tenant Requested Improvements	0.00	0.00	0.00	11,000.00	0.00	0.00	0.00
361101 · Interest income Mosaic accts	0.00	0.00	0.00	0.00	0.00	0.00	0.00
369905 · Mosaic Grant Revenue	0.00	0.00	0.00	0.00	2,000,000.00	0.00	0.00
Total Income	0.00	0.00	0.00	11,000.00	2,000,000.00	0.00	0.00
Gross Profit	0.00	0.00	0.00	11,000.00	2,000,000.00	0.00	0.00
Expense							
6007 · Cap Outlay - Multi-Purpose Fac	0.00	0.00	0.00	0.00	34,330.19	0.00	0.00
6006 · Cap Outlay - Gardens at Midtown	0.00	0.00	10,000.00	0.00	0.00	0.00	0.00
5193105 · Professional Fees							
5193103 · Professional fees appraisals	0.00	0.00	0.00	0.00	0.00	0.00	3,750.00
5193100 · Professional Fees Legal	1,325.00	525.00	300.00	0.00	425.00	0.00	0.00
Total 5193105 · Professional Fees	1,325.00	525.00	300.00	0.00	425.00	0.00	3,750.00
519480 · Advertising	0.00	205.80	0.00	0.00	0.00	0.00	0.00
6000 · Capital Outlay							
6009 · Cap Outlay - 533 Carlton St	0.00	0.00	0.00	0.00	0.00	0.00	99,033.24
6000 · Capital Outlay - Other	0.00	0.00	0.00	27,800.00	0.00	0.00	0.00
Total 6000 · Capital Outlay	0.00	0.00	0.00	27,800.00	0.00	0.00	99,033.24
6001 · Transfer to EDC	0.00	0.00	0.00	0.00	0.00	250,000.00	0.00
Total Expense	1,325.00	730.80	10,300.00	27,800.00	34,755.19	250,000.00	102,783.24
Net Ordinary Income	-1,325.00	-730.80	-10,300.00	-16,800.00	1,965,244.81	-250,000.00	-102,783.24
Net Income	**-1,325.00**	**-730.80**	**-10,300.00**	**-16,800.00**	**1,965,244.81**	**-250,000.00**	**-102,783.24**

Hardee County Industrial Development Authority
Profit & Loss by Class
October 2025 through February 2026

	Spec Building 8- Riveter (Special Revenue)	Spec Building 9- Lot 27 (Special Revenue)	Special Revenue - Other (Special Revenue)	Total Special Revenue	TOTAL
Ordinary Income/Expense					
Income					
345.900 · Tenant Requested Improvements	0.00	0.00	0.00	11,000.00	11,000.00
361101 · Interest income Mosaic accts	0.00	0.00	198,843.11	198,843.11	198,843.11
369905 · Mosaic Grant Revenue	0.00	0.00	0.00	2,000,000.00	2,000,000.00
Total Income	0.00	0.00	198,843.11	2,209,843.11	2,209,843.11
Gross Profit	0.00	0.00	198,843.11	2,209,843.11	2,209,843.11
Expense					
6007 · Cap Outlay - Multi-Purpose Fac	0.00	0.00	0.00	34,330.19	34,330.19
6006 · Cap Outlay - Gardens at Midtown	0.00	0.00	0.00	10,000.00	10,000.00
5193105 · Professional Fees					
5193103 · Professional fees appraisals	0.00	0.00	0.00	3,750.00	3,750.00
5193100 · Professional Fees Legal	0.00	0.00	0.00	2,575.00	2,575.00
Total 5193105 · Professional Fees	0.00	0.00	0.00	6,325.00	6,325.00
519480 · Advertising	0.00	0.00	0.00	205.80	205.80
6000 · Capital Outlay					
6009 · Cap Outlay - 533 Carlton St	0.00	0.00	0.00	99,033.24	99,033.24
6000 · Capital Outlay - Other	-14,906.30	1,398,259.32	0.00	1,411,153.02	1,411,153.02
Total 6000 · Capital Outlay	-14,906.30	1,398,259.32	0.00	1,510,186.26	1,510,186.26
6001 · Transfer to EDC	0.00	0.00	0.00	250,000.00	250,000.00
Total Expense	-14,906.30	1,398,259.32	0.00	1,811,047.25	1,811,047.25
Net Ordinary Income	14,906.30	-1,398,259.32	198,843.11	398,795.86	398,795.86
Net Income	**14,906.30**	**-1,398,259.32**	**198,843.11**	**398,795.86**	**398,795.86**