



AGENDA

Economic Development Council/Industrial Development Authority

EDC/IDA REGULAR MEETING

October 9, 2025, at 8:30 AM

**COMMISSIONER CHAMBERS, 412 WEST ORANGE STREET, ROOM 102,
WAUCHULA, FL 33873**

BOARD MEMBERS

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

1. CALL TO ORDER

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

1. **Chris Idsardi** - September 2025 Regular Meeting Minutes

ACTION RECOMMENDED: Motion to approve the September 2025 Minutes as presented.

4. EXECUTIVE REPORT

1. **Melanie Roberts and Amy Tubbs** - October's Executive Report

5. AGENDA ITEMS

1. **Jessica Rossi** - HWY 17 Corridor Study Update

2. **Krystin Chapman** - Housing Update

3. **John Raymond and Sergio Jimenez** - Barkdoll Estates Project/Bay Street Residential Project

ACTION RECOMMENDED - Board's Discretion

4. **Krystin Chapman** - West Main Lofts Development Incentives and Deliverables Agreement

ACTION RECOMMENDED - Motion to approve West Main Lofts Development Incentives and Deliverables Agreement between the Hardee Industrial Development Authority and West Main 1923, LLC and authorize Chair or Vice Chair to sign.

5. **Melanie Roberts** - RFP 2025-02 for Public Wi-Fi Infrastructure Design, Engineering, and Installation-Digital Connectivity Grant

ACTION RECOMMENDED - Motion to issue RFP 2025-02 for Public Wi-Fi

Infrastructure Design, Engineering, and Installation service.

ACTION RECOMMENDED - Motion to approve the evaluation committee consisting of Sarah Evers, Krystin Chapman, and Lee Mikell.

6. **Melanie Roberts**- Grant Application Updates

7. **Sarah Evers** - First Amendment to Agreement of Purchase and Sale between The Hardee County Industrial Development Authority and S&L Properties Florida, LLC.

ACTION RECOMMENDED - Motion to approve First Amendment of Purchase and Sale between The Hardee County Industrial Development Authority and S&L Properties Florida, LLC and authorize Chair or Vice Chair to sign.

8. **Sarah Evers** - Hogan Street Right of Way Extension/Right-of-Way Dedication to the City of Wauchula.

ACTION RECOMMENDED - Motion to Approve conveyance of land to the City of Wauchula and authorize Chair or Vice Chair to execute any documentation necessary to effectuate the conveyance.

9. **Sarah Evers** - Purchase Sale Agreement between The Hardee County Industrial Development Authority and GH&G FL, LLC.

ACTION RECOMMENDED: Motion to approve the Purchase Sale Agreement between The Hardee County Industrial Development Authority and GH&G FL, LLC and authorize Chair or Vice Chair to sign.

10. **Krystin Chapman** - Paint Booth Options

ACTION RECOMMENDED - Boards Discretion

11. **Krystin Chapman** - Real Estate Services Contract

ACTION RECOMMENDED - Motion to approve the Real Estate Services contract between the Hardee Industrial Development Authority and Saunders Real Estate, LLC and authorize Chair or Vice Chair to sign.

12. **Krystin Chapman** - Resolution 2025-19 Removing Authorized Signatories and Adding Authorized Signatories on all Bank Accounts

ACTION RECOMMENDED - Motion to approve Resolution 2025-19 to remove Barney Cherry, Calli Ward, and Denise Grimsley from all bank accounts and add Chris Idsardi, Sarah Evers, and Courtney Green as signatories to all bank accounts.

13. **Sarah Evers** - CEO 90 Day Plan

6. FINANCIAL REPORT

1. **Krystin Chapman** - September's Financial Report

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

7. ANNOUNCEMENTS/OTHER BUSINESS/PUBLIC COMMENTS

8. ADJOURNMENT



Item Cover Page

ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE: October 9, 2025

SUBMITTED BY: Amy Tubbs, Economic Development Council

ITEM TYPE: Business Agenda - Action Items

AGENDA SECTION: **APPROVAL OF MINUTES**

SUBJECT: **Chris Idsardi** - September 2025 Regular Meeting Minutes

ACTION RECOMMENDED: Motion to approve the September 2025 Minutes as presented.

SUGGESTED ACTION:

ATTACHMENTS:
[SeptemberMeetingMinutes.pdf](#)



MINUTES

Economic Development Council/Industrial Development Authority

EDC/IDA REGULAR MEETING

September 11, 2025, at 8:30 AM

**COMMISSIONER CHAMBERS, 412 WEST ORANGE STREET, ROOM 102,
WAUCHULA, FL 33873**

1. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Lee Mikell	Chairman	Present	
Barney Cherry	Vice-Chairman	Absent	
Courtney Green	Board Member	Present	
Chris Idsardi	Board Member	Present	
John Gill	Board Member	Present	Via Telephonic
Rebekah Tucker	Board Member	Present	
Denise Grimsley	President/CEO	Present	
Julia Mandell and/or Kaylee Tuck	EDC/IDA Board Attorney	Present	
Sarah W. Evers	Chief Operating Officer	Present	
Krystin Chapman	Chief Administrative Officer	Present	
Lynn Landskroner	Controller	Present	
Melanie Roberts	Project Manager	Present	
Amy Tubbs	Communications and Outreach Coordinator	Present	

Chair Mikell called the meeting to order at 8:33 a.m.

2. APPROVAL OF AGENDA

Motion by Board Member Green and second by Board Member Tucker

Motion carried 5 to 0.

Yes – Mikell, Green, Idsardi, Gill, and Tucker

No – None

Absent - Cherry

3. APPROVAL OF MINUTES

1. August 2025 Regular Meeting Minutes

Motion by Board Member Green and second by Board Member Idsardi to approve the August 2025 Minutes as presented.

Motion carried 5 to 0.

Yes – Mikell, Green, Idsardi, Gill, and Tucker

No – None

Absent - Cherry

4. EXECUTIVE REPORT

1. **September 2025 Executive Report:**

Project Manager Melanie Roberts informed the board that demolition of the old hospital is currently underway. After reviewing the property, multiple developers determined renovation to be cost-prohibitive, leading to the decision to move forward with demolition instead. The project is expected to be completed in approximately seven weeks, with a projected end date in mid-October. Debut Development has begun interior framing, with estimated completion set for the first quarter of 2026. Additionally, 122 West Main has been permitted through Phase One, and the team is currently awaiting a GMP from construction management. The estimated completion date for this project is the end of the third quarter of 2026, approximately late September.

Communications and Outreach Coordinator Amy Tubbs provided an update on recent events, highlighting the Chamber Lunch & Learn where Mayor D.C. Reeves spoke about the 11 factors for building a vibrant community. That same evening,

Mayor Reeves was the featured guest at The Development Group's Building a Vibrant Community Alumni Event. Alumni gathered to celebrate the conclusion of another successful session while engaging in a Q&A with Mayor Reeves about his experiences, successes, and challenges in revitalizing Pensacola. Mrs. Amy Tubbs also announced that the next Building a Vibrant Community session will run from October 6 through November 10 at Missionary Baptist Church on MLK Blvd., Wauchula, from 5-7 p.m. Additionally, she reminded the board of the upcoming retirement celebration for CEO Denise Grimsley on October 2.

Chair Mikell expressed his appreciation for the Building a Vibrant Community book study and encouraged both board members and attendees to participate if they have not yet done so.

5. AGENDA ITEMS

1. University of South Florida - SBDC Annual Report:

Carl Hadden, Regional Director presented the annual report.

2. University of South Florida - Renewal of SBDC Collaboration Agreement:

CEO Denise Grimsley presented the Annual Consulting/Collaboration Agreement to the board. Responsibilities associated with the agreement were included in the board packet for review. The agreement included an office space and signage advertising the organization's presence. The consultant has collaborated with The Bowl of Fun Lanes, among other local partners, as part of their ongoing work. The total contract amount is \$10,609, which represents a \$609 increase from last year's contract. Payments will be distributed quarterly.

Motion by Board Member Idsardi and second by Board Member Tucker to approve the University of South Florida Collaboration Agreement and to provide funding in the amount of \$10,609.00.

Motion carried 5 to 0.

Yes – Mikell, Green, Idsardi, Gill, and Tucker

No – None

Absent - Cherry

3. CareerSource Heartland Lease Agreement:

Chief Operating Officer Sarah Evers shared that CareerSource who is one of our key partners, who plays a vital role in shaping our community, will not be renewing the lease on their current office space due to budget cuts. Donna Doubleday, CEO of CareerSource Heartland, reached out to partner with The Development Group and will be provided space within our office for a one-year lease term. This arrangement will allow them to maintain a physical presence, with access to staff workspace, the phone system, copier, and other necessary amenities. The one-year term will give both parties time to evaluate future plans for the space as we continue exploring revitalization opportunities for our office facilities.

Chair Mikell requested a summary of the lease agreement. Mrs. Sarah Evers reviewed that the agreement is set for a one-year term at a nominal cost of \$1 per year. The partner organization will have access to the office space, phone lines, copier, and all other office amenities as part of the arrangement.

Motion by Board Member Tucker and second by Board Member Green to approve the lease agreement between the Hardee County Industrial Development Authority and CareerSource, as presented or substantially similar form, and authorize Chair or Vice Chair to sign.

Motion carried 5 to 0.

Yes – Mikell, Green, Idsardi, Gill, and Tucker

No – None

Absent - Cherry

4. Termination and Release of Funds to the EDA (Economic Development Authority) Grant Agreement-R. Riveter:

Chief Administrative Officer Krystin Chapman reported on the status of the R. Riveter Job Creation Grant originally secured in October 2019 from the Economic Development Administration (EDA), with the Industrial Development Authority (IDA) serving as the grant manager. The funds remained with the EDA until requests for reimbursement were submitted. The grant agreement expired in June 30, 2025. Prior to expiration, R. Riveter was notified but did not supply documentation of the job creation requirements or request an extension. As a result, the EDA Board voted to terminate the agreement, and the remaining funds of \$125,000 will be moved back into the EDA budget.

Motion by Board Member Green and second by Board Member Idsardi to approve the Termination and Release of Funds to the EDA Grant Agreement -R. Riveter and authorize Chair or Vice Chair to sign.

Motion carried 5 to 0.

Yes – Mikell, Green, Idsardi, Gill, and Tucker

No – None

Absent - Cherry

5. Board Decision on Paint Booth Bid:

Chief Operating Officer Sarah Evers reported that the organization completed a formal bidding process for the paint booth, which is currently valued at approximately \$8,000, with one bid coming in at \$1,000.00. A soft quote for the disconnection fees for the water and fire lines came in at around \$8,500. After reaching out to the potential buyer, they indicated they are not willing to cover these costs. As a result, staff is recommending the board reject the current offer while exploring other options, including the possibility of donating the paint booth to the college or local high school Career and Technical Education (CTE) programs. Staff will present these options to the board in October for further consideration.

Commissioner Tim Wells suggested that a commercial contractor might be willing to donate their time to handle the disconnection of the paint booth. He agreed that donating the booth to the CTE program would be the best course of action and offered to meet with staff to discuss potential options.

Motion by Board Member Idsardi and second by Board Member Tucker to reject the bid from Gary Smith for the purchase of the paint booth and allow Staff to explore options for the disposition of the paint booth.

Motion carried 5 to 0.

Yes – Mikell, Green, Idsardi, Gill, and Tucker

No – None

Absent - Cherry

6. Tyler Robarts - Land Lease:

Chief Administrative Officer Krystin Chapman reported on the 51.6 acres recently purchased adjacent to the city's airport. As economic development needs evolve, so do the types of properties and infrastructure managed by the IDA. A cow-calf operator has expressed interest in leasing the property at approximately \$40 per acre. The proposed lease would be for one year, with either party able to terminate the agreement with 30 days' written notice. In regard to insurance, if any policy affecting the property—such as drought insurance—results in a profit, the IDA would receive 50% of the proceeds to reinvest back into the property. A portion of the property requires fencing due to a waterway. The tenant plans to apply for a USDA grant to cover up to 90% of the fencing cost, with the IDA reimbursing the remaining \$550 so the fence remains IDA property. During the lease term, the IDA would retain the right to market and sell the property for future economic development opportunities.

Board Member Chris Idsardi asked if the tenant would be required to carry liability insurance. Mrs. Krystin Chapman responded that yes, the policy would require \$2 million/\$1 million in coverage.

Motion by Board Member Idsardi and second by Board Member Tucker to approve the lease agreement between the Hardee County Industrial Development Authority and Tyler Robarts as presented or in substantially similar form and authorize Chair or Vice Chair to sign.

Motion carried 5 to 0.

Yes – Mikell, Green, Idsardi, Gill, and Tucker

No – None

Absent - Cherry

7. Bowl of Fun Lanes, LLC - Lease/Purchase Agreement:

Chief Operating Officer Sarah Evers reported that in order to protect both the Ida and partnerships with companies lease agreements are being moved into a standard form. A triple net lease for an 8 year period, which finishes out the remaining term of the existing lease will be entered into, with an option to purchase, with the purchase price set at the greater of the IDA's total investment in the property or the appraised value at the time of purchase. Job creation credits are not included in this agreement.

The base rent will remain at \$5,850 per month with a 3.5% annual increase, and the tenant will begin reimbursing the IDA for taxes and insurance. Bowl of Fun Lanes is requesting upgrades that are needed for the HVAC system and the electronic scoreboard, and is asking the IDA to reimburse for these costs. The upgrade costs total will not exceed \$95,000, pending invoices and approvals, and once completed, the upgrades will become fixtures of the property and be rolled into its overall value.

Board Member Chris Idsardi asked for clarification that the new lease agreement aligns with the standard lease used for other projects, to which Mrs. Sarah Evers confirmed it does. Board Member Rebekah Tucker inquired about the project timeline, and Mrs. Sarah Evers responded that work could begin as soon as possible.

Motion by Board Member Green and second by Board Member Idsardi to approve the lease/purchase agreements between the Hardee County Industrial Development Authority and the Bowling Alley as presented or in substantially similar form and authorize Chair or Vice Chair to sign.

Motion carried 5 to 0.

Yes – Mikell, Green, Idsardi, Gill, and Tucker

No – None

Absent - Cherry

8. RFP (Request for Proposal) for Accounting Services:

Chief Administrative Officer Kystin Chapman reported that the Hardee County Industrial Development Authority has utilized Wicks, Brown & Williams for CPA services for the past 10 years. After issuing an RFP, six responses were received, many from out-of-state firms. Wicks, Brown & Williams ranked the highest due to their local presence and extensive understanding of the LDAs and budgets.

Mrs. Kystin Chapman noted the firm's improvements in service, including prompt responsiveness, timely completion of audit requirements, and monthly account reconciliations. Based on their scope of services and a meeting with the selection committee, the firm is being recommended to the board for continued CPA services.

Motion by Board Member Tucker and second by Board Member Green to accept the evaluation committee's recommendation for Accounting Services and authorize staff to negotiate a contract.

Motion carried 5 to 0.

Yes – Mikell, Green, Idsardi, Gill, and Tucker

No – None

Absent – Cherry

9. Wicks, Brown, Williams & Co., CPA's LLP - Professional Accounting Services Agreement:

Chief Administrative Officer Kystin Chapman reported that, with the selection committee's recommendation and the attorney's quick action, a contract has been prepared for board consideration. The goal is to have the agreement in place for the new fiscal year beginning October 1.

The contract terms are for one year, with an evaluation at the end of the term to determine satisfaction and the option to renew. The scope of services and clarifications are outlined in Exhibit A to ensure clear and specific terms. The agreement also includes a 60-day written notice requirement for cancellation, if needed.

Motion by Board Member Tucker and second by Board Member Idsardi to approve the Professional Accounting Services Agreement between the Hardee County Industrial Development Authority and Wicks, Brown, Williams & Co., as presented or substantially similar form and authorize Chair or Vice Chair to sign.

Motion carried 5 to 0.

Yes – Mikell, Green, Idsardi, Gill, and Tucker

No – None

Absent - Cherry

10. Mancini Brands, LLC - Lease/Purchase Agreement:

Chief Operating Officer Sarah Evers reported that Mancini experienced significant delays following the last hurricane, which forced them to shut down operations for a period of time. To address this, a proposal has been made to transition to a seven-year triple net lease that would complete the remaining time on their current lease. The new lease will include a personal guarantee as well as an option to purchase, consistent with the standard terms of either the greater of the IDA's total investment or the appraised value at the time of purchase. No job creation credits are included in this agreement.

The lease terms would increase monthly rent from \$13,000 to approximately \$14,000 with a 3.5% annual escalation and require payment of taxes and insurance. Back due rent will be captured and amortized over an eighty four-month period. A prepayment of 2026 taxes and insurance and 1.5% of invoiced back due rent calculated at \$107,007.15 will be paid by the tenant and payment shall be made within 6 months of the lease commencement date. If the tenant exercises the purchase option, any remaining back due rent, would be due in a lump sum payment at closing.

Board Member Chris Idsardi recognized that this lease is the new lease agreement format that captures insurances and taxes.

Alan Mancini shared that Mancini was unable to manufacture for five months due to the hurricanes but continued paying all employees during that time. He noted they are currently in talks with a national pickle company and another company about relocating to their facility, which could add another 150 jobs. He expressed his appreciation for the board's consideration.

Motion by Board Member Idsardi and second by Board Member Tucker to approve the lease/purchase agreements between the Hardee County Industrial Development Authority and Mancini Brands, LLC, as presented or in substantially similar form, and authorize Chair or Vice Chair to sign.

Motion carried 5 to 0.

Yes – Mikell, Green, Idsardi, Gill, and Tucker

No – None

Absent - Cherry

11. RFQ (Request for Quote) for Insurance Services:

Chief Administrative Officer Kystin Chapman, reported the board previously approved an RFQ for insurance services. Historically, we have requested quotes from local insurance agencies as we purchased or completed construction on

properties. This often resulted in multiple policies with different renewal dates throughout the year, which we felt created unnecessary risk.

Based on your recommendation, we solicited responses to the RFQ and received one proposal from Brown & Brown. Their proposal addressed the scope of services, including presentations to the IDA board and risk assessments to ensure our properties are properly protected. Our selection committee reviewed and ranked the proposal and was comfortable with the recommendation, particularly the benefit of having a single renewal date for all properties. If you approve the committee's recommendation, we will move forward with finalizing the contract.

Motion by Board Member Tucker and second by Board Member Idsardi to accept the evaluation committee's recommendation for Insurance Services and authorize staff to negotiate a contract.

Motion carried 5 to 0.

Yes – Mikell, Green, Idsardi, Gill, and Tucker

No – None

Absent - Cherry

12. 2025-2026 Budget – Resolution 2025-18 - Second Presentation:

Chief Administrative Officer Kystin Chapman began with the EDC budget, minor changes were made, including an increase for health insurance based on updated quotes and the addition of employee training. Meals and business development were increased by \$250 to better reflect actual spending. Mrs. Krystin Chapman then reviewed the South Ft. Meade General Fund budget, noting that no changes were made since last month aside from correcting minor grammatical errors. The South Ft. Meade Special Revenue Fund also remains unchanged; these are non-recurring funds from the original LDA, and the goal is to complete projects under budget with an anticipated \$3.7 million carryforward available for future funding. Regarding the Ona Mine budget, Mrs. Krystin Chapman reported that outside services for the corridor study were reduced from the original \$64,500 allocation after \$16,500 was spent this year. Funding for Building a Vibrant Community was reduced to \$50,000 based on board feedback, with the remaining funds shifted to future projects. This allows staff to maintain momentum with the Building a Vibrant Community classes while exploring potential downtown investments, such as the alleyway project, with the board retaining authority to approve individual projects as they advance.

Motion by Board Member Tucker and second by Board Member Green to approve the EDC Budget as presented for 2025-2026.

Chair Mikell called for public comments. None given.

Motion carried 5 to 0.

Yes – Mikell, Green, Idsardi, Gill, and Tucker

No – None

Absent - Cherry

Chair Mikell called for a motion to adopt Resolution 2025-18, a resolution related to the adoption of the IDA General Fund, South Ft. Meade Mine Agreement Fund, and the Ona Mine Special Revenue Fund, and authorize Chair or Vice Chair to sign.

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

Chair Mikell called for public comments. None given.

Motion carried 5 to 0.

Yes – Mikell, Green, Idsardi, Gill, and Tucker

No – None

Absent - Cherry

13. Hardee Education Foundation, Inc., Presentation:

Chief Administrative Officer Kystin Chapman reported that, as previously discussed at last month's meeting, the IDA has been allocating \$130,000 per fiscal year under the Ona Mine budget agreement, which expired on June 20, 2025. This amount is not included in the upcoming fiscal year's budget. The board requested that Dr. Crawford provide a presentation on the Education Foundation to give additional information to members before discussing potential future partnerships.

The original funding agreement began in 2018 as part of the Ona Mine LDA, which established a workforce endowment of \$8 million—\$7 million from EDA funds for education and \$1 million contributed by the IDA to complete the endowment. Earnings from the endowment fund programs benefiting Hardee County residents who pursue eligible skilled trade certifications or undergraduate degrees at public or private institutions, provided they maintain residency in Hardee County.

Hardee Education Foundation Executive Director Dr. Teresa Crawford reviewed scholarship details, including current cohorts receiving the Hardee Grow Scholarship and the rubric used for scoring applicants. She also highlighted additional opportunities offered by the Education Foundation, such as the Hardee Grow Innovation Expo, Hall of Fame, Hardee Grow Excellence Award Winners, Battle of the Books, and the New Worlds Reading—Literacy for All initiative. Dr. Crawford further outlined the Foundation's management of other local scholarships and provided a list of projects in which they are actively involved.

Chairman Mikell recommends staff meet with education committee and report back to the board with a recommendation.

14. Board Approval of New CEO Contract:

Chief Executive Officer Denise Grimsley reported that the board granted authority to appoint a selection committee to choose the next CEO. The committee was chaired by Board Member Chris Idsardi and included Board Member Courtney Green and Commissioner Kenny Miller.

Board Member Chris Idsardi reviewed the interview and application process, noting that it was clear the right candidate needed to be someone capable of continuing the work already in progress. Mr. Idsardi announced that the committee will recommend Sarah Evers for the CEO position at The Development Group.

Chief Executive Officer Denise Grimsley then outlined the terms of the at-will contract: a 12-month term, unilateral termination without cause with a 90-day payout provision, and a base salary of \$110,000 with the same benefits package as before. There will be no car allowance, but reimbursement for travel expenses will be provided. She also reviewed Section 5 and the general standard provisions of the agreement.

Chief Operating Officer Sarah Evers expressed her appreciation for Mrs. Denise Grimsley and her leadership and vision. Mrs. Evers also thanked the board for their guidance and support of the staff. She extended her gratitude to the entire team and expressed appreciation for the opportunity to serve.

Motion by Board Member Idsardi and second by Board Member Tucker to approve new CEO Contract and authorize Chair or Vice Chair to sign.

Motion carried 5 to 0.

Yes – Mikell, Green, Idsardi, Gill, and Tucker

No – None

Absent - Cherry

15. Board Approval of Consulting Agreement with Denise Grimsley:

Chief Executive Officer Denise Grimsley reported on her one-year consulting agreement, which includes a 30-day termination notice by either party. Initially proposed as a \$1,500 monthly salary, the agreement has been revised to an hourly rate, based on feedback, and will be used on an as-needed basis. The consulting work will focus on unfinished projects in healthcare, senior housing, and mental health facilities, as well as creating a plan to recruit local professionals. Mrs. Denise Grimsley will also remain engaged in the 2026 legislative session, the FREDA Association, Rural County Days, and the EDC. Ms. Denise Grimsley concluded with personal remarks, reflecting on her time as CEO of The Development Group and the growth and dedication of the staff.

Motion by Board Member Tucker and second by Board Member Idsardi to approve consulting agreement with Denise Grimsley and authorize Chair or Vice Chair to sign.

Motion carried 5 to 0.

Yes – Mikell, Green, Idsardi, Gill, and Tucker

No – None

Absent - Cherry

Chair Mikell shared remarks honoring Ms. Denise Grimsley for her time at The Development Group, highlighting her vision, mission, and accomplishments during her contract period. He noted that Ms. Denise Grimsley has not exercised her right to a salary increase. Chair Mikell then made a motion to award Ms. Grimsley with a \$6,000 bonus, payable upon her retirement date.

Motion by Chair Mikell and second by Board Member Tucker

Board Member Idsardi asks for clarification if this follows policy and is in the contract.

IDA Board Attorney Tuck confirms this is an available option to the board.

Motion carried 5 to 0.

Yes – Mikell, Green, Idsardi, Gill, and Tucker

No – None

Absent - Cherry

16. Board Member Calli Ward’s Resignation from the Board:

CEO/President Denise Grimsley was notified on August 15, 2025, of Calli Ward's intent to resign from the board, creating a vacancy designated for individuals with a substantial stake in economic development. This seat was originally established by the previous county commissioners. The county commissioners' office has been notified and will be accepting applications to fill the position.

Chair Mikell shares his appreciation to Calli and thanks her for her service for 9 years.

Motion by Board Member Idsardi and second by Board Member Green to accept resignation of Board Member Calli Ward.

Motion carried 5 to 0.

Yes – Mikell, Green, Idsardi, Gill, and Tucker

No – None

Absent - Cherry

17. Election of Board Chair:

Attorney Kaylee Tuck opened the floor for nominations for the 2025-2026 Board Chair.

Board Member Green nominated Board Member Chris Idsardi to serve as Board Chair and seconded by Board Member Tucker.

Motion carried 5 to 0.

Yes – Mikell, Green, Idsardi, Gill, and Tucker

No – None

Absent - Cherry

18. Election of Board Vice Chair:

Attorney Kaylee Tuck opened the floor for nominations for the 2025-2026 Board Vice Chair.

Board Member Tucker nominated Board Member Courtney Green to serve as Board Vice Chair and seconded by Board Member Idsardi.

Motion carried 5 to 0.

Yes – Mikell, Green, Idsardi, Gill, and Tucker

No – None

Absent – Cherry

Attorney Tuck advised the newly elected Chair and Vice Chair positions would be effective October 1, 2025.

6. FINANCIAL REPORT

1. August 2025 Financial Report:

Controller, Lynn Landskroner, presents her financial report and opens for questions or comments from the board.

Chair Mikell called for a motion.

Motion by Board Member Green and second by Board Member Tucker to approve the August Financial Report as presented.

Chair Mikell called for public comments. None given.

Motion carried 5 to 0.

Yes – Mikell, Green, Idsardi, Gill, and Tucker

No – None

Absent - Cherry

7. CHAIR REMARKS

8. ANNOUNCEMENTS/OTHER BUSINESS/PUBLIC COMMENTS

Chair Mikell called for general public comments.

Board Member Chris Idsardi expressed his gratitude to Commissioner Wells for attending the board meeting and commended the staff for their efforts in including county commissioners in briefings with board members prior to the meeting. He emphasized that these efforts help ensure everyone is aligned and working together toward the same goals.

The following person addressed the Board:

Commissioner Tim Wells echoed Chris Idsardi's comments, expressing that he was impressed and very appreciative.

9. ADJOURNMENT

With no further business, the meeting was adjourned at 10:55 a.m.

X

Chris Idsardi
Chair, EDC/IDA



Item Cover Page

ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE: October 9, 2025

SUBMITTED BY: Amy Tubbs, Economic Development Council

ITEM TYPE: Business Agenda - Action Items

AGENDA SECTION: **EXECUTIVE REPORT**

SUBJECT: **Melanie Roberts and Amy Tubbs - October's Executive Report**

SUGGESTED ACTION:



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ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE: October 9, 2025

SUBMITTED BY: Amy Tubbs, Economic Development Council

ITEM TYPE: Business Agenda - Action Items

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: **Jessica Rossi - HWY 17 Corridor Study Update**

SUGGESTED ACTION:

ATTACHMENTS:
[US17_IDAMeeting_20251009.pdf](#)

HARDEE COUNTY



ECONOMIC DEVELOPMENT INITIATIVE



US17 Corridor Presentation
IDA BOARD MEETING

PROJECT GOALS

- Create a vision for the future of the US 17 corridor in Hardee County
- Align land use and transportation strategies with broader community initiatives
- Define key economic development opportunities for the corridor
- Emphasize implementation of stormwater and resiliency, land use and design, transportation, and neighborhood stabilization
- Define prioritized actions that are measurable and achievable

PROJECT STUDY AREA

The Study Area encompasses the municipalities of Bowling Green, Zolfo Springs, Wauchula and the unincorporated community of Gardner. The Study Area was created using parcel-level data to capture where growth and economic activity are most likely to occur along the US 17 corridor.

Fast Facts: Study Area (2025)



24.8
Total Square Miles



8,665
Total Population

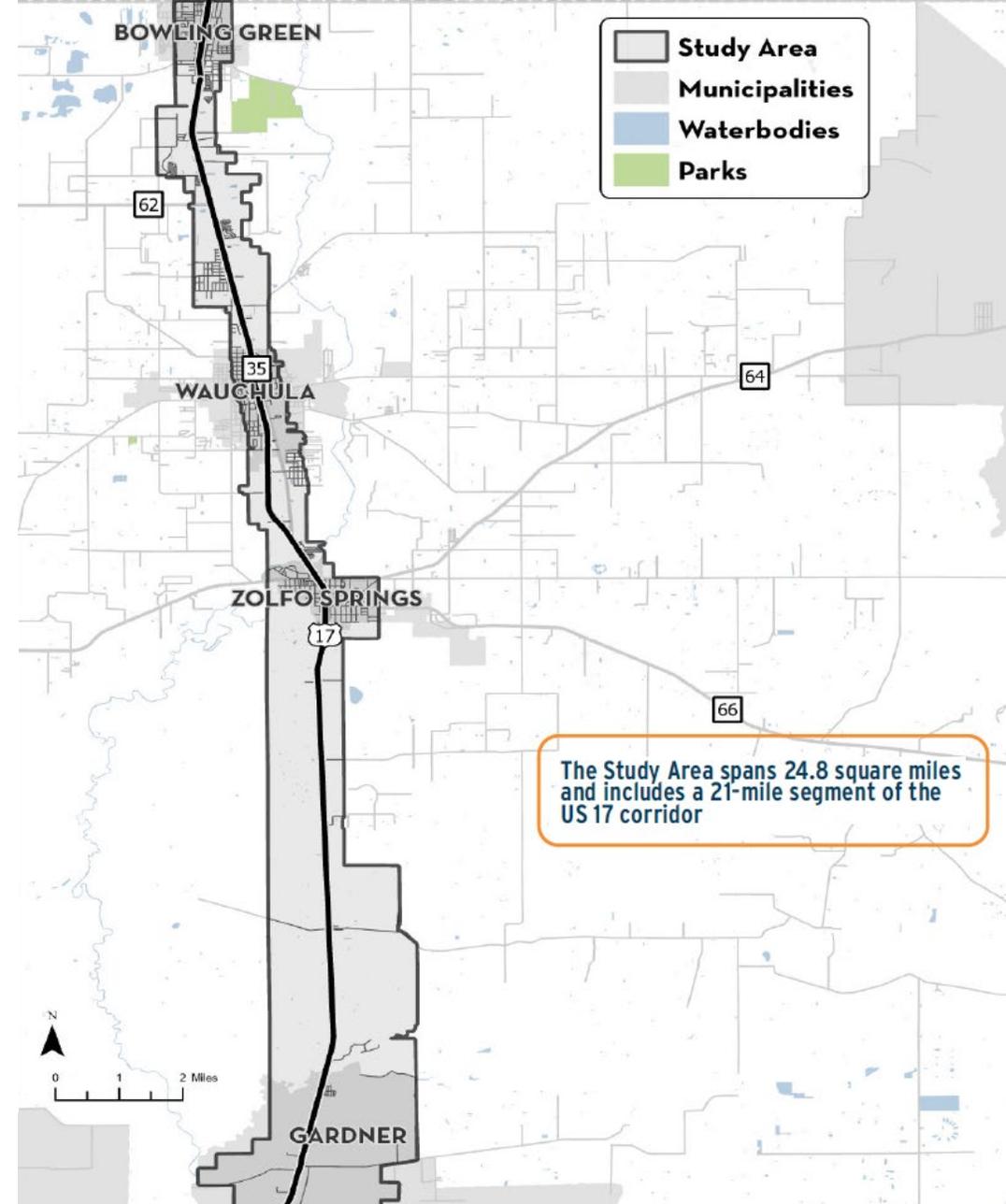
4,009
Total Jobs



\$57,478
Median Household
Income



\$165,678
Median Housing
Value



PROCESS & SCHEDULE



PHASE 1

Discover



PHASE 2

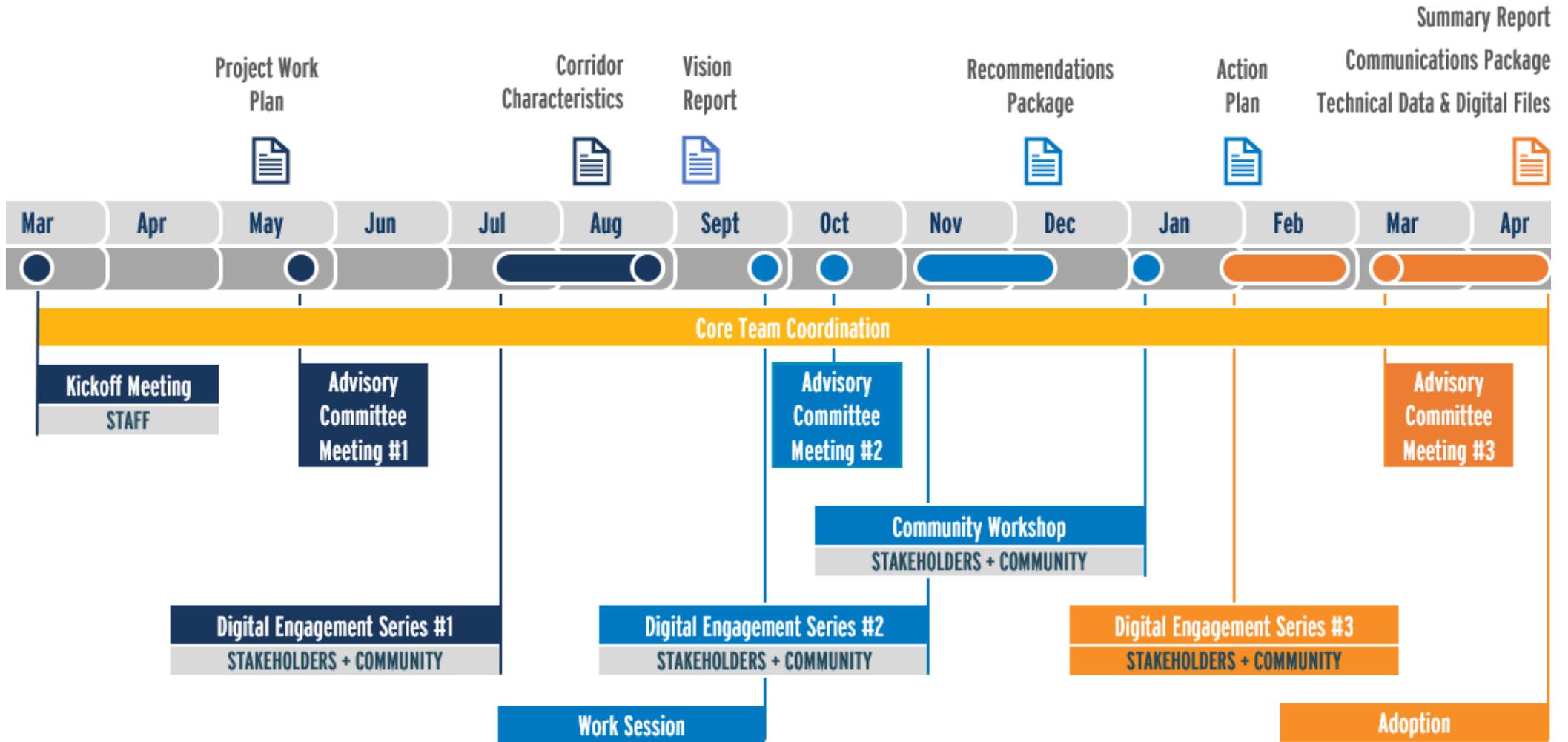
Plan



PHASE 3

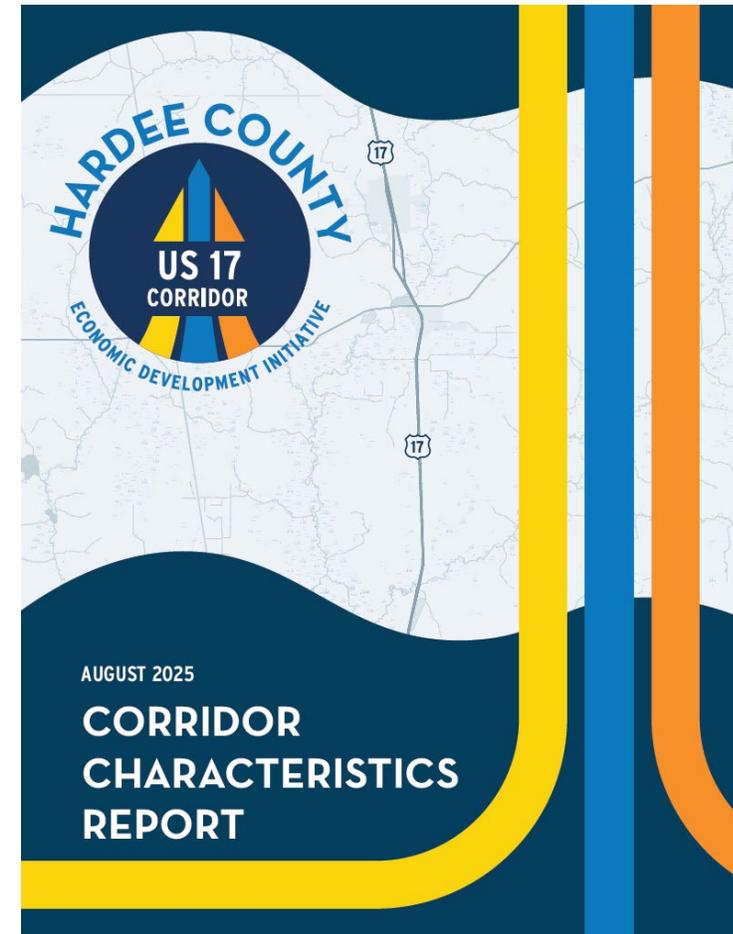
Communicate





COMMUNITY CHARACTERISTICS REPORT

- Existing Plan Review
- Socioeconomic Trends & Projections
- Land Use Screening & Suitability
- Transportation and Mobility Review
- Economic and Housing Review
- Natural and Built Environment Review



COMMUNITY CHARACTERISTICS REPORT

Total Population (2025)

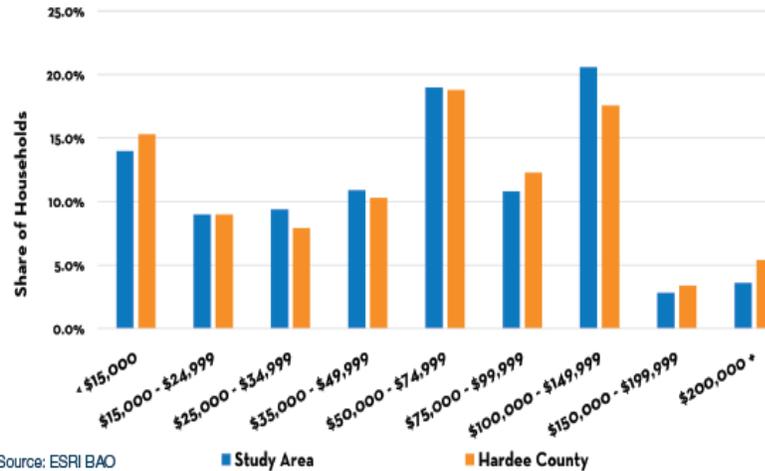
8,665

Study Area

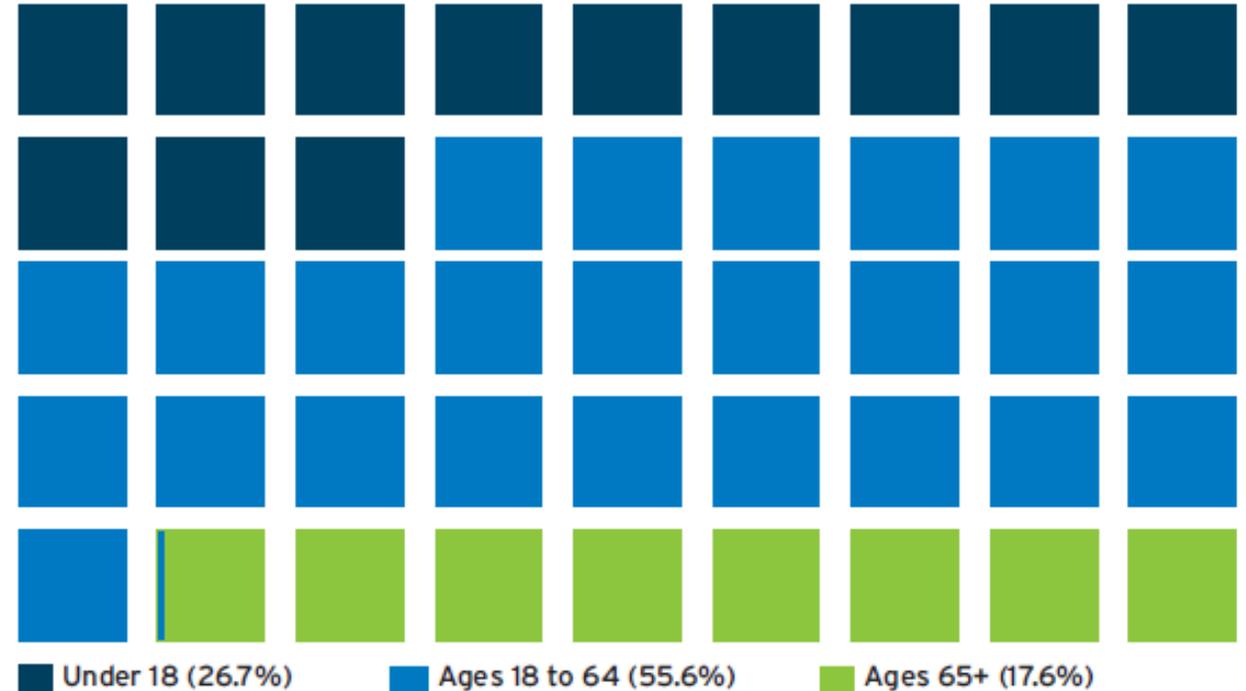
25,184

Hardee County

Income by Households



Population by Age (2025)



43%

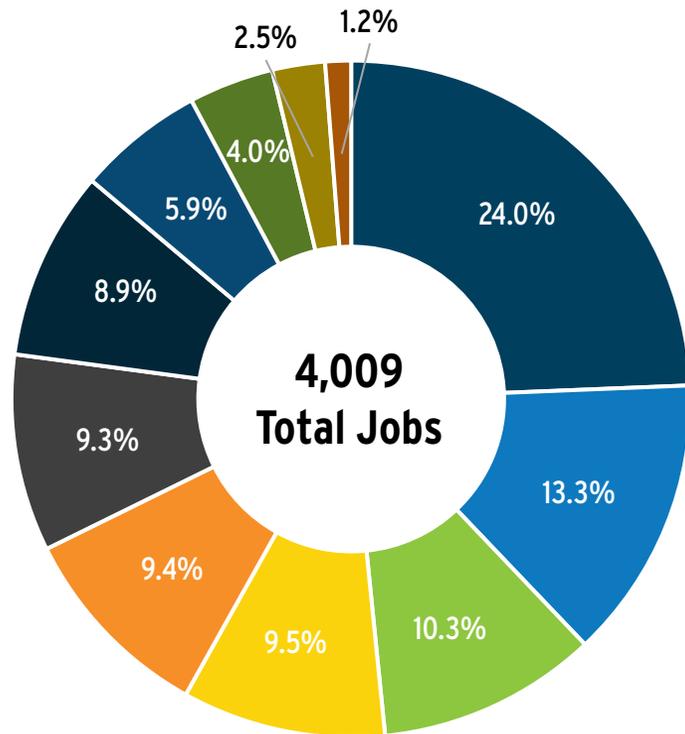
Households earning under \$50,000

\$7,883

Average spent on mortgage and basics

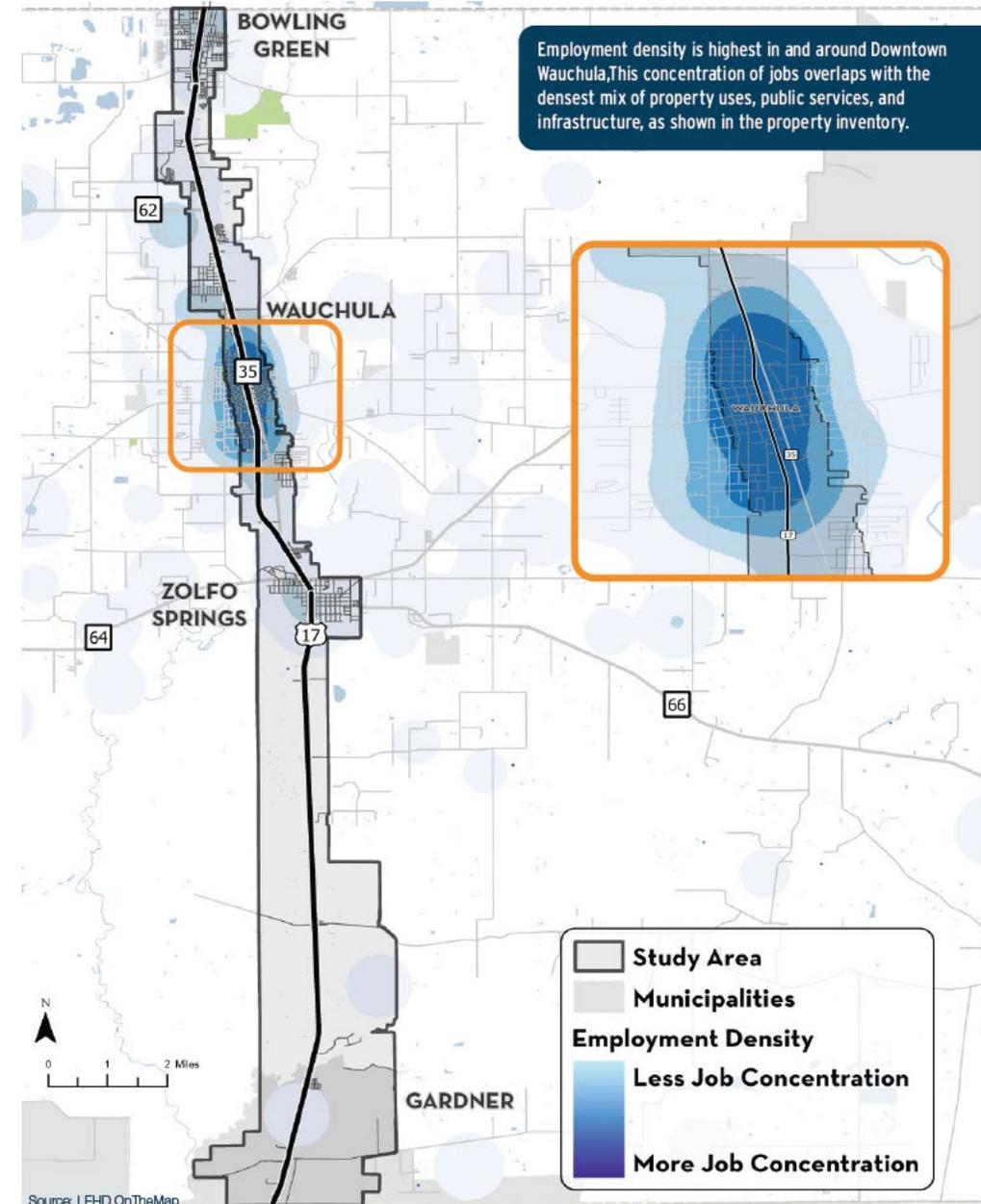
COMMUNITY CHARACTERISTICS REPORT

Employment by Sector (2025)



58% of all jobs in Hardee County

- Education
- Retail Trade
- Leisure & Hospitality
- Public Administration
- Finance & Real Estate
- Natural Resources and Mining
- Healthcare
- Construction
- Professional Services
- Manufacturing
- Wholesale Trade



PUBLIC ENGAGEMENT





Who is involved in the process?

Advisory Committee

Public

Stakeholders

Staff

Elected Officials

Agency Partners

ENGAGEMENT ACTIVITIES

- Project Website
- Digital Engagement Series (3)
- Advisory Committee Meetings (3)
- Updates to Elected Officials (3)
- Community Workshop (1)
- Stakeholder Interviews (3 rounds)
- Pop-Up Events
- Collateral Material



NEXT STEPS



Fall 2025

- Online Engagement Round #1 Ends
- Final Corridor Characteristics Report Released
- Vision Goal and Statements Drafted
- Commissioner/Elected Official Briefings
- Advisory Committee Meeting #2





Item Cover Page

ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE: October 9, 2025

SUBMITTED BY: Amy Tubbs, Economic Development Council

ITEM TYPE: Business Agenda - Action Items

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: **Krystin Chapman - Housing Update**

SUGGESTED ACTION:

ATTACHMENTS:
[Housing_Update_October_2025 \(1\).pdf](#)



Housing Update

October 2025

Housing Study

- Conducted by USF-FIOG
- Completed in 2022
- Identified Housing Shortage



Net Gain of 18 Homes in 7 yrs.



Current Housing Stock Value: \$93k



Avg. Housing Unit = 46 Years Old

- “Stimulate and support new housing and community redevelopment in Hardee County.”
- \$6 Million Economic Payment
 - Bostick Road Development
 - \$800,000 to Extend Water & Wastewater
 - \$48,000 Environmental & Services
 - \$1 Million Budgeted – Gardens at Midtown
 - \$1 Million Budgeted – Multi Purpose Facility
 - **\$3.15 Million** Available for Any Future Projects

Local Developer’s Agreement

OPTION ONE:

Property Purchase Price Reimbursement

The Industrial Development Authority owns the property.

- IDA Sells Property to Developer
 - Sell Property at the Greater of:
 - The IDA's Initial Purchase Price or
 - The Appraised Value at the Time of the Executed PSA
- Enter into a Development Agreement
 - Concurrent to Purchase Contract (PSA)
 - Include Deliverables that Must be Met
 - Examples:
 - Volume Count
 - Timeline
 - Completed Infrastructure
 - Deliverables Determined During Negotiation
- IDA Reimburses Purchase Price at Completion of Development and Satisfaction of Deliverables

OPTION TWO:

Property Purchase Price Reimbursement

Developer owns the property.

- Enter into a Development Agreement
 - Include Deliverables that Must be Met
 - Examples:
 - Volume Count
 - Timeline
 - Completed Infrastructure
 - Deliverables Determined During Negotiation
- IDA Reimburses Purchase Price at Completion of Development and Satisfaction of Deliverables
 - The Lesser of:
 - The Developer's Initial Purchase Price or
 - Appraised Value at the Time of Execution of the Development Agreement
- Potential For Additional Incentives For Historic Properties
 - Historic Preservation vs New Build

OPTION THREE:

Infrastructure Investment

Developer owns the property.

- IDA Funds Infrastructure Up to the Development
 - Infrastructure to be Funded:
 - Water/ Sewer
 - Lift Station
- Developer Assess Cost and Logistics of Needed Infrastructure
 - Will Present Findings to IDA Board
 - Funding for Necessary Infrastructure will be Provided by the IDA to the Municipality or County
- Allows for Opportunity to Seek Grants

Barkdoll Estates

- Land Acquisition: LOI \$600,000
- Lift Station Reimbursement:
\$300,000 - \$400,000

Longwood Ranch

- Land Acquisition: LOI \$248,500

West Main Lofts

- Historic Preservation: \$350,000

- If the IDA funds all projects for the full request, there will be \$1,551,500 available for future requests.
- If the IDA funds projects with LOI (including W. Main Lofts), there will be \$1,951,500

Housing Incentive



Item Cover Page

ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE: October 9, 2025

SUBMITTED BY: Amy Tubbs, Economic Development Council

ITEM TYPE: Business Agenda - Action Items

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: **John Raymond and Sergio Jimenez - Barkdoll Estates Project/Bay Street Residential Project**

ACTION RECOMMENDED - Board's Discretion

SUGGESTED ACTION:

ATTACHMENTS:
[Bay Street Overview_Hardee County_September 11 2025.pdf](#)

Bay Street – Housing Development

Team Overview

Barkdoll Estates Update

Project Overview

Funding Request



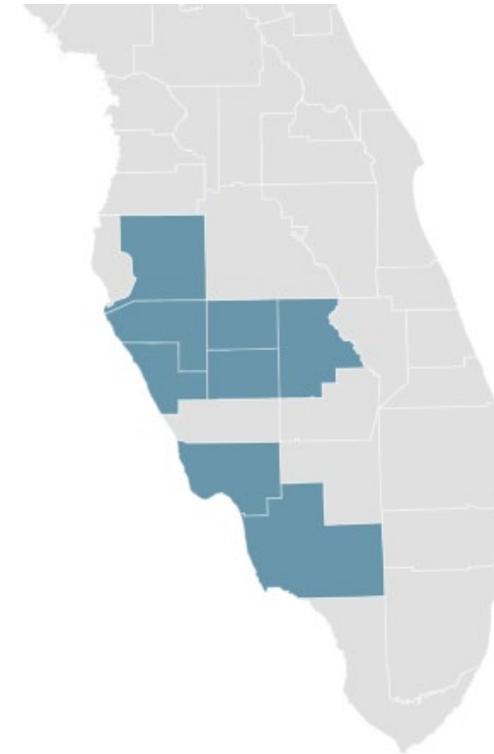
Team Overview

Rhino Construction and Barkdoll Land Development are led by Sergio Jimenez and John Raymond. The companies and their teams are active in Hardee County. In addition, their experience across southwest Florida and the southeastern US allows them to bring best practices to the current and future residences of Hardee County.

Hardee County Resume

- 50+ residential units (For Sale and For Rent) to be delivered in 2025 in Hardee County
- 49 Single Family For Sale Home Lots Created
 - Lots were both self developed and sold to Local and Regional Builders

Active Counties in Southwest Florida





- **Rhino Construction** – Project lead and construction oversight
- **Barkdoll Land Development** – Development coordination
- **Sales and Marketing** – Local and regional builder teams
- **Architectural Design** – Lisette Jimenez has curated various floorplans. We also allow homebuyers to select custom design
- **Interior Design** – Lisette Jimenez oversees Buyer design selection

Barkdoll Estates – Current Status

- Deed Restrictions recorded on all 57-acres
 - No Multi-Family
 - H2A Prohibited
 - Mobile Homes Prohibited
 - Design Approval Required
 - Driveways Required
- 19 Single Family Home Lots Developed
- 11 Single Family Homes built and sold (1 more under construction)
- Civil Engineering Design is Complete
- Traffic Impact Analysis Complete
- Preliminary Pricing Complete
- \$600,000 LOI from the IDA
- Regional Lift Station Planning in Process



Project Overview – Current Status

- Closed on 15.34 Acres (Phase 1)
- Deed Restrictions to be recorded with Home Builder
- Land is Zoned R-3
- Phase 1: For Sale Single Family Homes and Townhomes
 - Up to 42 Single-Family Homes
 - Under Contract with Regional Homebuilder
 - Representative Photos included.
 - Builder has 3-, 4-, and 5-bedroom footprints
 - Prices range from the mid \$200's to \$400's
 - Up to 16 Townhomes
 - Utility and Sidewalk extension down 1st Avenue
 - Dedicated Land to the City of Wauchula
- Site Plan Approval Set for September 15th Planning and Zoning Board Meeting

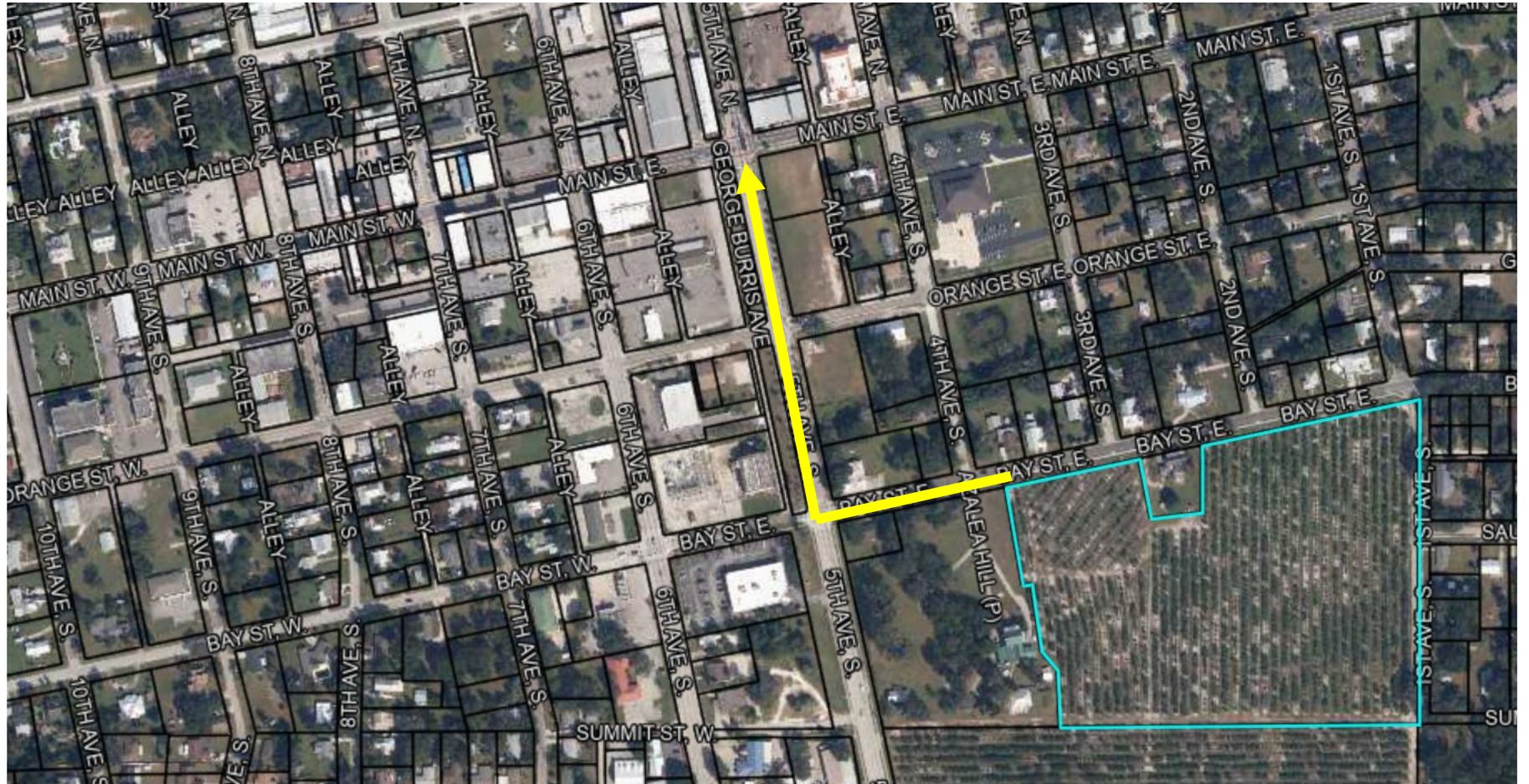


Project Overview – City and CRA Collaboration

- Deeded Area in Blue to the City of Wauchula (34' x ~810')
- CRA Contributions:
 - Install new sidewalk on the west side of First Avenue for benefit of the surrounding neighborhood.
 - Install new fire hydrants and waterlines on the west side of First Avenue to service the project and surrounding community
 - Extend existing gravity sewer line on First Avenue north to Bay Street.

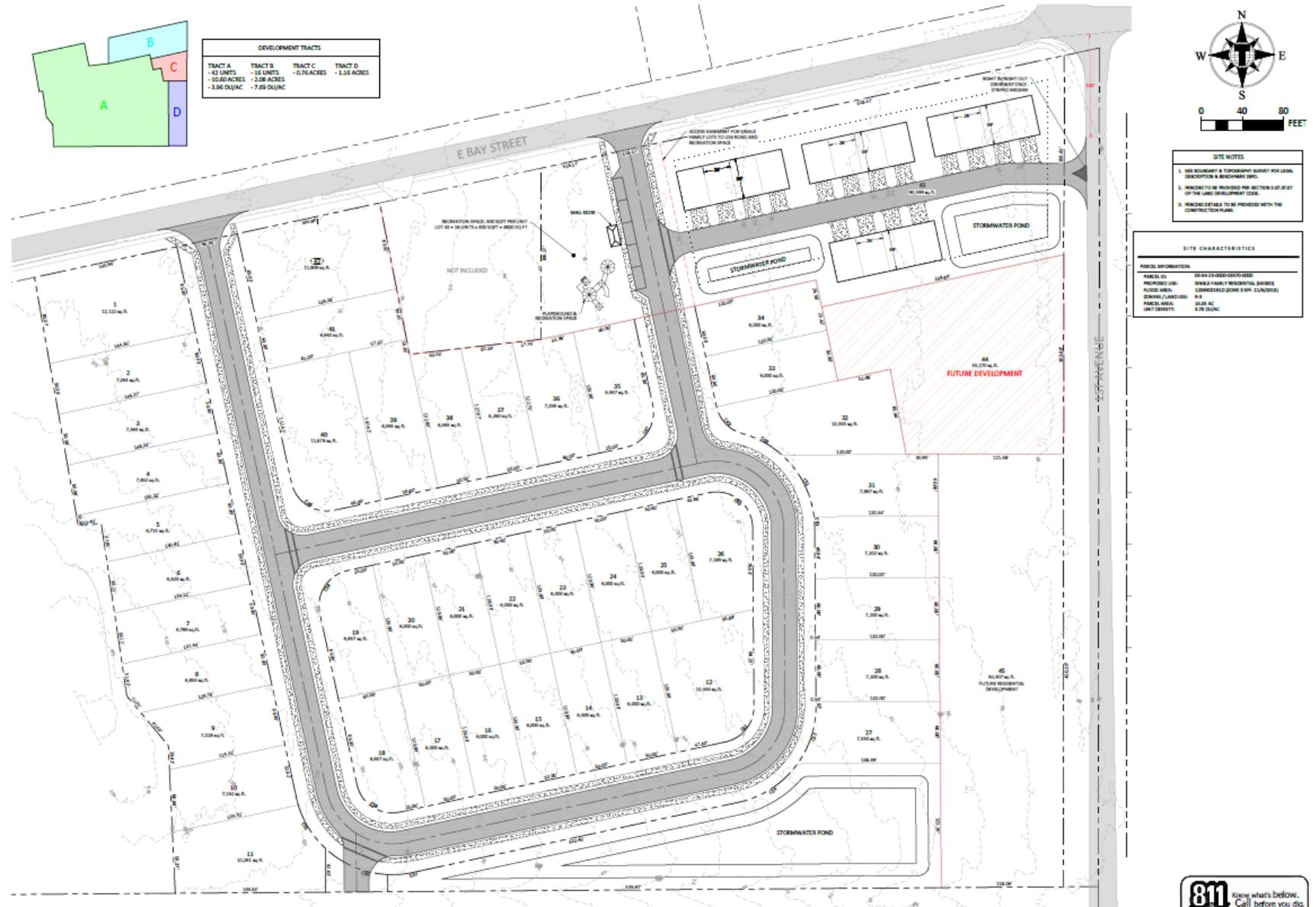


Bay Street: Location – Two Blocks from Downtown



Bay Street

- 15.34 Acres
- ~42 Single Family Homes
- 16 Townhomes
- Land is Zoned R-3.
- Playground
- Sidewalks
- Street front townhomes
- Street Lights



Additional Features

- Bay Street and 1st Avenue
 - Front and rear entry townhomes
- Rear Development
 - ~42 single family homes in Phase 1
 - Extension of city utilities and sidewalks
- All:
 - HOA for continuity and maintenance
 - Local and regional builder partnerships
 - Homes built by Rhino Construction:
 - Hometown Hero Incentives
 - Down Payment Assistance - \$5,000 Seller Credit
 - Townhomes to be both for sale and for rent with restrictions set by the developer



Funding Request and Utilization

-Owner to dedicate all infrastructure and 1st Avenue right-of-way to the city (Complete)

-Barkdoll Estates: formerly return the \$600,000 committed
-On hold pending regional lift station.

-Request \$460,000 for land reimbursement
-Project will utilize gravity sewer to avoid lift station expense

~42 For Sale Single Family Homes
-16 Townhomes
-Construction to begin Q1 2026

Appendix

Hardee County Resume

Name	County	City	State	Project Type	Building Type	# of Units	Development Cost	Completion Date/Status	Status	Developer
4846 Doyle Parker Ave	Hardee	Bowling Green	FL	For Sale	Single family	1	\$ 247,000.00	2025	Complete	Rhino Construction
499 Bostick Rd.	Hardee	Bowling Green	FL	For Sale	Single family	1	\$ 300,000.00	2025	Complete	Rhino Construction
254 E. Seventh St.	Hardee	Zolfo Springs	FL	For Sale	Single family	1	\$ 263,000.00	2025	Complete	Rhino Construction
4826 Doyle Parker Ave	Hardee	Bowling Green	FL	For Sale	Single family	1	\$ 290,000.00	2025	Complete	Rhino Construction
510 Desoto St.	Hardee	Bowling Green	FL	For Sale	Single family	1	\$ 190,000.00	2022	Complete	Rhino Construction
706 Crosby Ln	Hardee	Wauchula	FL	For Sale	Single family	1	\$ 365,000.00	2022	Complete	Rhino Construction
4723 Chester Ave.	Hardee	Bowling Green	FL	For Sale	Single family	1	\$ 190,000.00	2022	Complete	Rhino Construction
833 Redding St.	Hardee	Zolfo Springs	FL	For Sale	Single family	1	\$ 215,000.00	2022	Complete	Rhino Construction
815 S. 10th Ave.	Hardee	Wauchula	FL	For Sale	Single family	1	\$ 174,000.00	2022	Complete	Rhino Construction
825 Redding St.	Hardee	Zolfo Springs	FL	For Sale	Single family	1	\$ 215,000.00	2022	Complete	Rhino Construction
Casa San Alfonso	Hardee	Zolfo Springs	FL	Affordable	Single family	21	\$ 8,080,739	2023	Complete	Barkdoll Land Development, LLC
2536 Bessie Rd.	Hardee	Wauchula	FL	For Sale	Single family	1	\$ 385,000.00	2023	Complete	Rhino Construction
809 Redding St.	Hardee	Zolfo Springs	FL	For Sale	Single family	2	\$ 345,000.00	2023	Complete	Rhino Construction
4209 Chester Ave.	Hardee	Bowling Green	FL	For Sale	Single family	1	\$ 285,000.00	2023	Complete	Rhino Construction
4303 Chester Ave.	Hardee	Bowling Green	FL	For Sale	Single family	1	\$ 249,000.00	2024	Complete	Rhino Construction
813 Redding St.	Hardee	Zolfo Springs	FL	For Sale	Multifamily	2	\$ 360,500.00	2024	Complete	Rhino Construction
4221 Chester Ave.	Hardee	Bowling Green	FL	For Sale	Single family	1	\$ 245,000.00	2024	Complete	Rhino Construction
4227 Chester Ave.	Hardee	Bowling Green	FL	For Sale	Single family	1	\$ 245,000.00	2024	Complete	Rhino Construction
2853 Barkdoll Rd.	Hardee	Bowling Green	FL	For Sale	Single family	1	\$ 305,000.00	2024	Complete	Rhino Construction
2891 Barkdoll Rd.	Hardee	Bowling Green	FL	For Sale	Single family	1	\$ 315,000.00	2024	Complete	Rhino Construction
2835 Barkdoll Rd.	Hardee	Bowling Green	FL	For Sale	Single family	1	\$ 306,000.00	2024	Complete	Rhino Construction
Wauchula Place	Hardee	Wauchula	FL	Affordable	Multifamily	22	\$ 7,200,000	2025	Complete	Barkdoll Land Development, LLC
Grove at Theater Road	Hardee	Wauchula	FL	Affordable	Multifamily	24	\$ 6,000,000	Proposed	Planning and Permitting	Barkdoll Land Development, LLC
Grove at Theater Road	Hardee	Wauchula	FL	Market	Multifamily	24	\$ 6,000,000	Proposed	Planning and Permitting	Barkdoll Land Development, LLC
Barkdoll Estates	Hardee	Wauchula	FL	Market Rate	Single family	110	\$ 22,000,000	Proposed	Proposed	Barkdoll Land Development, LLC
Bay Street Subdivision	Hardee	Wauchula	FL	Market Rate	Single family	58	\$ 8,400,000	Proposed	Planning and Permitting	Barkdoll Land Development, LLC
Holy Child Villas	Hardee	Bowling Green	FL	Affordable	Single family	25	\$ 8,760,000	Under Construction	Under Construction	Barkdoll Land Development, LLC
1667 Popash Rd.	Hardee	Wauchula	FL	For Sale	Single family	1	\$ 447,000.00	Under Construction	Under Construction	Rhino Construction
2757 Barkdoll Rd.	Hardee	Bowling Green	FL	For Sale	Single family	1	\$ 350,000.00	Under Construction	Under Construction	Rhino Construction
0 Polk Rd.	Hardee	Wauchula	FL	For Sale	Single family	1	\$ 385,000.00	Under Construction	Under Construction	Rhino Construction
4809 Doyle Parker Ave	Hardee	Bowling Green	FL	For Sale	Single family	1	\$ 300,000.00	Under Construction	Under Construction	Rhino Construction
5011 Poplar Ave	Hardee	Bowling Green	FL	For Sale	Single family	1	\$ 260,000.00	Under Construction	Under Construction	Rhino Construction
3446 Poplar St.	Hardee	Zolfo Springs	FL	For Sale	Single family	1	\$ 273,000.00	Under Construction	Under Construction	Rhino Construction
2763 Barkdoll Rd.	Hardee	Bowling Green	FL	For Sale	Single family	1	\$ 307,000.00	Under Construction	Under Construction	Rhino Construction
						# of Projects	# of Units			
						Proposed	1	110		
						Planning and Permitting	3	106		
						Under Construction	8	32		
						Complete	22	65		
						34	313			



Item Cover Page

ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE: October 9, 2025

SUBMITTED BY: Amy Tubbs, Economic Development Council

ITEM TYPE: Business Agenda - Action Items

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: **Krystin Chapman** - West Main Lofts Development Incentives and Deliverables Agreement

ACTION RECOMMENDED - Motion to approve West Main Lofts Development Incentives and Deliverables Agreement between the Hardee Industrial Development Authority and West Main 1923, LLC and authorize Chair or Vice Chair to sign.

SUGGESTED ACTION:

ATTACHMENTS:

[West Main Lofts Development Incentive Agreement.pdf](#)

DEVELOPMENT INCENTIVE AND DELIVERABLES AGREEMENT:
WEST MAIN LOFTS

THIS DEVELOPMENT INCENTIVE AND DELIVERABLES AGREEMENT (the "Agreement") is made and effective as of _____, 2025 (the "Effective Date"), by and between **HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY**, an independent special district and body politic and corporate of the State of Florida ("IDA"), and **WEST MAIN 1923, LLC**, a Florida limited liability company ("Developer").

WITNESSETH:

WHEREAS, the IDA has authorized certain development incentive packages to be available to developers within Hardee County with such incentives being granted at the discretion of the IDA Board of Directors (the "IDA Board"); and

WHEREAS, upon approval of a development incentive, Developer is required to enter into a Development Incentive and Deliverables Agreement to provide for certain deliverables to be met before a developer may receive the requested incentives; and

WHEREAS, on or about August 14, 2025, Developer presented an incentive request to the IDA Board requesting reimbursement for development costs (collectively, the "Development Incentives"); and

WHEREAS, this Agreement outlines the necessary deliverables to be completed by Developer prior to receipt of the Development Incentives.

NOW THEREFORE, in exchange for certain consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned hereby agree as follows:

1. **DEVELOPMENT INCENTIVES.** Developer has requested a total of Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00), such total representing the development costs for the development project known as West Main Lofts.

2. **DELIVERABLES.** To be considered in compliance with this Agreement, Developer shall provide proof, reasonably sufficient to the IDA, that the following deliverables (collectively, the "Deliverables") have been met prior to receipt of the Development Incentives:

i. Written verification and proof satisfactory to the IDA that all improvements have been completed and installed as identified in the conceptual plans provided in Composite Exhibit "A" attached hereto and incorporated herein by reference. Such improvements to include but not be limited to, four apartment units consisting of two bedrooms and one bathroom per unit, and two apartment units consisting of one bedroom and one bathroom per unit; all units having a minimum of 408 square feet and a maximum of 945 square feet. The improvements must be in a substantially similar form, layout, style, and design as the conceptual plans provided in Composite Exhibit "A", and shall be built in accordance with all local, state, and federal regulations. A Certificate of Occupancy applicable to all apartment units and issued by the City

of Wauchula shall be satisfactory proof that such improvements were constructed in accordance with City requirements but shall not serve as exclusive proof that the improvements have been constructed in the same form, layout, style, and design as provided in Composite Exhibit "A".

ii. Complete development approval packages previously provided to the applicable governing authorities.

iii. Traffic impact statements, if not previously provided to applicable governing authorities.

iv. Complete copy of any and all invoices demonstrating the renovation costs of the property.

3. **AGREEMENT AS TO DELIVERABLES.** Upon completion of all Deliverables in Paragraph 2 above, Developer shall submit a letter to the IDA requesting review of the Deliverables for compliance with this Agreement. Upon receipt of the letter, the IDA shall have thirty (30) days to review the Deliverables and determine whether the Deliverables are in compliance with this Agreement. If a determination is made by the IDA that such Deliverables are in compliance with this Agreement, the IDA shall issue a written letter of compliance to the Developer and provide instructions for receipt of the Development Incentives. If a determination is made by the IDA that such Deliverables are not in compliance with this Agreement, the IDA shall issue a letter of noncompliance outlining the reasons for the noncompliance, and the Developer shall have fifteen (15) days to respond to the noncompliance letter in a manner that remedies the noncompliance.

4. **TIMELINE FOR DELIVERABLES.** Developer shall have a total of twelve (12) months from the Building Permit Issuance Date (as hereinafter defined) to receive a letter of compliance from the IDA stating that all Deliverables have been met. The Building Permit Issuance Date shall be defined as the date on which Developer is issued a building permit for the project by the applicable local government jurisdiction. Developer shall provide the IDA with a date-stamped copy of the issued building permit. Performance may be suspended for up to a period of six (6) months by either party in case of Act of God, war, riots, fire, explosion, flood, strike, lockout, injunction, or any cause beyond the control of such party, preventing the performance of this Agreement. If Developer does not receive a letter of compliance within the time period provided herein, the Development Incentives will be considered forfeited, and Developer must submit a new request to the IDA Board for consideration.

5. **INCENTIVES DISCRETIONARY.** Developer understands and agrees that the Development Incentives are being offered to Developer upon request and as an incentive for providing high quality housing developments in Hardee County. Approval and grant of the Development Incentives are solely the discretion of the IDA Board. The IDA and the IDA Board are in no way obligated to provide such Development Incentives prior to the adoption and full execution of this Agreement upon which all provisions of this Agreement shall be binding upon the parties.

6. **NOTICES.** Any notices provided for in this Agreement shall be in writing to the addresses set forth below and shall be effective (a) upon receipt or refusal if delivered personally; (b) one (1) business day after deposit with a recognized overnight courier; (c) two (2) business days after deposit in the U.S. mail; or (d) one (1) business day after transmission by electronic mail.

If to the IDA:

Hardee County Industrial Development Authority
Attn: Sarah Evers
107 E. Main Street
Wauchula, FL 33873
Sarah.evers@thedevelopmentgroup.net

If to the Developer:

Travis Maldonado
206 N 6th Avenue
Wauchula, FL 33873
travis@topnotchfl.com

7. **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. Developer shall not have any right to assign its rights under this Agreement without prior written consent of the IDA, in the IDA's sole discretion. Any assignment without such written consent shall be void.

8. **ENTIRE AGREEMENT.** This Agreement contains the entire Agreement between the Parties, 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 this Agreement or any portion hereof, are superseded by this Agreement and are of no force and effect. This Agreement may be amended and modified only by an instrument, in writing, executed by all Parties hereto.

9. **CHOICE OF LAW AND VENUE.** This Agreement shall be deemed a Florida contract and construed according to the laws of such state, regardless of 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. The IDA and the IDA Board do not waive sovereign immunity. The IDA and the IDA Board's liability under and relating to this Agreement, if any, is subject to and limited by Section 768.28, Florida Statutes.

10. **NO WAIVER OF 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 Lease shall inure 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.

11. **WAIVER OF JURY TRIAL.** THE PARTIES 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.

IN WITNESS WHEREOF, the Parties have hereunto set their hand and seal on the date and year first above written.

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

By: _____
Chris Idsardi, Chair

WEST MAIN 1923, LLC, a Florida limited liability company

By: _____

Print Name: _____

Its: _____

ATTEST:

Name: _____

Date: _____

COMPOSITE EXHIBIT "A"

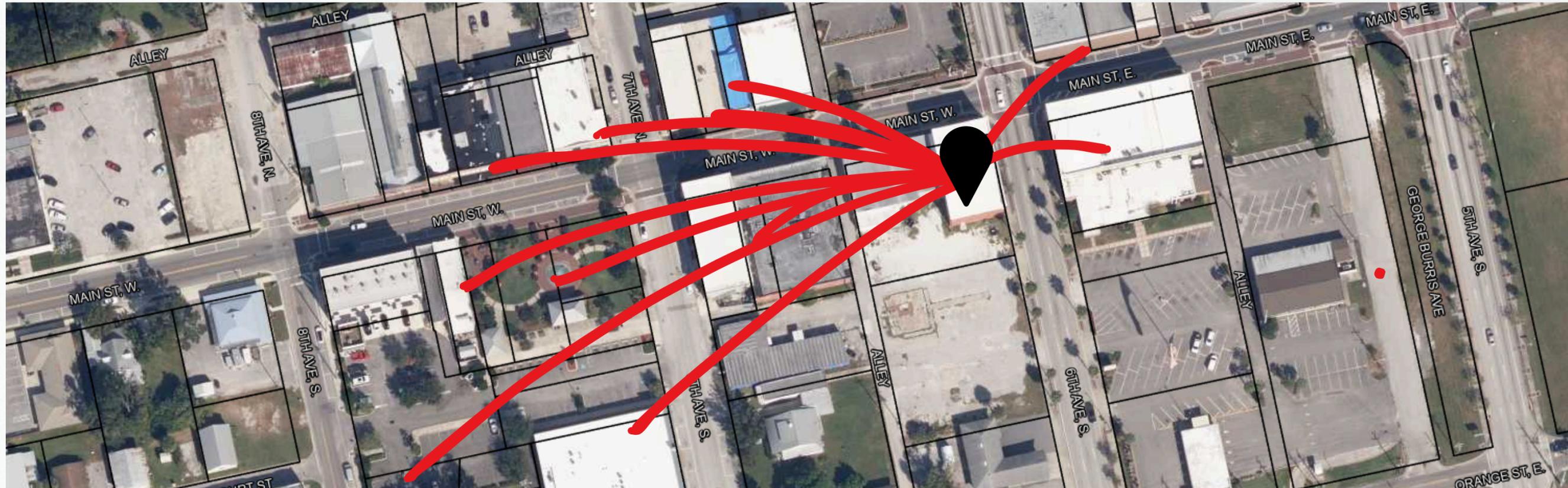


West Main 1923 LLC

WEST MAIN LOFTS



Located in the heart of Downtown...



Walkability to places such as...

- Upcoming Restaurants
- Honey Bear Bakery
- Terra
- Giovanni's
- Heritage Park
- Local Banks
- 111 Main
- Rooted Books & Brew
- Java
- City Utilites



Proposed Mixed-Use Building

This mixed-use building would comprise 6 apartments, with square footage ranging from 408.5 sq. ft. to 942.5 sq. ft.

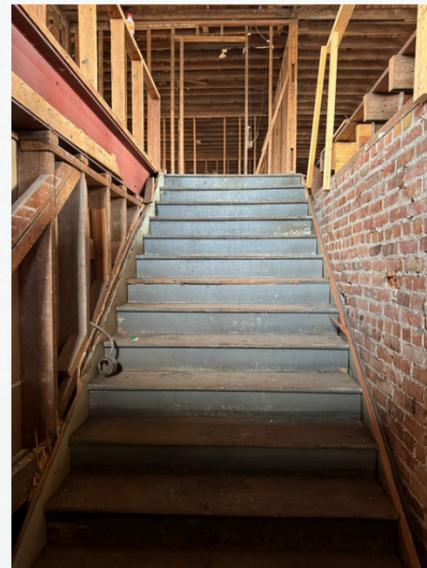
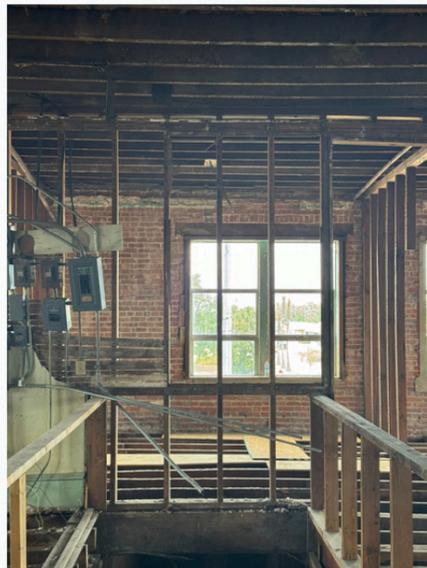
Currently housing two commercial storefronts



4/6 Apartments
2 Bedrooms / 1 Bath

2/6 Apartments
1 Bedroom / 1 Bath

Project Status

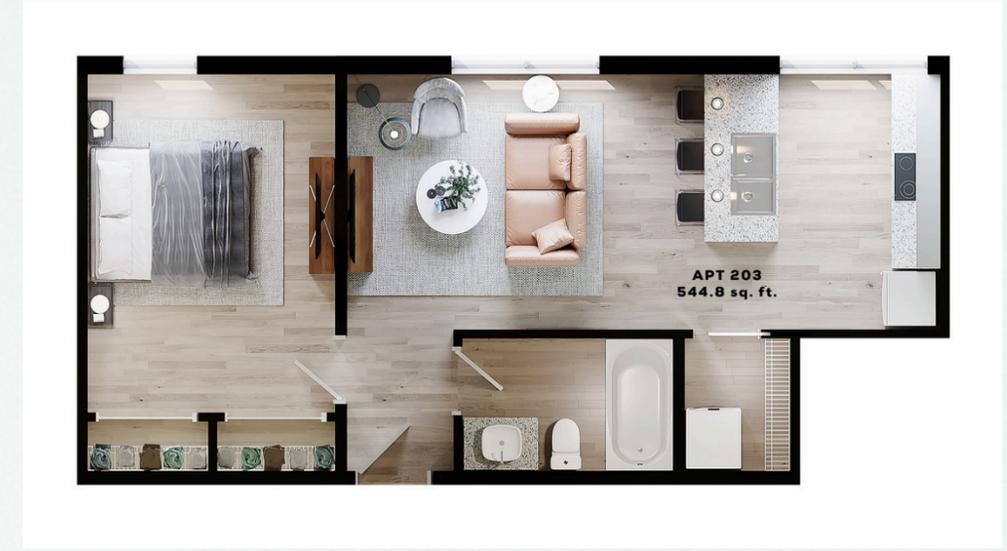


As of now the building has had the old walls and flooring removed. As well as new firewalls separating the first and second floor.

Proposed Layout



Proposed Layout



Economic Impact

Property	Square Footage	Taxes
West Main 1923 LLC	16,900	\$6,326
West Park Place LLC	10,500	\$12,767
Heritage Place	11,000	\$14,965
226 West Main LLC	8,225	\$5,900

If 6 apartments are added to West Main 1923, taxes would increase approximately \$12000 for total of \$51,958 in yearly taxes.

Budget Breakdown

Breakdown

Total Cost: \$1.2 Million

Spent to date: \$150,000

Grant request: \$350,000

Total Budget
\$700,000

Flooring
Drywall
Hardware Finishes
Painting

Engineering / Design
Mechanical
Structural Framing
Fire Sprinkler

Equipment Rental
Windows / Exterior Doors
Permitting
Insulation Sound Barrier

Key Points



Within the area that IDA / Board has targeted for future growth

Fits in IDA's strategic plan

The current shortage in housing is affecting median-income housing

- The biggest need is in multifamily housing, such as apartments and duplexes.

Builder / Owner to assume all major financial risks

<https://www.cityofwauchula.gov/community-redevelopment-agency/pages/downtown-development-projects-summary>



Item Cover Page

ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE: October 9, 2025

SUBMITTED BY: Amy Tubbs, Economic Development Council

ITEM TYPE: Business Agenda - Action Items

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: **Melanie Roberts** - RFP 2025-02 for Public Wi-Fi Infrastructure Design, Engineering, and Installation-Digital Connectivity Grant

ACTION RECOMMENDED - Motion to issue RFP 2025-02 for Public Wi-Fi Infrastructure Design, Engineering, and Installation service.

ACTION RECOMMENDED - Motion to approve the evaluation committee consisting of Sarah Evers, Krystin Chapman, and Lee Mikell.

SUGGESTED ACTION:

ATTACHMENTS:
[Digital Connectivity RFP \(w VC SOS added\).pdf](#)

**HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
REQUEST FOR PROPOSALS #2025-02
PUBLIC WI-FI INFRASTRUCTURE DESIGN, ENGINEERING, AND INSTALLATION**

Hardee County Industrial Development Authority, a body politic and corporate, (“IDA”) together with the Hardee County Economic Development Council, Inc., a not-for-profit organization doing business as The Development Group (“The Development Group”), seeks written sealed responses and proposals from qualified firms or individuals for the design, engineering, and installation of public wi-fi infrastructure and devices in Downtown Wauchula.

Sealed proposals must be received, by mail or hand-delivery, in The Development Group’s office at 107 E. Main Street, Wauchula, Florida 33873 on or prior to:

3:00 p.m. on Monday, November 10, 2025.

Proposals must be placed in a sealed envelope containing the following: “Public Wi-Fi Infrastructure Design, Engineering, and Installation Proposal.” Proposals received after the established deadline will not be opened and will be made available for return in their unopened state or for destruction at respondent’s written instruction. A pre-response meeting will not be held for this RFP.

The Selection Committee shall hold a public meeting for the purpose of evaluating bids and making a recommendation to the Board, such Selection Committee meeting to be held at 11am on November 13, 2025 at The Development Group’s office, 107 E. Main Street, Wauchula, Florida 33873.

Important instructions and specifications regarding responses to this RFP are available upon request, Demand Star and online at thedevelopmentgroup.net. The bid information is located at the bottom of the home page. Failure to follow these instructions could result in disqualification. If, at the IDA’s discretion, it becomes necessary to revise any part of this RFP before the response date, an addendum will be made available online at thedevelopmentgroup.net.

Questions regarding this response must be in writing and must be sent to The Development Group, Attn: Melanie Roberts, 107 E. Main Street, Wauchula, Florida 33873, or at mroberts@thedevelopmentgroup.net. All questions must be received by Thursday, October 30, 2025, prior to 3:00 p.m.

Respondents to this solicitation or persons acting on their behalf may not contact, between the release of the RFP and the end of the 72-hour period following the agency posting the notice of intended award, excluding Saturdays, Sundays, and state holidays, any employee or director of the IDA concerning any aspect of this RFP, except in writing as provided herein. Violation of this provision may be grounds for rejecting a proposal under this RFP and/or any future response.

IDA does not discriminate upon the basis of any individual’s disability status. This non-discrimination policy involves every aspect of IDA’s functions, including one’s access to participation, employment, or treatment in its programs or activities. Anyone requiring reasonable

accommodations as provided for in the Americans with Disabilities Act or Section 286.26 of the Florida Statutes should contact Melanie Roberts, IDA ADA Coordinator at 863-773-3030, by Florida Relay Services 711, or by email at mroberts@thedevelopmentgroup.net. Request for CART or interpreter services should be made at least 24 hours in advance to permit coordination of the service.

A. INTRODUCTION

The Hardee County Industrial Development Authority and The Development Group seeks the submittal of proposals from qualified individuals, firms, or entities who are interested in providing design, engineering, and installation support for public wi-fi infrastructure to the IDA and the Hardee County Economic Development Council.

The services sought are pursuant to that certain Digital Connectivity Grant Award Agreement as administered by the Florida Department of Commerce. A copy of the awarded grant agreement is available upon request. The selected individual, firm, or entity must be able to meet the identified level of services standards, deliverables, and project completion timelines as provided in the grant award agreement. This project is being supported, in whole or in part, by federal award number CPFFN0205 awarded to the State of Florida by the U.S. Department of the Treasury.

All interested parties must submit the requested information within the time frame provided herein. Proposals shall be prepared with the utmost attention to fair, ethical evaluation standards.

It is the intent of The Development Group to negotiate a contract for the work described. The contract will commence upon execution by the IDA Board and the chosen respondent, and run through October 31, 2026, unless extended. The contract shall provide for project planning at a not to exceed cost of \$13,800.00 and installation at a not to exceed cost of \$377,580.00. The contract shall be terminable without cause upon written notice to the engaged entity/individual/firm by The Development Group.

B. BACKGROUND

The Development Group is committed to enhancing the county's economic strength and long-term viability and vitality, and to leveraging Hardee County's natural strengths, including the availability of large tracts of developable land, the region's cherished quality of life, and Hardee County's superb natural beauty and environmental resources. In partnership with local business leaders, elected officials, and the state's economic development network, the IDA has been actively engaged in strategic economic development activities for several decades. The Development Group employs a full slate of economic development professionals and has a strong track record of successful economic development projects.

In addition to the appeal of its natural amenities, Hardee County has many other assets. It is ideally located within southwest Florida's major transportation corridors, including proximity to the Port of Tampa and Port of Manatee.

The Development Group staff recently concluded strategic planning sessions and will be doing business with a mission of ‘inspiring economic growth.’ The vision of the organization is to build ‘a strong community of integrity where people want to be.’ The Development Group has elevated the level of professionalism and services with the value of being engaged, innovative leaders that are purposeful.

C. SCOPE OF SERVICES

This Request for Proposals (RFP) seeks to solicit the services of a qualified entity, firm, or individual for the services as described herein.

The Scope of Services may include but are not limited to the following:

1.1 Site Management

The Awarded Bidder shall coordinate all construction activities requiring storage of materials, equipment, heavy equipment, housing, and site modification for the storage of any materials and/or equipment with the City and Fair Board in coordination with the IDA.

The Awarded Bidder shall be responsible for any site modification required to accommodate the equipment proposed for the Project. Restoration of any part of the site impacted, other than what is approved as a permanent improvement to the site, shall be the responsibility of the Awarded Bidder.

1.2 Permitting and Documentation

The Awarded Bidder shall be responsible for all local, state, and/or federal construction permits, inspections, fees, documentation, FCC/FAA filings, etc. associated with the installation and construction of public wireless internet infrastructure. The Awarded Bidder shall prepare all documents, required forms, submittals, and exhibits required to obtain the necessary approval and permits.

1.3 Site Clean-up and Debris Removal

The Awarded Bidder shall be responsible for and shall oversee the cleanup and the daily removal of all rubbish and construction debris from the work site.

1.4 Public Wi-Fi Network General Requirements

The Awarded Bidder shall be responsible for providing all necessary planning, equipment, and appurtenances to provide for an operationally ready public Wi-Fi network within the boundaries of the project. Proposals should note estimated Wi-Fi coverage range once the system is activated.

All work shall be performed in accordance with good engineering and construction practices and comply with all local, State, and Federal codes, rules, and ordinances.

1.5 Testing and Reports

The Awarded Bidder shall be responsible for any required geotechnical and environmental studies, as well as any other federally, state, or local required studies, and produce reports as required.

1.6 Materials

All equipment and materials, except with the expressed written permission of the IDA, shall be new and unused, meet telecommunications industry standards, and, where applicable, be registered with and approved by the Federal Communications Commission and the Federal Aviation Administration.

D. SUBMITTAL

Proposals should be prepared simply and economically, providing a straightforward, concise description of the respondent's ability to meet the requirements of the RFP. Respondents shall furnish all information requested on any response forms attached to this RFP. If there is not enough space on the applicable form, additional sheets may be attached. Proposals must be typed or printed in ink and contain an original signature of an individual authorized to bind the respondent. Submit one (1) original and three (3) copies of all required forms and data, and one (1) exact digitized copy in exact order of proposal on a USB drive.

All Proposals should include at least the following information:

1. Transmittal Letter: Indicating the respondent understands the scope of services and includes respondent's contact information, including business name, authorized representative, telephone number, email address, and physical/ mailing address. An authorized representative of the respondent must sign.
2. Work Plan: Written narrative describing the manner in which the respondent is qualified to execute the Scope of Services. Include an overview of how the entity will work with The Development Group.
3. Experience: Describe the team's scope and breadth of experience with regard to all facets of design, engineering, and installation of wi-fi, communication, information technology, or other digital connectivity services, with particular emphasis on any work with governmental entities. If desired, provide a case study for a client in a similar segment.
4. Qualifications: Describe, in sufficient detail, the qualifications and experience of any and all members included in the proposed team, including names of individuals proposed to satisfy the Services and their capacity, special technical capabilities, and expertise of the firm and individuals who will perform the Services, including an organization chart. Please indicate the involvement level of senior and junior staff members, including frequency of senior staff participation. Indicate the number of full-time employees/consultants.
5. Budget: Submit a proposed budget for the scope of services described herein, with particular attention to respondent's ability and confidence to work within the "not to exceed" amounts provided.
6. References: Description of prior experience and examples of the same or similar services and list of references (including telephone numbers) that may be contacted.

7. Proof of Insurance: Proof of current Commercial General Liability Insurance with minimum coverage limits of \$1,000,000 per occurrence, \$2,000,000 aggregate. Proof of Workers Compensation in at least the limits required by law. The negotiated contract will contain additional insurance requirements with which the contractor must comply.
8. Authorized Signature: An authorized representative of the respondent must sign and complete the response. Proof of authorization for the representative to bind the respondent may be required.

E. SELECTION AND EVALUATION PROCEDURES

IDA shall be the sole judge of its own best interest, the submission, and the resulting contract. In all instances, the IDA's decision shall be final. The selection decision shall be open to the public. The IDA is not obligated to award a contract and may decide to reject all responses.

Proposals will be reviewed by an evaluation committee, and the respondents will be scored based upon the RFP Evaluation Criteria below. Each evaluation committee member shall perform the member's own independent scoring for each respondent. The scores will be tallied, and the committee will make a recommendation to the Board of the IDA for award based on the highest-ranking respondent. In the event the successful respondent does not execute a contract within 30 days after the selection, the IDA reserves the right to award the contract to the next most qualified respondent.

Respondents will be evaluated based on the following RFP Evaluation Criteria:

1. Transmittal letter. (5 points)
2. Experience. Overall depth and breadth of experience and expertise in the realm of development, most specifically in those areas most often encountered in local government economic development (20 points)
3. Qualifications. Include individual team member qualifications. (25 points)
4. Work Plan (25 points)
5. Budget (15 points)
6. References/Proof of Insurance (5 points)
7. Local Preference (5 points)

Criteria for Evaluation	Maximum Possible Points	SCORE
Transmittal Letter	5	
Experience	20	
Qualifications	25	
Work Plan	25	
Budget	15	
References/Proof of Insurance	5	
Local Preference	5	
TOTAL	100	

F. GENERAL CONDITIONS

1. Hardee County Industrial Development Authority is an industrial development authority created pursuant to Chapter 159, Florida Statutes and authorized pursuant to resolution of the Hardee County Board of County Commissioners. The IDA is a public instrumentality for the purposes of industrial development, and the exercise of the powers conferred upon it by law are deemed and held to be the performance of an essential public purpose and function.

2. The Hardee County Economic Development Council, Inc., d/b/a The Development Group, is a private, not for profit corporation whose staff perform administrative functions for the IDA. The IDA and The Development Group operate under direction of a common Board of Directors.

3. This RFP provides guidelines for the submission of responses to the solicitation by the IDA for respondents to provide the services set forth herein. For purposes of this RFP, a “respondent” or “proposer” is an organization, firm, or other person or entity submitting a response/proposal to this RFP and “contractor” is the respondent that is awarded a contract under this RFP.

4. Respondents shall make no distribution of any part of their response beyond that made to the IDA. A respondent who shares information contained in their response with competing respondents may be subject to disqualification.

5. IDA reserves the right to accept or reject any or all responses or any parts thereof, and the award, if an award is made, will be made to the most responsive and responsible proposer whose bid and qualifications indicate that the award will be in the best interest of IDA. IDA reserves the right to waive irregularities or any informality in the response.

6. A respondent may withdraw its response by notifying IDA in writing at any time prior to the opening. Respondents may withdraw their submissions in person, or by an authorized representative. Respondents and authorized representatives must provide the letter of withdrawal, picture identification, proof of authorization (in the case of authorized representatives) and provide IDA with a signed receipt for return of the proposal. Proposals, once opened, become the property

of the IDA and will not be returned to the respondent. Proposals, once opened, become “public records” and are subject to public disclosure in accordance with Chapter 119, Florida Statutes.

7. IDA anticipates entering into a contract with the respondent who submits the response judged by the IDA to be most advantageous to the IDA. IDA anticipates awarding a single contract to the sole respondent chosen but reserves the right to award this RFP in any fashion, in its sole determination, which it deems to be in the best interest of the IDA. By submission of a proposal, each respondent understands that this RFP does not constitute an agreement or a contract with the IDA. No contract or agreement is binding until the submission is reviewed and accepted by the IDA Board and executed by all parties. IDA reserves the right to award any contract to the next most qualified respondent if the successful respondent does not execute a contract within 30 days after the selection.

8. The failure or omission of any respondent to examine any form, instrument, site, or document shall in no way relieve any respondent from any obligation in respect to his/her response. The requirements applicable for the services sought under this RFP should be considered in full when respondent is compiling a response, including the terms and conditions of the contract attached to this RFP which will be entered into with the contractor. The contractor shall maintain insurance coverage reflecting the minimum amounts and conditions as required by the IDA. IDA reserves the right to cancel any contract under this RFP without cause by giving no more than 30 days written notice to the contractor. The initial term of the contract shall be for a term of two years, subject to renewal or extension by the IDA.

9. Neither the IDA nor its directors, agents, employees, or representatives shall be liable for any expenses incurred in connection with the preparation of a proposal for this RFP. Respondents should prepare their submittals simply and economically, providing a straightforward and concise description of the respondent’s ability to meet the requirements of the RFP.

10. IDA recognizes fair and open competition as a basic tenet of public procurement and encourages participation by minority and women business enterprises.

11. Tax exemption certificates for IDA will be furnished upon request.

12. The contractor shall be responsible for acquiring all applicable Federal, State, County, and City licenses and permits and pay local business tax as may be appropriate. IDA does not charge any permit fees for the services contemplated.

13. IDA is a drug free workplace, and its policy regarding substance abuse encompasses alcohol, illegal drugs or other controlled substances. The possession, transfer or sale of any substance at the workplace is expressly prohibited and may be cause for immediate dismissal.

14. *Social, Political, or Ideological Interests, Section 287.05701, Florida Statutes.* The respondent understands that the IDA may not request documentation of or consider a respondent’s social, political, or ideological interests when determining if the respondent is a responsible

proposer. The IDA also may not give preference to a respondent based on the respondent's social, political, or ideological interests.

15. *Public Entity Crime, Section 287.133(3)(a), Florida Statutes.* The respondent certifies, by submission of a response or acceptance of a contract, that neither it nor an affiliate have been placed on the convicted vendor list following conviction for a public entity crime. A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

16. *Discrimination, Section 287.134, Florida Statutes.* The respondent certifies, by submission of a response or acceptance of a contract, that neither it nor an affiliate have been placed on the discriminatory vendor list. An entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity.

17. *Scrutinized Companies, Section 287.135, Florida Statutes.* The respondent certifies, by submission of a response and execution of a contract or contract renewal, that it is not on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List and that it does not have business operations in Cuba or Syria, and that the respondent is not participating in a boycott of Israel. Respondent shall immediately notify IDA if its certification set forth in this paragraph changes at any point during the response process or term of any contract. IDA may terminate any contract if respondent is found to have submitted a false certification or has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or been engaged in business operations in Cuba or Syria or is found to have been placed on the Scrutinized Companies that Boycott Israel List or is engaged in a boycott of Israel.

18. *Foreign Countries of Concern, Section 287.138, Florida Statutes.* The respondent certifies by submission of a response and execution of a contract or contract renewal, that: (1) respondent entity is not owned by the government of a foreign country of concern, (2) the government of a foreign country of concern does not have a controlling interest in the respondent entity, and (3) the respondent entity is not organized under the laws of or have its principal place of business in a foreign country of concern. The IDA may not accept a bid on, a proposal for, or a reply to, or enter into, a contract with an entity which would grant the entity access to an

individual's personal identifying information unless the entity provides the IDA with an affidavit signed by an officer or representative of the entity under penalty of perjury attesting that the entity does not meet any of the criteria described herein. Respondent shall immediately notify IDA if its certification set forth in this paragraph changes at any point during the proposal process or term of any contract. IDA may terminate any contract if respondent is found to have submitted a false certification or has met any of the disqualifying criteria herein.

19. This RFP and any contract entered into under this RFP shall be interpreted under and its performance governed by the laws of the State of Florida. In the event of litigation between the parties, venue shall be in Hardee County, Florida and no other place, and Florida law shall apply.

- End of RFP Terms -

[*RFP Attachments Below*]

**HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY AND
HARDEE COUNTY ECONOMIC DEVELOPMENT COUNCIL, INC.**

**REQUEST FOR PROPOSALS #2025-02
PUBLIC WI-FI INFRASTRUCTURE DESIGN, ENGINEERING, AND INSTALLATION**

RESPONSE FORM

By signing below, I certify that I have read and understand the specifications, conditions, and instructions contained in this Request for Proposals and the following addenda: ____ #1; ____ #2; ____ #3; ____ #4, and certify that I am in a position to authorize and carry out said conditions, specifications, and instructions on behalf of respondent. I further certify to the statements set forth in the RFP as to debarment and suspension, public entity crimes, discrimination, and scrutinized companies. I understand that the bid will be awarded to the most responsive and responsible proposer whose bid and qualifications indicate that the award will be in the best interest of IDA.

Completed documents / information included in this proposal include (*check*):

____ Response Form	____ Qualifications
____ Transmittal Letter	____ References
____ Work Plan	____ Proof of Insurance
____ Experience	____ Budget

COMPANY NAME: _____

ADDRESS: _____

CONTACT PERSON: _____

TELEPHONE _____

NUMBER: _____

EMAIL ADDRESS: _____

AUTHORIZED

SIGNATURE: _____

Print Name: _____

Title: _____

Date of Submittal: _____



Item Cover Page

ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE: October 9, 2025

SUBMITTED BY: Amy Tubbs, Economic Development Council

ITEM TYPE: Business Agenda - Action Items

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: **Melanie Roberts-** Grant Application Updates

SUGGESTED ACTION:



Item Cover Page

ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE: October 9, 2025

SUBMITTED BY: Amy Tubbs, Economic Development Council

ITEM TYPE: Business Agenda - Action Items

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: **Sarah Evers** - First Amendment to Agreement of Purchase and Sale between The Hardee County Industrial Development Authority and S&L Properties Florida, LLC.

ACTION RECOMMNEDED - Motion to approve First Amendment of Purchase and Sale between The Hardee County Industrial Development Authority and S&L Properties Florida, LLC and authorize Chair or Vice Chair to sign.

SUGGESTED ACTION:

ATTACHMENTS:
[Culvers - First Amendment - DRAFT.pdf](#)

FIRST AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

THIS FIRST AMENDMENT TO AGREEMENT OF PURCHASE AND SALE (this “Amendment”) is entered into and effective the _____ day of October, 2025 (the “Effective Date”), by and between HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY, a dependent special district and public body corporate and politic of the State of Florida (the “Seller”), and S & L PROPERTIES FLORIDA LLC, a Wisconsin limited liability company (the “Buyer”) as of the Effective Date.

RECITALS

WHEREAS, Seller and Buyer are parties that certain Agreement of Purchase and Sale dated July 12, 2024 (the “Agreement”) for the Buyer’s purchase of the real property known as more particularly described in the Agreement.

WHEREAS, Seller and Buyer have agreed to amend the Agreement as of the date hereof in accordance with the terms and conditions of this Amendment.

NOW, THEREFORE, in consideration of the mutual covenants, promises and agreements herein contained, for TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and are incorporated herein by this reference.
2. **Terms.** All capitalized terms used but not defined herein shall have the meanings given to them in the Agreement.
3. **Real Property Legal Description.** The parties hereby agree that the Land (as described in this Agreement) shall consist of the real property legally described on Exhibit “A” attached hereto and made part hereto.
4. **Closing Deadline.** The parties hereby agree that the Closing Deadline, as defined in Section 8, is hereby changed to June 30, 2026.
5. **Headings.** The headings used herein are provided for convenience only and are not to be considered in construing this Amendment.
6. **Entire Agreement.** This Amendment represents the entire agreement between the parties with respect to the subject matter hereof. Seller and Buyer agree that there are no collateral or oral agreements or understandings between them with respect to the Property other than the Agreement and this Amendment. This Amendment supersedes all prior negotiations, agreements, letters or other statements with respect to the matters addressed herein.

7. **Binding Effect.** This Amendment shall not be valid and binding on Seller and Buyer unless and until it has been completely executed by and delivered to both parties.

8. **Counterparts; PDF Delivery.** This Amendment may be executed by the parties hereto in separate counterparts, and may be delivered in separate counterparts by electronic (“email”) delivery in “portable document format” (“pdf”), each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same instrument. Delivery of an executed counterpart of the signature page to this Amendment by pdf shall be as effective as delivery of a manually executed counterpart of this Amendment and shall be given full legal effect in accordance with applicable laws.

9. **Confirmation of Agreement.** Except as expressly amended and modified by this Amendment, the Agreement shall otherwise remain unmodified and in full force and effect, and the parties hereto hereby ratify and confirm the same. To the extent of any inconsistency between the Agreement and this Amendment, the terms of this Amendment shall control.

[Signature Page Follows]

The parties hereto have executed and delivered this instrument on the date indicated below.

“BUYER”

S & L PROPERTIES FLORIDA LLC,
a Wisconsin limited liability company

By: FSI, Inc. its Real Estate Manager

By: _____
Jeffrey J. Liegel, CEO

Executed by Buyer
on the _____ day of _____, 2025

“SELLER”

HARDEE COUNTY INDUSTRIAL
DEVELOPMENT AUTHORITY

By: _____
Name: Chris Idsardi
Title: Chair _____

Executed by Seller
on the _____ day of _____, 2025

Exhibit "A"

Legal Description

As Written by SurvTech Solutions:

A parcel of land lying and being in Sections 9 and 10, Township 34 South, Range 25 East, Hardee County, Florida, being more particularly described as follows:

COMMENCE at a point marking the intersection of the North boundary of Lot 34, FOSTERS ADDITION TO WAUCHULA, according to the plat thereof, as recorded in Plat Book 3, Page 3 of the Public Records of Hardee County, Florida and the Easterly right-of-way boundary of 6th Avenue South (State Road No. 35) per Florida Department of Transportation right-of-way Map Section 0601-1044; thence coincident with said Easterly right-of-way boundary, S 12°09'41" E a distance of 205.02 feet to a point coincident with the South right-of-way boundary of Hogan Street, a 60 foot right-of-way, said point being the POINT OF BEGINNING; thence departing said Easterly right-of-way boundary, coincident with said South right-of-way boundary, N 89°39'01" E a distance of 315.13 feet to a point coincident with the Westerly right-of-way boundary of 5th Avenue South (State Road No. 35) per Florida Department of Transportation right-of-way Map Section 06010-2801; thence departing said South right-of-way boundary, coincident with said Westerly right-of-way boundary, S 12°12'05" E a distance of 607.21 feet to a point coincident with the North boundary of the South 291.72 feet of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 10, Township 34 South, Range 25 East, Hardee County, Florida; thence departing said Westerly right-of-way boundary, coincident with said North boundary, S 89°20'22" W a distance of 182.49 feet to a point marking the Southeast corner of the lands described in Instrument Number 202325006250, of the Public Records of Hardee County, Florida; thence departing said North boundary, coincident with the East boundary of said lands, N 05°32'50" W a distance of 149.17 feet to a point marking the Southeast corner of the lands described in Instrument Number 202425005498, of the Public Records of Hardee County, Florida; thence coincident with the East boundary of said lands, N 07°49'58" W a distance of 143.45 feet; thence departing said East boundary, coincident with the North boundary of said lands, S 89°28'56" W a distance of 168.00 feet to a point coincident with the aforementioned Easterly right-of-way boundary of 6th Avenue South, said point being coincident with a non-tangent curve concave to the West, said curve having a radius of 3852.72 feet, a delta angle of 03°22'11" arc being subtended by a chord bearing N 10°31'22" W for a distance of 226.55 feet; thence departing said North boundary, coincident with said Easterly right-of-way boundary and the arc of said curve a distance of 226.59 feet; thence continue coincident with said Easterly right-of-way boundary, N 12°09'41" W a distance of 83.75 feet to the POINT OF BEGINNING.

Containing an area of 144,923.32 square feet, 3.327 acres more or less.



Item Cover Page

ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE: October 9, 2025

SUBMITTED BY: Amy Tubbs, Economic Development Council

ITEM TYPE: Business Agenda - Action Items

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: **Sarah Evers** - Hogan Street Right of Way Extension/Right-of-Way Dedication to the City of Wauchula.

ACTION RECOMMENDED - Motion to Approve conveyance of land to the City of Wauchula and authorize Chair or Vice Chair to execute any documentation necessary to effectuate the conveyance.

SUGGESTED ACTION:

ATTACHMENTS:
[HoganStreetExtension.pdf](#)

This Instrument Prepared by:
Jeanette Flores
GrayRobinson PA
100 E. Kennedy Boulevard Suite 4000
Tampa, Florida 33602

A portion of the following parcel identification folio number:
R 10-34-25-0000-07300-0000

SPECIAL WARRANTY DEED

This Special Warranty Deed, made the ____ day of _____, 2025 by **Hardee County Industrial Development Authority, a dependent special district and body politic and corporate of the State of Florida**, having its place of business at: **107 E Main St. Wauchula, FL 33873**, hereinafter called the “Grantor”, to the **City of Wauchula, a Florida municipal corporation**, hereinafter called the “Grantee.”

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Hardee County, Florida, to wit:

SEE EXHIBIT “A” ATTACHED HERETO

SUBJECT to all easements, restrictions, conditions and other matters of record.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

GRANTOR WILL WARRANT and forever defend the right and title to the above-described real property unto the Grantee against the claims of all persons, claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the the day and year first above written.

Witnesses:

HARDEE COUNTY INDUSTRIAL
DEVELOPMENT AUTHORITY, A
DEPENDENT SPECIAL DISTRICT AND
BODY POLITIC AND CORPORATE OF THE
STATE OF FLORIDA

Witness 1 Signature: _____

By: _____

Print Name: _____

Printed Name: _____

Post Office Address: _____

Title: _____

Witness 2 Signature: _____

Print Name: _____

Post Office Address: _____

STATE OF FLORIDA
COUNTY OF HARDEE

THE FOREGOING INSTRUMENT was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2025, by _____, as _____ of **Hardee County Industrial Development Authority**, as dependent special district and public body corporate and politic 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: _____

Exhibit "A"

Sketch & Description
Hogan Street Right of Way Extension
Right-of-Way Dedication
Sections 9 & 10, Township 34 South, Range 25 East
Hardee County, Florida

Right-of-way Dedication: As Written by SurvTech Solutions

A strip of land being of portion of Lots 12, 13, 14 of Block B, FOSTERS ADDITION TO WAUCHULA, according to the plat thereof, as recorded in Plat Book 3, Page 3, of the Public Records of Hardee County, Florida, and being a portion of Lots 6, 7, 16 and 17, FOSTER'S ADDITION TO THE CITY OF WAUCHULA, as recorded in Plat Book 2, Page 41, of the Public Records of Hardee County, Florida, together with that portion of vacated Hogan Street and those certain alleys vacated per Resolution 2021-03, recorded in Instrument No. 202125003601, of the Public Records of Hardee County, Florida, said strip lying and being in Sections 9 and 10, Township 34 South, Range 25 East, Hardee County, Florida, and being more particularly described as follows:

COMMENCE at a point marking the intersection of the North boundary of Lot 34, FOSTERS ADDITION TO WAUCHULA, Plat Book 3, Page 3 of the Public Records of Hardee County, Florida and the Easterly right-of-way boundary of 6th Avenue South (State Road No. 35) per Florida Department of Transportation right-of-way Map Section 0601-1044; thence coincident with said Easterly right-of-way boundary, S 12°09'41" E a distance of 143.72 feet to the POINT OF BEGINNING; thence departing said Easterly right-of-way boundary, N 89°39'01" E a distance of 315.09 feet to a point coincident with the Westerly right-of-way boundary of 5th Avenue South (State Road No. 35) per Florida Department of Transportation right-of-way Map Section 06010-2801; thence coincident with said Westerly right-of-way boundary, S 12°11'40" E a distance of 61.31 feet; thence departing said Westerly right-of-way boundary, S 89°39'01" W a distance of 315.13 feet to a point coincident with the aforesaid Easterly right-of-way boundary of 6th Avenue South; thence coincident with said Easterly right-of-way boundary, N 12°09'41" W a distance of 61.30 feet to the POINT OF BEGINNING.

Containing an area of 18,906.61 square feet, 0.434 acres, more or less.

Legend

(P1)	Plat Book 3, Page 3 Reference
(P2)	Plat Book 2, Page 41 Reference
(R)	Right-of-way Map Reference
(D)	Deed Reference
PSM	Professional Surveyor and Mapper
Id.	Identification
LB	Licensed Business
OR	Official Records
FT.	Feet
W/	With
No.	Number
FDOT	Florida Department of Transportation

SURVEY NOTES:

- 1.) Paper copies of this survey are not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper. Digital copies are not valid without the digital signature of a Florida Licensed Surveyor and Mapper.
- 2.) The bearing structure for this survey is based on a Florida West State Plane grid bearing of S 12°09'41" E for the Easterly right-of-way boundary of 6th Avenue South.
- 3.) THIS IS NOT A BOUNDARY SURVEY.

Stacy L. Brown P.S.M. No. 6516
SurvTech Solutions, Inc. LB No. 7340

<i>Drafted By: D. DeRoche</i>	<i>Approved By: S. Brown</i>	<i>Last Field Date: N/A</i>	<i>Project No.: 250713</i>	<i>Drawing Name: 250713_SK</i>
<i>Date Drafted: 07/15/25</i>	<i>Date Approved: 07/16/25</i>	<i>Field Book/Page: N/A</i>	<i>Ref. No.: N/A</i>	<i>Revision Date: N/A</i>

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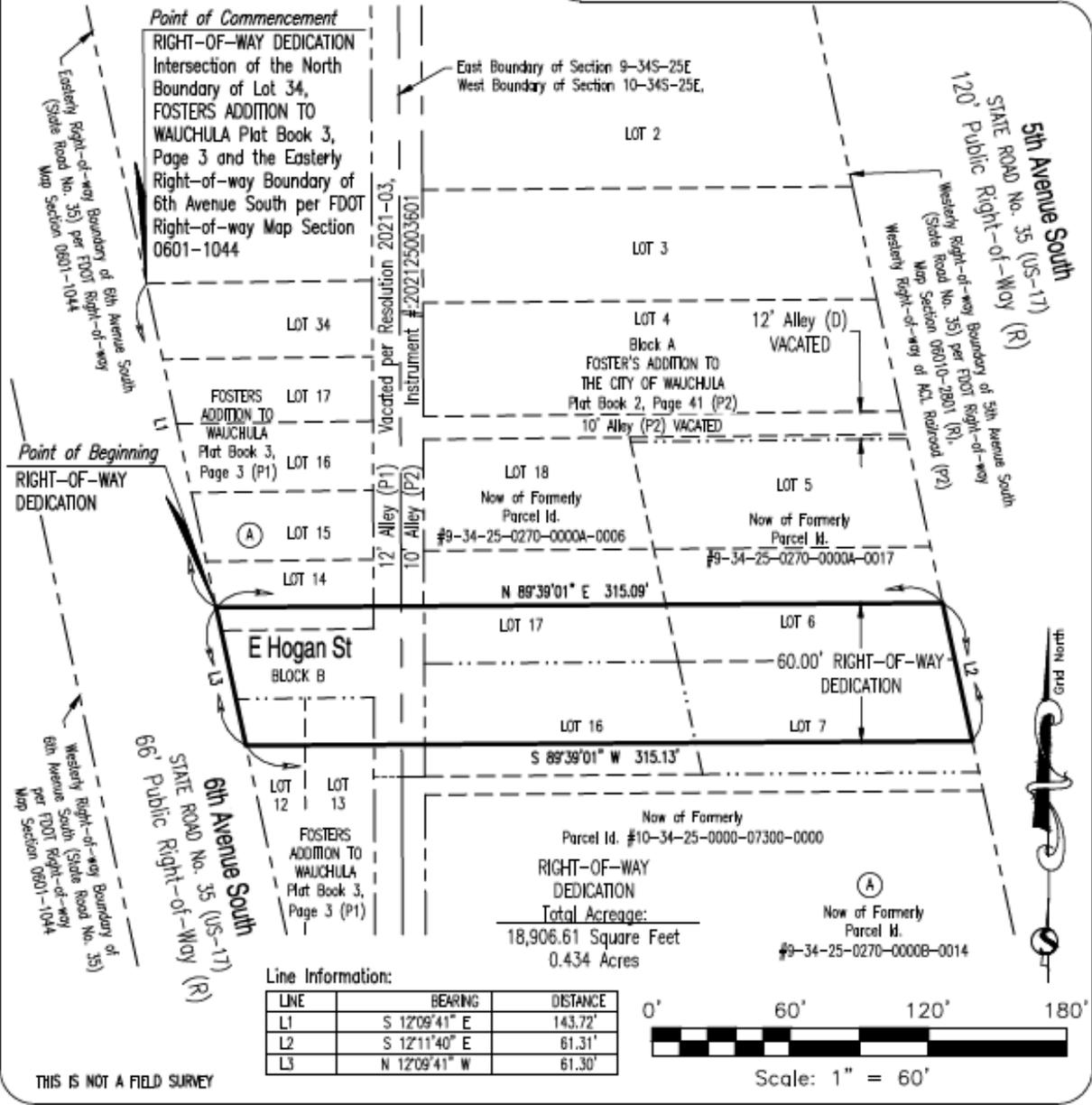
SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS

10220 U.S. Highway 92 East, Tampa, FL 33610
phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

Date Plotted: 7/16/2025 9:33:12 AM By: Stacy Brown

SHEET: 1 OF 2

Sketch & Description
Hogan Street Right of Way Extension
Right-of-Way Dedication
Sections 9 & 10, Township 34 South, Range 25 East
Hardee County, Florida



PROJECT NO.: 250713
 REF. No.: N/A
 LAST FIELD DATE: N/A


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Date Plotted: 7/16/2025 9:33:16 AM By: Stacy Brown
 Drawing Name: 250713_SK
 SHEET: 2 OF 2



Item Cover Page

ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE: October 9, 2025

SUBMITTED BY: Amy Tubbs, Economic Development Council

ITEM TYPE: Business Agenda - Action Items

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: **Sarah Evers** - Purchase Sale Agreement between The Hardee County Industrial Development Authority and GH&G FL, LLC.

ACTION RECOMMENDED: Motion to approve the Purchase Sale Agreement between The Hardee County Industrial Development Authority and GH&G FL, LLC and authorize Chair or Vice Chair to sign.

SUGGESTED ACTION:

ATTACHMENTS:
[CLEAN Contract - Wauchula FL - IDA Final Draft.pdf](#)

**CONTRACT FOR THE PURCHASE
AND SALE OF REAL PROPERTY**

THIS CONTRACT FOR THE PURCHASE AND SALE OF REAL PROPERTY (the "Contract") is made and entered into by and between HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY, a dependent special district and body politic and corporate of the State of Florida ("Seller"), and GH&G Florida, LLC, a Florida Limited Liability Company ("Purchaser"),

W I T N E S S E T H: T H A T

FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) Dollars and other good and valuable considerations, paid by each party to the other, the receipt and sufficiency of which are herewith acknowledged, and in consideration of the mutual covenants contained herein, the parties hereto do hereby agree as follows:

1. **Purchase and Sale.** Subject to and in accordance with the terms and provisions hereof, Seller agrees to sell and Purchaser agrees to purchase that certain property being approximately 0.777 ± acres and comprised of Parcel IDs: 09-34-25-0270-0000A-0006 and 09-34-25-0270-0000B-0014, located at 725 S 6th Avenue in Wauchula, Florida, which real property is more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Premises"); all buildings, structures, improvements, and fixtures, if any, now situated on the Premises; all right, title and interest of the Seller, including any after-acquired title or reversion, in and to the beds of the ways, roads, streets, avenues and alleys adjoining the Premises; all and singular the tenements, hereditaments, easements, appurtenances, licenses, passages, waters, water rights, water courses, riparian rights, other rights, liberties and privileges thereof or in any way now or hereafter appertaining, including homestead or any other claim at law or in equity as well as any after-acquired title, franchise or license and the reversion and reversions, remainder and remainders thereof; and all alley rights, drainage rights and all other rights appertaining to the use or enjoyment of the Premises and improvements located in or upon the Premises; (all of the foregoing property being hereinafter referred to collectively as the "Property"). Seller shall have the right to remove any personal property, furniture, fixtures, and/or equipment from the Property at any time prior to Closing.

2. **Earnest Money.**

(a) Within ten (10) business days following the Contract Date (as said term is hereinafter defined), Purchaser will deliver to Faber Mabe, LLC (the "Escrow Agent"), as escrow agent, the amount of Five Thousand and 00/100ths Dollars (\$5,000.00), said sum, to be held by said Escrow Agent as earnest money (the "Earnest Money"), pursuant to the terms and provisions

of this Contract and the Escrow Agreement attached as Exhibit "B" hereto. The Earnest Money deposit shall be non-refundable to Purchaser upon the expiration of the Due Diligence Period.

(b) If this Contract has not been sooner terminated, then Purchaser shall deliver an additional deposit in the amount of Ten Thousand and 00/100ths Dollars (\$10,000.00) to the Escrow Agent upon the expiration of the Due Diligence Period, which additional deposit shall be deemed to be a part of the Earnest Money for all purposes of this Contract from and after the date that it is delivered to the Escrow Agent. The Earnest Money deposit shall be non-refundable to Purchaser upon the expiration of the Due Diligence Period.

3. **Purchase Price.** The purchase price (the "Purchase Price") for the Property, subject to all adjustment and credits hereinafter provided, shall be Seven Hundred Fifty Thousand and 00/100 Dollars (\$750,000.00), to be paid by wire transfer of readily available funds at Closing inclusive of all Earnest Money paid.

4. **Representations and Warranties.** Seller hereby warrants and represents to Purchaser, and agrees that the following matters are now true and shall be true as of the Closing Date:

(a) That Seller has no actual knowledge, nor has Seller received any notice of, any actual or threatened action, litigation or proceeding (including any condemnation or eminent domain proceedings) by any organization, person, individual, or governmental agency against either Seller or the Property, or with respect thereto, nor does Seller know of any basis for any such action;

(b) That Seller owns and will convey to Purchaser at Closing unencumbered fee simple title to the Property, with title to the Property insurable by a title insurance company designated by Purchaser (the "Title Insurer") in the full amount of the Purchase Price, in the current ALTA form for the state where the Property is located, at standard published rates, free and clear of all restrictions, liens, encumbrances, assessments, leases, options, and other exceptions of every kind and character except for (collectively the "Permitted Exceptions"): (i) all matters recorded and indexed in the real estate records of the County in which the Property is located as of the Contract Date, except for security interests, mortgages, and other monetary liens encumbering the Property, and except for leases and other occupancy agreements encumbering the Property, which monetary liens and occupancy agreements shall not be deemed to be Permitted Exceptions and shall be satisfied or terminated, as the case may be, by Seller at or prior to Closing notwithstanding Purchaser's waiver of the Inspection Contingency (as said term is hereinafter defined), and notwithstanding anything contained in this Contract to the contrary; and (ii) real estate taxes relating to the Property which are liens but not yet due and payable. Purchaser shall, at Purchaser's expense, cause an accurate survey (the "Survey") to be made of the Property by a land surveyor registered in the state where the Property is located of Purchaser's choice, and the legal description of the Property contained in the deed from Seller and insured by Title Insurer shall be based upon and conform to said Survey;

(c) That Seller has received no notice of any disputes concerning the location of the lines and corners of the Property;

(d) That Seller has received no notice of action, contemplated action, or plans: to close any public street adjoining the Premises; to terminate, modify, or change any curb cut or street opening permit, license, approval with respect to vehicular or pedestrian access between the Premises and any adjoining public street; or to erect a median or similar barrier within any public street adjoining the Premises that would restrict or limit access between the Premises and such street; or to change the zoning classification or regulations applicable to the Premises or any adjoining property;

(e) That Seller has received no notice of action, contemplated action, or plans for a moratorium on the issuance of utility, development, or building permits, licenses, or approvals necessary to utilize the Property for commercial purposes, nor is Seller aware of any moratorium or threat of a moratorium on applications to rezone or to seek variances with respect to the Property;

(f) That Seller has received no notice of violations or alleged violations of any governmental rules and/or regulations with reference to the Property, or with reference to public or private easements for utilities which serve and inure to the benefit of the Property;

(g) That Seller has received no notice of and has no knowledge of any Contaminants (as said term is hereinafter defined) that have been deposited, discharged, placed or disposed of at, on, under or near the Premises, nor has any portion of the Premises been used as a landfill or for the disposal, storage, sale, treatment, processing or other handling of any Contaminants. For purposes of this Contract, the term "Contaminants" shall mean pollutants, contaminants, toxic waste and other substances (including but not limited to asbestos and to petroleum and petroleum-based products and related constituents), the removal of which is required or the disposal or use of which is regulated, restricted, prohibited or penalized by any Federal, State, or local law or ordinance applicable to the Premises relating to pollution or protection of the environment, including but not limited to the Comprehensive Environmental Response, Compensation and Liability Act of 1980 and all State laws relating to underground storage tank facilities. In the event contamination is discovered on the property Seller shall automatically grant Purchaser an additional sixty (60) days added to the Due Diligence Period at no cost to Purchaser in order to determine the extent of contamination. In the event the Purchaser's Due Diligence Period has expired and Purchaser elects not to proceed with the purchase due to the discovery of contamination, Seller shall refund to Purchaser the earnest money deposit and any amounts paid to Seller and, or being held in escrow for extension periods. Seller has received no notice that any portion of the Property constitutes "wetlands" as that term is defined by the United States Corp of Engineers or the United States Environmental Protection Agency or is subject to regulation as "wetlands" under any state or local law, rule or regulation;

(h) That to Seller's best knowledge no part of the Property is located in a flood zone as such is identified by Federal, State or local agencies;

(i) That between the Contract Date and the Closing Date, neither the zoning of nor the physical condition of the Property will be changed; and

(j) The Seller has the authority to enter into this Contract and to perform its obligations hereunder.

5. Due Diligence.

(a) Commencing on the Contract Date and continuing until the Closing Date, Purchaser, its agents and representatives, shall have the right to enter upon the Premises for the purpose of examining, inspecting, testing, and surveying the Premises. Purchaser shall indemnify and hold Seller harmless from any and all claims and liabilities arising out of, and shall repair any damage to the Premises arising out of, such entry or inspection of the Premises (expressly excluding any matters that are merely discovered by reason of such examination or testing), which obligations shall survive the termination of this Contract and the Closing.

(b) The period commencing on the Contract Date and continuing for a period of one hundred fifty (150) days thereafter is referred to herein as the "Due Diligence Period". The Purchaser may extend the Due Diligence Period for three (3) periods of thirty (30) days each by delivering an additional extension deposit (the "Extension Deposit") to the Escrow Agent on or prior to the then-current date for the expiration of the Due Diligence Period. The first Extension Deposit shall be in the amount of Five Thousand and 00/100 Dollars (\$5,000.00), the second Extension Deposit shall be in the amount of Seven Thousand Five Hundred and 00/100 Dollars (\$7,500.00), and the third Extension Deposit shall be in the amount of Ten Thousand and 00/100 (\$10,000.00). Each Extension Deposit shall be applicable to the Purchase Price and shall be non-refundable for all purposes (other than a breach by Seller under this Contract) of this Contract from and after the date that it is delivered to the Escrow Agent.

(c) Prior to the expiration of the Due Diligence Period, Purchaser may obtain an owner's title insurance commitment for the Premises (the "Commitment") and notify Seller in writing of any defects in or encumbrances upon Seller's title to the Premises as set forth on the Commitment and/or any objections to the Survey (collectively, the "Objections"). In the event Purchaser notifies Seller of any such Objections prior to the expiration of the Due Diligence Period, Seller shall notify Purchaser within five (5) days of its receipt of Purchaser's notice as to which title defects Seller shall cure or refuse to cure ("Seller's Response"). In the event that Seller fails to deliver Seller's Response to Purchaser within such 5-day period, then Seller shall be deemed to have elected not to cure any such Objections. In the event that Seller commits to cure any such Objections, then Seller shall cure such Objections that it commits to cure in Seller's Response on or before the Closing Date. If Seller elects not to cure any such Objections (or is deemed to have elected not to cure any such Objections), Purchaser shall have the right to either (i) waive such Objections, or (ii) terminate this Contract by delivery of written notice to Seller, whereupon the Earnest Money shall be refunded to Purchaser and the parties hereto shall have no further rights or obligations hereunder, except as expressly set forth herein to survive termination of this Contract. Notwithstanding anything to the contrary contained herein, on or before the Closing Date, Seller shall be obligated to: (x) remove all liens and/or encumbrances that can be removed or satisfied by the payment of money, including without limitation, any mortgage, deed of trust or deed to secure

debt, (y) execute an Owner's Affidavit in form and substance reasonably acceptable to the Title Company to satisfy all of the standard requirements and delete all of the standard exceptions, and (z) provide authority documents of Seller reasonably acceptable to the Title Company to satisfy all of the authority requirements set forth in the Commitment.

6. INTENTIONALLY OMITTED.

7. **Permits Period.** For purposes of this Contract, the term "Permits Period" means the period commencing upon the expiration of the Due Diligence Period, and ending on the date that is one hundred fifty (150) days following the expiration of the Due Diligence Period. Commencing on the Effective Date and continuing until the expiration of the Permits Period, Purchaser shall have the right to pursue all governmental authorizations, licenses, and permits including, without limitation, approvals to develop the necessary square footage, construction and use permits, building permits, curb cuts, driveway access or access control permits and sign permits relating to the development and use of the Premises, in accordance with the Purchaser's plans as they exist from time to time, with all appeal rights having expired, or if an appeal has been filed, such appeal having been conclusively denied in favor of the Permits without further opportunity for appeal (collectively, the "Permits").

In the event that Purchaser has not received all of the Permits by the end of the Permits Period, Purchaser may extend the Permits Period for three (3) periods of thirty (30) days each with the payment of a Three Thousand and 00/100 Dollars (\$3,000.00) Extension Deposit to the Escrow Agent on or prior to the then-current date for the expiration of the Permits Period. Each Extension Deposit shall be applicable to the Purchase Price and shall be non-refundable, for all purposes (other than a breach by Seller under this Contract) of this Contract from and after the date that it is delivered to the Escrow Agent. Seller, at Purchaser's expense, shall reasonably cooperate with Purchaser's efforts to obtain all Permits as Purchaser may desire with respect to the development or use of the Premises by, without limitation, promptly executing and delivering all applications, petitions, and consents necessary for such purposes.

8. **Conditions Precedent.**

(a) The obligation of Purchaser to consummate this Contract, and the purchase and sale contemplated hereby in accordance with the terms and provision of this Contract, is subject to the fulfillment and satisfaction each of the following conditions no later than the Closing Date or such earlier date as may be stipulated below:

(1) Each and all agreements and covenants of Seller as provided in this Contract shall have been fully and duly performed in accordance with the terms and provisions of this Contract;

(2) Each and all warranties and representations of Seller as contained in this Contract shall be true and correct as of Closing;

(3) There shall not have occurred, subsequent to the end of the Due Diligence Period, any material or adverse change in (i) the zoning of the Property, except as may be expressly contemplated by this Contract; (ii) the title to the Property; (iii) the availability of access to the Property; or (iv) the availability to the Property of sewer, water, electricity or any other utilities;

(4) Approval by Purchaser, prior to the expiration of the Due Diligence Period, of the suitability and economic feasibility of the Property, the physical condition of the Property, and the Permitted Exceptions, in the Purchaser's sole discretion, for the Purchaser's intended uses of the Property (the "Inspection Contingency"); and

(5) INTENTIONALLY OMITTED

(6) Receipt of the Permits by Purchaser, on or before the expiration of the Permits Period.

(b) In the event Purchaser fails and/or refuses to give written notice to Seller of the satisfaction (or waiver) of a condition set forth above within the stipulated period set forth above for the satisfaction of such condition, or in the event Purchaser provides Seller with written notice within the stipulated period set forth above for the satisfaction of a condition that it shall be unable to satisfy such condition within such stipulated period, this Contract shall be deemed terminated without the necessity of further documentation, all Earnest Money shall be promptly refunded to Purchaser, and neither party to this Contract shall thereafter have any further right or claim against the other hereunder. In the event this Contract is terminated based upon the non-satisfaction or non-waiver of Subparagraphs 8(a) (4) - (6) above, Purchaser shall pay to the Seller, upon the demand of the Seller, the sum of One Hundred Dollars (\$100.00) as additional consideration to the Seller for entering into this Contract and for providing this right of termination, and except for those matters to survive the termination of this Contract pursuant to the expressed terms of this Contract.

9. **Closing.**

(a) Purchaser and Seller shall consummate and close the sale contemplated by this Contract (the "Closing") on or before the thirtieth (30th) day following the expiration of the Permits Period, at a time, at a place, and on a date designated by Purchaser after the Purchaser has provided the Seller with not less than two (2) business days prior notice, and if no such notice is provided, then at the principal place of business of the Title Company at 2:00 p.m. on the final day for Closing specified above (the "Closing Date"). In lieu of making a personal appearance at said place of Closing, a party may cause the documents and the proceeds to be delivered by such party at Closing to be delivered and tendered in escrow at said place for Closing at or prior to the time and date for Closing;

(b) City, state and county ad valorem taxes and special assessments for the calendar year of Closing shall be prorated between the Seller and the Purchaser as of the date of Closing, provided that if the tax bill for such calendar year has not been issued as of Closing, such proration shall be based upon the tax bill for the prior calendar year with the parties hereby agreeing following the Closing to adjust between themselves the difference between such tax bills;

(c) At Closing: Purchaser shall pay for the ALTA owner's title insurance premium including title search fees, abstracting charges, the endorsement premium for extended coverage and deletion of the survey exception. Seller shall pay the cost of recording any documents required to clear title objections and release liens. Purchaser shall pay the cost of recording the deed and for transfer taxes. Each Seller and Purchaser shall pay the fees of its own attorneys and consultants.

(d) At the Closing, Seller will deliver to Purchaser all documents reasonably necessary to fulfill its obligations herein, including but not limited to the following documents (all of which shall be duly executed and acknowledged where required and shall be in a form acceptable to Purchaser):

- (i) Limited Warranty Deed, conveying good and marketable fee simple title to the Property, subject only to the Permitted Exceptions, which recorded Permitted Exceptions shall be individually listed in said Deed by name, deed book, and page, notwithstanding anything contained in Section 4 (b) above to the contrary;
- (ii) An Owner's Affidavit executed by the Seller containing such representations as the Title Insurer shall reasonably require;
- (iii) Such other documents as shall be required by the Title Insurer as a condition to insuring Purchaser's title to the Property, free of exceptions, except for the Permitted Exceptions;
- (iv) Reaffirmation of the truth and accuracy of Sellers representations and warranties set forth in this Contract, and a representation that all of Seller's agreements contained in this Contract are completely satisfied and discharged;
- (v) Affidavits and other documentation necessary to satisfy State and United States income tax withholding requirements.

10. **Default.** In the event the purchase and sale of the Property pursuant to this Contract is not closed and consummated through default by Purchaser, then the Earnest Money shall be delivered to Seller, as the full and only liquidated damages for such default of Purchaser and as the sole remedy of Seller for any such default by Purchaser, it being acknowledged and agreed that Seller's actual damages would be difficult (if not impossible) to ascertain, and thereupon neither of the parties hereto shall have any rights, duties, obligations, or liabilities hereunder whatsoever. In the event of a default by Seller hereunder, Purchaser may terminate this Contract, receive a refund of the Earnest Money and recover from Seller its damages arising out of or relating to this Contract and its investigation of and plans for development of the Property, or may pursue an action against Seller for specific performance, in addition to the other remedies of Purchaser at law, in equity, or under this Contract. The terms of this Paragraph shall survive

the termination of this Contract notwithstanding anything contained in this Contract to the contrary.

11. **Broker.** Purchaser and Seller each warrant and represent to the other that it has had no dealings with any real estate agent or broker with reference to the Property and this Contract. Purchaser and Seller each agrees to indemnify and hold harmless the other, including attorneys' fees and costs, arising out of its breach of the foregoing warranty and representation, which obligation shall survive Closing.

12. **Notices.** Whenever any notice is required or permitted hereunder, such notice shall be in writing and shall be delivered in person, or transmitted by Email, or sent by U.S. Registered or Certified Mail, Return Receipt Requested, postage prepaid, or by Federal Express, Express Mail, or other reputable overnight delivery service, to the addresses set forth below or at such other addresses as or specified by written notice delivered in accordance herewith:

SELLER: Hardee County Industrial Development Authority
Attn: Sarah Evers
107 East Main Street; PO Box 458
Wauchula, FL 33873
Email: Sarah.Evers@thedevelopmentgroup.net
Phone: 863-781-4369

PURCHASER : GH&G Florida, LLC
C/O William E. Gryboski & David R Gryboski
PO Box 550709
Atlanta, GA 30355
Email: gryboski@bellsouth.net
Phone: 404-217-8166
Email: david@ghgdevelopment.com
Phone: 813-765-7642

Notices mailed as hereinabove provided shall be deemed effectively given on the postmarked date of such notice if mailed, on the date delivered to the reputable overnight delivery service if sent by overnight delivery, the date delivered to a commercial courier service if personal delivery is made by a commercial courier, and, otherwise, on the date actually received at the address or Email Address provided above.

13. **Miscellaneous.**

(a) This Contract shall be construed and interpreted under the laws of the state where the Property is located, without giving effect to principals of conflicts of law.

(b) Except as otherwise provided herein, all rights, powers and privileges conferred hereunder upon the parties shall be cumulative and not restrictive to those given by law.

(c) The failure of either party to exercise any power given either party hereunder or to insist upon strict compliance by either party of its obligations hereunder shall not constitute a waiver of either party's right to demand exact compliance with the terms hereof.

(d) This Contract contains the entire agreement of the parties hereto with respect to the subject matter of this Contract, and no representations, inducements, promises or agreements, oral or otherwise, between the parties not embodied herein shall be of any force or effect. This provision may not be orally waived.

(e) This Contract shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, executors, administrators, personal representatives, successors and assigns.

(f) No amendment to this Contract shall be binding on any of the parties to this Contract unless such amendment is in writing, and such amendment is executed by all of the parties to this Contract. This provision may not be orally waived.

(g) No waiver or consent permitted or contemplated by this Contract shall be effective or binding on any of the parties hereto unless the same is in writing and delivered and received from one party to the other.

(h) The time for performance by Purchaser or Seller of any term, provision or covenant of this Contract shall be deemed extended by the period of time lost due to delays resulting from acts of God, casualties, strikes, lockouts, unavailability of building materials, civil riots, acts of terrorism, floods, hurricanes, windstorms, material or labor restrictions by any governmental authority, enforcement of governmental regulations or requirements, present or future governmental restrictions, regulations, controls, inaction and/or delays, contagious or infectious disease outbreaks or other public health emergencies, such as, but not limited to, epidemics, pandemics or impositions of quarantine restrictions by any governmental authority, and any other cause not within the control of Purchaser or Seller or their respective agents, employees, contractors or suppliers (except financial inability), as the case may be. The party claiming an extension based upon such a "force majeure" event shall notify the other party, in writing, of the circumstances supporting such claim within ten (10) days after the date(s) of such event (otherwise such additional time claim shall be deemed to have been waived).

(i) The captions and headings of the paragraphs contained in this Contract are inserted only as a matter of convenience and in no way define, limit, construe, or describe the scope or intent of such paragraphs, or in any way affect this Contract.

(j) Time shall not be of the essence in this Contract.

(k) Possession of the Property shall be delivered by Seller, free and clear of all leases, occupants or franchise agreements.

(l) This Contract may be executed in several counterparts, each of which shall be deemed an original, and all such counterparts together shall constitute one and the same instrument.

(m) All representation, warranties, and agreements which are contained in this Contract shall survive the Closing, and any investigation made by or any actual or constructive notice of Purchaser, and shall not be deemed to be merged into the Limited Warranty Deed or into any of the other documents executed and delivered at the time of Closing.

(n) In the event that any notice or performance date hereunder shall be required to be performed on a weekend or legal holiday, then such date shall automatically be extended to the next regular business day.

(o) Purchaser shall have the right to assign this Contract, and its rights hereunder, in whole or in part, at any time and from time to time, to any third party or entity subject to the prior written approval of Seller, which approval shall not be unreasonably withheld, conditioned, or delayed, and which approval shall not be required in the event that such assignee is owned or controlled in whole or in part by Purchaser or by a principal of Purchaser. In each instance, such assignee shall assume all obligations of Purchaser hereunder, and shall agree to execute all documents which Purchaser is obligated to execute pursuant to the terms and provisions of this Contract; upon such assignment as herein authorized and permitted, Purchaser shall be fully and completely discharged of all of Purchaser's duties, obligations, and liabilities hereunder to the extent of such assignment.

(p) The risk of loss or damage to the Property by fire or other casualty up to the Closing is assumed by the Seller.

(q) Within five (5) days of the Contract Date, the Seller shall deliver to the Purchaser copies of all surveys, title insurance policies, civil documents, test reports, and environmental assessments relating to the Property that are within the Seller's possession or control.

(r) In the event of litigation to enforce the rights and obligations under the Contract, the prevailing party shall be entitled to recover against the other party the prevailing party's reasonable attorneys' fees and costs arising out of such litigation.

(s) If any paragraph, section, provision, sentence, clause, or portion of this Contract is determined to be illegal, invalid, or unenforceable, such determination shall in no way affect the legality, validity, or enforceability of any other paragraph, section, provision, sentence, clause, or portion of this Contract, and any such affected portion or provision shall be modified, amended, or deleted to the extent possible and permissible to give the fullest effect to the purposes of the parties to this Contract.

(t) If, prior to Closing, all or any portion of the Property is subject to an eminent domain proceeding or the threat of an eminent domain proceeding, Seller shall promptly provide Purchaser with written notice thereof. After receiving such notice, Purchaser shall have the option of purchasing the Property subject to such proceedings, without reduction of the Purchase Price,

whereupon any awards attributable to the Property shall be paid to Purchaser, or canceling this Contract without further obligation hereunder, in which event the Earnest Money shall be returned forthwith to Purchaser notwithstanding anything contained in this Contract to the contrary.

(u) Each party acknowledges and agrees that the other party may choose to treat this transaction as part of a like-kind exchange of properties as contemplated by Section 1031 of the Internal Revenue Code (an "Exchange"). Should a party elect to engage in an Exchange, the other party agrees to cooperate reasonably with the party engaging in the Exchange to enable the Exchange to be consummated, provided, however, that the cooperating party shall not be obligated to accept title to any real estate (other than Purchaser's acceptance of title to the Property); to incur any actual or potential liability or expense in connection with the Exchange, or to delay the Closing. The party engaging in the Exchange shall not be released from any of its duties, obligations, or liabilities hereunder, and the party engaging in the Exchange hereby acknowledges and agrees that the cooperating party does not represent or warranty the effectiveness of the Exchange.

(v) The Contract Date is deemed to be the later of the dates that this Contract has been executed by Seller and by Purchaser, which execution dates are set forth on the signature page hereof for each party.

(w) Notwithstanding anything to the contrary contained in this Contract, in the event Purchaser terminates the Contract on or prior to then current date for the expiration for the Due Diligence Period all earnest money shall be returned to the Purchaser.

(x) 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 Seller 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 inure 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.

14. **Development Agreement.** Prior to the expiration of the Due Diligence Period, Purchaser and Seller shall cooperate with each other in good faith to finalize a development agreement (the "Development Agreement"), which shall be executed at Closing. The Development Agreement shall include language and a commitment from Purchaser that improvements to the property will be of standard or above-standard quality and operation for the occupying tenant. In the event that Purchaser and Seller agree upon the form and terms of the Development Agreement prior to the expiration of the Due Diligence Period, then such agreement shall be memorialized in an amendment to this Contract to be promptly executed by Purchaser and Seller, which amendment shall include an exhibit containing the agreed upon form of the Development Agreement. If, however, Purchaser and Seller, after using good faith efforts, are unable to agree upon the final form and terms of the Development Agreement prior to the expiration of the Due Diligence Period, then this Contract may be terminated, and if this Contract is terminated, the Earnest Money shall be refunded to Purchaser, and neither party shall have any further obligations under the Contract except those that expressly survive termination.

[Signature Page Follows]

IN WITNESS WHEREOF, each of the parties have hereunto set their hands and affixed their seals the day and year written above.

SELLER: HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

By: _____

Its: _____

Attest:

Name: _____

As to Seller:

_____, 2025

PURCHASER: GH&G Florida, LLC
By: WEG ENTERPRISES, Inc. It's Manager

By: _____
William E Gryboski

Its: President
(COMPANY SEAL)

As to Purchaser:

_____, 2025

EXHIBIT "A"



0.777 ± acres – 725 S 6th Avenue, Wauchula, Florida
Parcel ID #: 09-34-25-0270-0000A-0006 and 09-34-25-0270-0000B-0014



Item Cover Page

ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE: October 9, 2025

SUBMITTED BY: Amy Tubbs, Economic Development Council

ITEM TYPE: Business Agenda - Action Items

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: **Krystin Chapman - Paint Booth Options**

ACTION RECOMMENDED - Boards Discretion

SUGGESTED ACTION:



Item Cover Page

ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE: October 9, 2025

SUBMITTED BY: Amy Tubbs, Economic Development Council

ITEM TYPE: Business Agenda - Action Items

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: **Krystin Chapman** - Real Estate Services Contract

ACTION RECOMMENDED - Motion to approve the Real Estate Services contract between the Hardee Industrial Development Authority and Saunders Real Estate, LLC and authorize Chair or Vice Chair to sign.

SUGGESTED ACTION:

ATTACHMENTS:
[Saunders - Real Estate Services Agreement.pdf](#)

AGREEMENT TO FURNISH PROFESSIONAL SERVICES TO THE
HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
FOR
REAL ESTATE BROKERAGE AND CONSULTING SERVICES

THIS AGREEMENT FOR REAL ESTATE BROKERAGE AND CONSULTING 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 **Saunders Real Estate, LLC**, a Florida limited liability company, having a post office address of 1723 Bartow Road, Lakeland, Polk County, Florida 33801 (hereinafter, “Saunders”). 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 professional real estate brokerage and consulting services; and

WHEREAS, on March 13, 2025, the IDA Board of Directors (the “Board”) authorized RFQ 2025-03 seeking responsive bids from qualified real estate firms to provide professional real estate services to the IDA; and

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

WHEREAS, on August 14, 2025, the Board voted in favor of accepting the selection committee’s recommendation and approving this Agreement; and

WHEREAS, the IDA and Saunders wish to enter into an agreement for professional real estate brokerage and consulting 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 the Consultant's primary responsibility under this contract is to provide professional real estate and consulting services including, but not limited to:

1. Develop strategies for acquisition, sale, or lease of designated properties, including conducting studies of comparable properties.
2. Develop marketing materials (electronic and/or hard copy) to advertise available properties for sale or lease to regional, statewide, and national markets.
3. Distribute materials to potential purchasers or tenants via the appropriate forms of media and report key performance indicators to the IDA and The Development Group.
4. Participate in site tours of available property for potential buyers or tenants.
5. Analyze offers from potential buyers or tenants and advise the IDA and The Development Group with respect to negotiations.
6. Represent the IDA and The Development Group in negotiations with a prospective buyer or tenant from the time of offer until closing.
7. Recommend acquisition or lease terms and conditions.
8. Coordinate real estate transaction closings.

9. Handle all other customary activities and services associated with real estate transactions.
10. Consult with the IDA and The Development Group with regard to opportunities for improvements to make the current inventory of properties more marketable and desirable for target industries.
11. Other services as may be deemed necessary and appropriate.

Consultant hereby acknowledges and understands that the IDA may from time to time contract with and use the services of other individuals and vendors whose services may overlap with the services being provided by Consultant, such as title agents, site selectors, marketing firms, construction managers, and attorneys. To the extent individuals and/or vendors other than Consultant are assisting with real estate projects, Consultant agrees to regularly communicate and work with the IDA's additional consultants in order to facilitate an efficient and effective collaboration and division of tasks and scope of services among the entities throughout the various projects.

II. Term

The Contract Period shall commence upon contract award, and end two (2) years from date of award. However, this Agreement shall be subject to a review at the end of each twelve (12) month period from the date of award and subject to cancellation. This Agreement will be extended ninety (90) days beyond the contract expiration date, if needed, to allow for the Board approval of any and all renewals. The Consultant agrees to this condition by signing this Agreement. By mutual agreement of the IDA and Consultant, this Agreement may be renewed for three (3) additional one-year periods.

III. Authority/Conflict of Interest/Professional Responsibility

Consultant, by executing this Agreement, hereby represents and warrants that Consultant is fully qualified to perform the services herein addressed and that Consultant has and will continue to maintain all licenses required to perform the services herein addressed. Consultant shall not be prohibited from performing any related services so long as such services do not interfere with Consultant's obligations under this Agreement with regard to the Scope of Services. Consultant shall promptly notify the IDA of any ethical conflicts that may arise or if for some reason Consultant believes it would be inappropriate to represent, consult with, or otherwise advocate for the IDA in a particular matter. Consultant agrees and covenants that Consultant shall perform all services herein addressed while at all times complying with ethical standards applicable to Consultant's license. Any actions by Consultant that do not comport with applicable ethical considerations shall be the sole responsibility and liability of Consultant.

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 associates of Consultant not previously disclosed on the project team without the prior approval of the IDA.

- c. Consultant 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 real estate brokerage and consulting services, the IDA shall pay the Consultant as follows:
 - i. For each piece of property that the IDA desires to list or market for sale, the IDA will enter into Consultant's Exclusive Right of Sale Listing Agreement (the "Listing Agreement") attached hereto as Exhibit "A" and incorporated herein by reference.
 - ii. Each Listing Agreement for each property owned and listed by the IDA shall have a term of 12 months, provide for a 6% brokerage commission on the purchase price for the sale of property, and provide for other terms as identified in Exhibit "A".
 - iii. Any terms of the Listing Agreement that are not specified in Exhibit "A" shall be subject to negotiation with consideration for industry and market standards for the type of property being listed.
 - iv. The IDA and Consultant acknowledge and agree that Consultant shall perform, on an as-needed basis, all professional real estate and consulting services outlined in the Section I – Scope of Services and as otherwise provided in this Agreement, and the compensation structure provided in this Section V and the Listing Agreement will be the exclusive compensation paid by the IDA to Consultant for services rendered.

VI. Termination

The IDA or the Consultant 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 the Consultant, the IDA shall forthwith pay the Consultant 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. Upon termination, at the IDA's request, the Consultant shall turn over to the IDA all documents, reports, research, and other deliverables completed or partially completed up to the date of termination.

VII. Independent Contractor

Consultant is, and shall be, in the performance of services herein addressed, an independent contractor, and not an employee of agent of the IDA. Consultant assumes responsibility for payment of federal, state, and local taxes imposed or required of Consultant under employment insurance, Social Security, and income tax laws. Consultant shall be solely

responsible for any worker's compensation insurance required by law. The Parties agree that the IDA shall not: (i) pay dues, licenses, or membership fees for the Consultant; or (ii) control the method, manner, or means of performing the service under this Agreement.

VIII. Indemnification

Consultant shall be solely and entirely responsible for Consultant's tortious acts and for the tortious acts of his or her agents and employees during the performance of this Agreement. Consultant 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 the Consultant during performance under this Agreement. Consultant shall maintain appropriate liability coverage at all times.

IX. 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.

X. 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.

XI. Mandatory Disclosures and Public Records Clause

1. Vendors on Scrutinized Companies List. Consultant is aware and understands the provisions of section 287.134(2)(a), F.S. As required by section 287.135(5), Consultant 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. Consultant 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.

XII. 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

SAUNDERS REAL ESTATE, LLC, a Florida limited liability company

By: _____
Chris Idsardi, Chair

By: _____

Print Name: _____

Its: _____

ATTEST:

Name: _____

Date: _____

EXHIBIT A
SAUNDERS LISTING AGREEMENT

[See Attached.]

Exclusive Right of Sale Listing Agreement



This Exclusive Right of Sale Listing Agreement ("Agreement") is entered into between Hardee County Industrial Development Authority ("Seller") and Saunders Real Estate, LLC. ("Broker").

1. **Exclusive Right to Represent:** Seller hereby retains Broker as Seller's sole and exclusive agent with the sole right to negotiate the sale of the Seller's property or other transactions concerning the Seller's property as described below.
2. **Description of Seller's Property:** Seller's property (the "Property") is described as follows:
Address: _____
Parcel ID: _____
 Legal description attached.
3. **Term of Agreement:** This Agreement shall commence on the date of execution by the last party executing it and shall expire on the last calendar day of the 12th month from the effective date. This Agreement shall be automatically extended for the length of time that the Property is placed under a fully executed contract for sale and purchase that fails to close. This extended term of the Agreement shall be in addition to the term of this Agreement described above or any extension thereof.
4. **Price and Terms:** The Property is to be offered for sale on the following terms or on such other terms acceptable to Seller:
 - (a) Price: _____
 - (b) Financing Terms:
 Cash;
 Seller Financing: Seller agrees to hold a purchase money mortgage in the amount of \$ _____ according to the following terms:
 Other: _____

5. **Compensation:** Seller agrees to compensate Broker as specified below upon the occurrence of any of the following events during the term of this Agreement:
 - (a) Broker, Seller, or anyone else procures a purchaser who closes on the purchase of all or a portion of the Property;
 - (b) Seller contributes or conveys any interest in the Property to a partnership, joint venture, or other business entity;
 - (c) If Seller is a partnership, corporation, or other business entity and an interest in Seller is contributed, conveyed, or transferred in lieu of sale of the Property;
 - (d) The Property is exchanged for other property, or the Property or any interest therein is transferred or conveyed as the result of any governmental action;
 - (e) Seller leases the Property in lieu of any of the foregoing; or
 - (f) Seller enters into an option for the purchase of the Property.

Saunders Real Estate, LLC

1723 Bartow Rd, Lakeland, FL 33801 (863) 648-1528 Fax: 863-687-1999

Updated 01/07/2025

The compensation earned by Broker and due from Seller to Broker shall be _____% percent of the following:

- (a) The purchase price paid by a buyer at closing;
- (b) The value of the Property conveyed by the Seller to a partnership, joint venture, or other business entity;
- (c) The value of the partnership, corporation, or other business entity conveyed or Transferred in the event the owner is a partnership, corporation, or other business entity;
- (d) The value of the property for which Seller's Property is exchanged.
- (e) The value of the Property transferred or conveyed as a result of governmental action.

Broker's commission shall be due and payable at closing.

In the event that Seller enters into an option for the sale of the Property, Seller shall pay Broker _____% percent of the consideration paid for the option. This option commission shall be due upon the complete execution of the option. If the option is exercised by the Buyer, then Seller shall pay Broker the percentage listed above of the purchase price paid by the buyer, less the option commission paid by Seller to Broker. Broker's commission shall be due and payable at closing and Seller shall be responsible for any applicable sales tax.

In the event that Seller enters into a lease of the Property, Seller shall pay Broke _____ percent of the rent payments due under the lease during the first ten years of any such lease and Seller (landlord) shall be responsible for applicable sales tax. Such commission shall be earned by Broker upon execution of the lease and shall be paid fifty percent upon execution of the lease and fifty percent upon occupancy of the Property by the tenant.

- 6. Real Estate Marketing Fee: A marketing fee will be applied to each property sold or otherwise conveyed under this agreement, and shall be paid by Seller(s). The marketing fee will be due and payable to Broker at closing, based on the following schedule:
 - a) .25% of the total sale transaction, to a maximum fee amount of \$12,500
- 7. Protection Period: Seller further agrees that Seller shall pay Broker the above-described commissions if, within 30 days after the expiration of the term of this Agreement, any person or entity with whom the Broker has negotiated, directly or indirectly, or to whom the Property has been submitted prior to the expiration of this Agreement (hereinafter "Prospect") closes on the purchase of the Property; contracts with Seller to purchase the Property and later closes on the purchase; commences, continues, or resumes negotiations with the Seller, resulting in a sale or exchange of the Property to Prospect; participates with Seller in a joint venture, partnership, or other business entity concerning the Property; enters into a lease of the Property with Seller; or enters into an option to purchase the Property with Seller. Within fifteen days of the expiration of the term of this Agreement, Broker shall submit a list of prospects to Seller. However, with respect to any Prospect which has submitted an offer to Seller, such Prospect's name need not be included on the list.

Saunders Real Estate, LLC
1723 Bartow Rd, Lakeland, FL 33801 (863) 648-1528 Fax: (863) 687-1999

8. Broker's Duties and Authority: Broker agrees to make diligent and continued efforts to market and sell Seller's Property by taking the following actions and Seller authorizes the Broker to do so:
- (a) Inspect the Property and attempt to obtain complete information regarding it;
 - (b) Advertise the Property as Broker deems advisable;
 - (c) Place appropriate transaction signs on the Property, including "For Sale" signs and "Contract Pending" signs upon the Seller executing a sales contract;
 - (d) Furnish information concerning the Property to any real estate broker requesting same and to assist cooperating brokers in the best interest of the Seller in closing a transaction with respect to the Property;
 - (e) Pay any cooperating broker who participates in a transaction with respect to the Property for its services upon receipt of payment of commission from Seller; and
 - (f) Keep Seller apprised regarding services being provided by Broker, including offers and negotiation concerning any transaction.
9. Seller's Obligations: Seller agrees to:
- (a) Cooperate with Broker in bringing about a transaction with respect to the Property;
 - (b) Refer immediately to Broker all inquiries of anyone expressing an interest in the Property;
 - (c) Conduct all negotiations through Broker, as directed by Seller, or keep Broker informed of all negotiations conducted directly by Seller;
 - (d) Inform Broker of any facts materially affecting the value of the Property, whether such facts are readily observable or not or notify Broker in writing that owner elects not to disclose such facts to Broker;
 - (e) Indemnify and hold harmless Broker from any and all damages, claims, causes of action, attorney's fees, costs, or other expenses made against or incurred by Broker as a result of Seller's failure to disclose facts materially affecting the value of the Property, as a result of Seller's inaccurate or incomplete disclosure of such facts, or as a result of Seller's representations, actions, or inactions.

In the event that Seller discloses facts materially affecting the value of the Property to Broker, Seller authorizes Broker to disclose all such facts to prospective buyers. If Seller discloses such facts to Broker, they shall be set forth in writing and attached to this Agreement as an exhibit.

- 10 Broker's Relationship: Broker represents Seller under this Agreement as a single agent.
11. Cooperation with Other Brokers: Broker shall cooperate with other brokers in attempting to effect a transaction with respect to the Property, except when such cooperation is not in the Seller's best interest. Broker reserves the right to insist that such cooperating brokers act as representatives of the buyer or as transaction brokers. Seller agrees that Broker shall not be obligated to offer any sub-agency relationship to any cooperating broker. At Broker's written direction, Seller shall disburse to other cooperating brokers the portion of the commission specified by Broker.
12. Deposits: If a prospective buyer places funds in escrow and fails to perform a contract between such prospective buyer and Seller, Broker shall be paid thirty percent (30%) of retained escrow deposit, but not in excess of Broker's commission, as full consideration for Broker's services, and the balance of any such retained escrow deposit shall be paid to Seller.

Saunders Real Estate, LLC
1723 Bartow Rd, Lakeland, FL 33801 (863) 648-1528 Fax: (863) 687-1999

13. Non-Discrimination: Seller understands and agrees that it is illegal for either Seller or Broker to refuse to sell, lease, or enter into any other transaction with respect to the Property based upon a person's race, color, religion, national origin, sex, marital status, or physical disability.
14. Dispute Resolution: This Agreement shall be construed in accordance with the laws of the state of Florida. In the event that Seller or Broker files a legal action for the interpretation or enforcement of this Agreement, the prevailing party shall be entitled to recover his, her, or its attorney's fees and costs from the losing party, including legal assistant fees and any attorney's fees and costs incurred with respect to any appellate or bankruptcy proceedings. Venue for any legal proceeding arising from or related to this Agreement shall be Polk County, Florida.
15. Disclosure: The Florida Commercial Real Estate Sales Commission Lien Act provides that when a Broker has earned a commission by performing licensed services under abrokerage agreement with you, the Broker may claim a lien against your net sales proceeds for the Broker's commission. The Broker's lien rights under the act cannot be waived before the commission is earned. In the event owner closes a sale of the property in accordance with the terms herein, it shall pay to broker the fees set forth in this agreement. All fees will be paid by a method acceptable to the broker out of the sale proceeds as a line item on the closing statement.
16. Miscellaneous: This Agreement constitutes the entire agreement between Seller and Broker and supersedes all prior discussions, negotiations and agreements, whether oral or written. No amendment, alteration, or withdrawal of this Agreement shall be valid or binding unless made in writing and signed by both Seller and Broker. This Agreement shall be binding on the heirs, successors, and assignees of the parties. Time is of the essence of this Agreement.
17. Data Disclosure: Broker is authorized to provide closed transaction information to third party data sources:
 Yes No

18. Other:

Saunders Real Estate, LLC
1723 Bartow Rd, Lakeland, FL 33801 (863) 648-1528 Fax: (863) 687-1999

The undersigned hereby acknowledge receipt of a copy of this Agreement and agree to its terms and conditions.

Seller:

Dated: _____

Seller:

Dated: _____

Seller:

Dated: _____

Saunders Real Estate

By: By:

Dated: _____

Dated: _____

Legal Description:

[Empty rectangular box for legal description]

Saunders Real Estate, LLC
1723 Bartow Rd, Lakeland, FL 33801 (863) 648-1528 Fax: (863) 687-1999



Item Cover Page

ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE: October 9, 2025

SUBMITTED BY: Amy Tubbs, Economic Development Council

ITEM TYPE: Business Agenda - Action Items

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: **Krystin Chapman** - Resolution 2025-19 Removing Authorized Signatories and Adding Authorized Signatories on all Bank Accounts

ACTION RECCOMENDED - Motion to approve Resolution 2025-19 to remove Barney Cherry, Calli Ward, and Denise Grimsley from all bank accounts and add Chris Idsardi, Sarah Evers, and Courtney Green as signatories to all bank accounts.

SUGGESTED ACTION:

ATTACHMENTS:
[October 2025 Authorized Signer Resolution.pdf](#)

RESOLUTION NO. 2025-19

A RESOLUTION OF THE HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY TO REMOVE AUTHORIZED SIGNATORIES AND TO ADD AUTHORIZED SIGNATORIES ON ALL BANK ACCOUNTS MANAGED BY THE AUTHORITY AND EDC; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, on or about January 23, 2025, the Authority, by and through its governing body, adopted Resolution 2025-01 to authorize W. Lee Mikell, Barney Cherry, Ninfa Ward, and Denise Grimsley as authorized signatories for the Authority and Economic Development Council (“EDC”) bank accounts; and

WHEREAS, on or about August 15, 2025, Ninfa Ward submitted her resignation from the Authority and the EDC boards, such resignation being accepted by the Board of Directors for the Authority (the “Board”) as of September 11, 2025; and

WHEREAS, on or about September 11, 2025, the Board held elections for officers of the Board and unanimously appointed Chris Idsardi as Chair and Courtney Green as Vice Chair; and

WHEREAS, on or about September 11, 2025, the Board unanimously approved Sarah Evers as the Chief Executive Officer of the Authority, effective October 4, 2025; and

WHEREAS, the Authority desires to amend the authorized signatories for all Authority and EDC bank accounts.

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. Barney Cherry, Ninfa Ward, and Denise Grimsley are hereby removed as authorized signers for any and all Authority and EDC bank accounts.

Section 3. The authorized signers for any and all Authority and EDC bank accounts are now as follows: Chris Idsardi, Courtney Green, W. Lee Mikell, and Sarah Evers.

Section 4. The Chair or Vice Chair are hereby authorized to execute the documentation needed by the banking institutions to effectuate the changes authorized herein.

Section 5. This Resolution shall become effective immediately upon adoption.

APPROVED AND ADOPTED this 9th day of October 2025.

**HARDEE COUNTY INDUSTRIAL
DEVELOPMENT AUTHORITY**

By: _____
Chairman

ATTEST:

By: _____

Name: _____



Item Cover Page

ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE: October 9, 2025

SUBMITTED BY: Amy Tubbs, Economic Development Council

ITEM TYPE: Business Agenda - Action Items

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: **Sarah Evers - CEO 90 Day Plan**

SUGGESTED ACTION:



Item Cover Page

ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE: October 9, 2025

SUBMITTED BY: Amy Tubbs, Economic Development Council

ITEM TYPE: Business Agenda - Action Items

AGENDA SECTION: **FINANCIAL REPORT**

SUBJECT: **Krystin Chapman** - September's Financial Report

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

SUGGESTED ACTION:

ATTACHMENTS:

- [092025 EDC Balance Sheet.pdf](#)
- [01 092025 Hardee IDA GF and SR Balance Sheet.pdf](#)
- [092025 IDA Ona Mine Balance Sheet.pdf](#)
- [092025 EDC P&L Budget v Actual.pdf](#)
- [092025 IDA GF P&LBudget Versus Actual.pdf](#)
- [092025 IDA SR P&LBudget Versus Actual.pdf](#)
- [092025 IDA Ona Mine P&L Budget v Actual ALL Classes.pdf](#)
- [092025 IDA Ona Mine P&L Budget v Actual Gen Ec Dev Fd.pdf](#)
- [092025 IDA Ona Mine P&L Budget v Actual Inf Dev Fd.pdf](#)
- [092025 IDA Ona Mine P&L Budget v Actual WF Dev Fd.pdf](#)
- [092025 IDA GF P&L by Class.pdf](#)
- [092025 IDA SR P&L by Class.pdf](#)

Hardee County EDC
Balance Sheet
As of September 30, 2025

	<u>Sep 30, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Wauchula State Bank	420,574.13
Total Checking/Savings	<u>420,574.13</u>
Total Current Assets	420,574.13
Fixed Assets	
Office Equipment	40,494.05
Accum. Depreciation	-19,902.50
Total Fixed Assets	<u>20,591.55</u>
TOTAL ASSETS	<u>441,165.68</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 · Accounts payable	15,915.30
Total Accounts Payable	<u>15,915.30</u>
Total Current Liabilities	<u>15,915.30</u>
Total Liabilities	15,915.30
Equity	
3010 · Unrestrict (retained earnings)	172,947.18
Net Income	252,303.20
Total Equity	<u>425,250.38</u>
TOTAL LIABILITIES & EQUITY	<u>441,165.68</u>

Hardee County IDA General and Special Revenue Funds

10/06/25

Balance Sheet

Accrual Basis

As of September 30, 2025

	Sep 30, 25
ASSETS	
Current Assets	
Checking/Savings	
101009 · WSB Sales (GF)	1,010,650.08
101013 · WSB Mosaic CD 10/17/25 3.80%	6,508,157.13
101014 · WSB Mosaic Checking	8,934,982.31
Total Checking/Savings	16,453,789.52
Accounts Receivable	
115002 · Additional Site Development	-11,000.00
115001 · Accounts Receivable Rental Inc	307,490.43
Total Accounts Receivable	296,490.43
Other Current Assets	
133016 · R. Riverter LOC	77,731.81
Total Other Current Assets	77,731.81
Total Current Assets	16,828,011.76
Fixed Assets	
Land Available for Sale	
133010 · SR Inventory - Moye parcel	7,884.56
161910 · Terrell Property	420,000.22
161912 · Contribution of Lot 13B/improv	60,521.74
Total Land Available for Sale	488,406.52
Total Fixed Assets	488,406.52
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
014200 · Leases Receivable	5,316,090.64
1330132 · Allowance for Uncollectible	-72,013.70
Total Other Assets	5,244,076.94
TOTAL ASSETS	22,560,495.22
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
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	125,000.00
25500 · *Sales Tax Payable	-192.95
220004 · Sales Tax Payable	17,168.17
220012 · Riveter Security Deposit	1,250.00
Total Other Current Liabilities	185,951.99
Total Current Liabilities	185,951.99
Long Term Liabilities	
029911 · Deferred Inflows - Leases	5,102,491.59
Total Long Term Liabilities	5,102,491.59
Total Liabilities	5,288,443.58
Equity	
Fund Balance	
3000 · GF - Nonspendable	658,723.38

Hardee County IDA General and Special Revenue Funds

Balance Sheet

As of September 30, 2025

	<u>Sep 30, 25</u>
3001 · SR - Restriced for Eco Dev Proj	13,941,800.69
3003 · GF - Unassigned	<u>1,445,727.49</u>
Total Fund Balance	16,046,251.56
32000 · Unrestricted Net Assets	3,011,092.29
Net Income	<u>-1,785,292.21</u>
Total Equity	<u>17,272,051.64</u>
TOTAL LIABILITIES & EQUITY	<u><u>22,560,495.22</u></u>

Hardee IDA Ona Mine
Balance Sheet
As of September 30, 2025

	<u>Sep 30, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Ona Mine- Mosaic	12,685,867.62
Total Checking/Savings	<u>12,685,867.62</u>
Accounts Receivable	
Accounts Receivable	-0.84
Total Accounts Receivable	<u>-0.84</u>
Other Current Assets	
Due from S. Ft. Meade SR Fund	1,350.60
Due From General Fund	51,498.76
Total Other Current Assets	<u>52,849.36</u>
Total Current Assets	<u>12,738,716.14</u>
TOTAL ASSETS	<u><u>12,738,716.14</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to S Ft Meade	10,122.59
Sales Tax Payable	3,215.71
Total Other Current Liabilities	<u>13,338.30</u>
Total Current Liabilities	<u>13,338.30</u>
Total Liabilities	13,338.30
Equity	
Retained Earnings	7,775,007.11
Net Income	4,950,370.73
Total Equity	<u>12,725,377.84</u>
TOTAL LIABILITIES & EQUITY	<u><u>12,738,716.14</u></u>

Hardee County Economic Development
Profit & Loss Budget vs. Actual
October 2024 through September 2025

	<u>YTD Actual</u> <u>September</u>	<u>Budget</u>	<u>Remaining</u>	<u>% of Budget</u> <u>(100%)</u>
Income				
Annual Meeting	1,231	-	(1,231)	
Carry Forward	70,000	70,000	-	100.0%
Grants	150,000	155,000	5,000	96.77%
Transfer In - IDA	500,000	500,000	-	100.0%
Transfer In IDA- Ona Mine	525,368	526,739	1,371	99.74%
Total CF & Income	<u>1,246,599</u>	<u>1,251,739</u>	<u>5,140</u>	<u>99.59%</u>
Expense				
012-2 · Salary & Other Pay	516,313	505,000	(11,313)	102.24%
021-0 · Payroll taxes	39,450	38,700	(750)	101.94%
021-1 · PayChex Fees	17,699	-	(17,699)	
022-0 · Retirement Contributions 401K	25,071	35,400	10,329	70.82%
023-0 · Staff Insurance	163,246	160,000	(3,246)	102.03%
031-0 · Outside Services	16,651	45,000	28,349	37.0%
040-0 · Travel	26,233	32,000	5,767	81.98%
043-1 · Utilities Electric/Water/Sewer	6,128	7,500	1,372	81.71%
043-2 · Utilities Telephone/Internet	3,029	3,000	(29)	100.96%
045-0 · Insurance	3,502	3,500	(2)	100.04%
046-0 · Repairs & Maintenance	90	1,000	910	9.0%
048-1 · Promotional Annual Meeting	31,929	50,000	18,071	63.86%
048-2 · Promotional Community Engagement	5,380	3,000	(2,380)	179.33%
048-3 · Promotional CEO Support Group	131	2,000	1,869	6.57%
048-4 · Promotional Other	1,030	-	(1,030)	
048-5 · Promotional BVC	9,499	40,000	30,501	23.75%
051-0 · Office Expense and Supplies	10,055	17,000	6,945	59.15%
054-0 · Books, Dues, & Subscriptions	36,811	20,000	(16,811)	184.05%
055-0 · Employee training	12,048	15,000	2,952	80.32%
Total Expense	<u>924,295</u>	<u>978,100</u>	<u>53,805</u>	<u>94.5%</u>
Net Income	<u><u>322,303</u></u>	<u><u>273,639</u></u>	<u><u>(48,664)</u></u>	

Hardee County Industrial Development Authority General Fund

Profit & Loss Budget vs. Actual

October 2024 through September 2025

	<u>YTD Actual September</u>	<u>Budget</u>	<u>Remaining</u>	<u>% of Budget (100%)</u>
Income				
Carry Forward	1,600,000	1,600,000	-	100.0%
364001 · Disposition Fixed Assets - Land	205,084		(205,084)	
337500 · EDA Proceeds GF	650,867	13,219,202	12,568,336	4.92%
361100 · Interest Income GF	30,909	85,000	54,091	36.36%
361101 · Interest income Mosaic accts	103,010	-	(103,010)	
362001 · Rental Income	972,497	1,060,000	87,503	91.75%
Sales Tax & Collection Allowance	713	-	(713)	
Total CF & Income	<u>3,563,078</u>	<u>15,964,202</u>	<u>12,401,124</u>	<u>22.32%</u>
Expense				
5193105 · Professional Fees	263,932	300,000	36,068	87.98%
519322 · Travel	-	4,000	4,000	0.0%
5193400 · Landscaping and Grounds	50,436	40,000	(10,436)	126.09%
5194301 · Utilities	4,029	20,000	15,971	20.15%
519450 · Insurance Expense	414,261	550,000	135,739	75.32%
519453 · Rent expense	412	-	(412)	
5194601 · Repairs and Maintenance	438,251	450,000	11,749	97.39%
519480 · Advertising	529	3,000	2,471	17.62%
5194903 · Property Taxes	351,152	400,000	48,848	87.79%
519510 · Office Supplies	46	-	(46)	
5195205 · Bank Service Charges Gen FD	30	-	(30)	
51954 · Dues, Subscriptions, Membership	200	-	(200)	
519840 · Grant expenses	-	516,380	516,380	0.0%
6000 · Capital Outlay	807,687	11,224,000	10,416,313	7.2%
6006 · Capital Outlay - Gardes at Midtown		1,478,822		0.0%
6001 · Transfer to EDC	250,000	250,000	-	100.0%
Total Expense	<u>2,580,965</u>	<u>15,236,202</u>	<u>12,655,237</u>	<u>16.94%</u>
Net Income	<u><u>982,113</u></u>	<u><u>728,000</u></u>	<u><u>(254,113)</u></u>	

**Hardee County Industrial Development Authority Special Revenue
Profit & Loss Budget vs. Actual
October 2024 through September 2025**

	<u>YTD Actual September</u>	<u>Budget</u>	<u>Remaining</u>	<u>% of Budget (100%)</u>
Income				
Carry Forward	15,400,000	15,400,000	-	100%
345.900 · Tenant Requested Improvements (Debut/2168 Commerce Ct.)	19,769			
361101 · Interest income Mosaic accts	315,560	250,000	(65,560)	126%
369905 · Mosaic Grant Revenue	1,688,217	-	(1,688,217)	
Total CF & Income	<u>17,423,546</u>	<u>15,650,000</u>	<u>(1,773,546)</u>	<u>111%</u>
Expense				
5193105 Professional Fees	11,225			
519840 · Grant expenses	(10,000)	3,180,000	3,190,000	0%
6000 · Capital Outlay	3,086,118	8,100,000	5,013,882	38%
6006 · Cap Outlay - Gardens at Midtown	18,900	1,000,000	981,100	2%
6007 · Cap Outlay - Multi-Purpose Fac	-	1,000,000	1,000,000	0%
6008 · Cap Outlay - Future Projects	-	1,370,000	1,370,000	0%
6009 · Cap Outlay - 533 Carlton St	-	500,000	500,000	0%
6001 · Transfer to EDC	250,000	250,000	-	100%
Total Expense	<u>3,356,243</u>	<u>15,400,000</u>	<u>12,043,757</u>	<u>22%</u>
Net Income	<u><u>14,067,303</u></u>	<u><u>250,000</u></u>	<u><u>(13,817,303)</u></u>	

**Hardee County Industrial Development Authority Ona Mine
Profit & Loss Budget vs. Actual - All Classes
October 2024 through September 2025**

	<u>YTD September</u>	<u>Budget</u>	<u>Remaining</u>	<u>% of Budget (100%)</u>
Income				
Carry Forward	8,154,000	8,154,000	-	100.0%
Mosaic Income	2,000,000	2,000,000	-	100.0%
Mosaic Stripping Margin	2,872,702	2,872,702	(0)	100.0%
Interest Income	320,934	75,000	(245,934)	427.91%
Rental Income	329,023	356,739	27,716	92.23%
Sales	1,330,839	-	(1,330,839)	
Sales Tax Collection Allowance	220	-	(220)	
Total CF & Income	15,007,719	13,458,441	(1,549,278)	111.51%
Expense				
Outside Services - Corridor Study	48,000	64,500	16,500	74.42%
Insurance - Solar	3,400	5,000	1,600	68.0%
Marketing	254,194	380,000	125,806	66.89%
Rent - Solar	52,127	75,000	22,873	69.5%
Utilities - Digital Connectivity	-	25,000	25,000	0.0%
Solar Revenue Trans EDC	275,368	276,739	1,371	99.5%
Admin Funds Trans EDC	250,000	250,000	-	100.0%
Grant Expenditures - CRA Parking Facility	757,598	759,000	1,402	99.82%
Grant Expenditures - Hardee Ed Foundation	136,740	105,000	(31,740)	130.23%
Capital Outlay - 101-111 E. Main	33,750	2,000,000	1,966,250	1.69%
Capital Outlay - 122 W. Main	77,156	1,400,000	1,322,844	5.51%
Capital Outlay - Building a Vibrant Community	15,000	750,000	735,000	2.0%
Capital Outlay - Bostick Lift Station		75,000	75,000	0.0%
Capital Outlay - Future Projects		7,273,202	7,273,202	0.0%
Capital Outlay - MM Wauchula	15	-	(15)	
Total Expense	1,903,348	13,438,441	11,535,093	14.16%
Net Income	13,104,371	20,000	(13,084,371)	

**Hardee County Industrial Development Authority Ona Mine
Profit & Loss Budget vs. Actual - General Ec Dev Fund
October 2024 through September 2025**

	<u>YTD September</u>	<u>Budget</u>	<u>Remaining</u>	<u>% of Budget (100%)</u>
Income				
Carry Forward	4,050,000	4,050,000	-	100.00%
Mosaic Income	1,500,000	1,500,000	-	100.00%
Mosaic Stripping Margin	2,154,527	2,154,527		100.00%
Interest Income	149,769	35,000	(114,769)	427.91%
Rental - Solar	329,023	356,739	27,716	92.23%
Sales - MM2 & Sonni Property purchase that was sold to the county.	1,330,839	-	(1,330,839)	
Sales Tax Collection Allowance	220	-	(220)	
Total CF & Income	<u>9,514,379</u>	<u>8,096,266</u>	<u>(1,418,113)</u>	<u>117.52%</u>
Expense				
Outside Services - Corridor Study	48,000	64,500	16,500	74.42%
Insurance - Solar	3,400	5,000	1,600	68.00%
Marketing	254,194	380,000	125,806	66.89%
Rent - Solar	52,127	75,000	22,873	69.50%
Capital Outlay - MM Wauchula	15	-	(15)	
Capital Outlay - Future Projects		4,720,027		0.00%
Capital Outlay - 101-111 E. Main	33,750	1,000,000		3.38%
Capital Outlay - 122 W. Main St	77,156	1,400,000		5.51%
Admin Funds Trans EDC	175,000	175,000	-	100.00%
Solar Revenue Trans EDC	275,368	276,739	1,371	99.50%
Total Expense	<u>919,010</u>	<u>8,096,266</u>	<u>7,177,256</u>	<u>11.35%</u>
Net Income	<u>8,595,369</u>	<u>-</u>	<u>(8,595,369)</u>	

**Hardee County Industrial Development Authority Ona Mine
Profit & Loss Budget vs. Actual - Infrastructure Dev Fund
October 2024 through September 2025**

	<u>YTD September</u>	<u>Budget</u>	<u>Remaining</u>	<u>% of Budget (100%)</u>
Income				
Carry Forward	3,759,000	3,759,000	-	100.0%
Mosaic Income	400,000	400,000	-	100.0%
Mosaic Stripping Margin	574,540	574,540		100.0%
Interest Income	149,769	35,000	(114,769)	427.91%
Total CF & Income	4,883,310	4,768,540	(114,770)	102.41%
Expense				
Admin Funds Trans EDC	75,000	75,000	-	100.0%
Grant Expenditures - CRA Parking Facility	757,598	759,000	1,402	99.82%
Capital Outlay - 101-111 E. Main		700,000		0.0%
Capital Outlay - Future Projects	-	2,409,540	2,409,540	0.0%
Capital Outlay - Building a Vibrant Community	15,000	750,000		2.0%
Capital Outlay - Bostick Lift Station		75,000		0.0%
Total Expense	847,598	4,768,540	3,920,942	17.77%
Net Income	4,035,712	-	(4,035,712)	

**Hardee County Industrial Development Authority Ona Mine
Profit & Loss Budget vs. Actual - Workforce Dev Fund
October 2024 through September 2025**

	<u>YTD September</u>	<u>Budget</u>	<u>Remaining</u>	<u>% of Budget (100%)</u>
Income				
Carry Forward	345,000	345,000	-	100.0%
Mosaic Income	100,000	100,000	-	100.0%
Mosaic Stripping Margin	143,635	143,635		100.0%
Interest Income	21,396	5,000	(16,396)	427.91%
Total CF & Income	<u>610,031</u>	<u>593,635</u>	<u>(16,396)</u>	<u>102.76%</u>
Expense				
Utilities - Digital Connectivity	-	25,000	25,000	0.0%
Grant Expenditures - Hardee Ed Foundation	136,740	105,000	(31,740)	130.23%
Capital Outlay - 101-111 E. Main	-	300,000	300,000	0.0%
Capital Outlay - Future Projects	-	143,635	143,635	0.0%
Total Expense	<u>136,740</u>	<u>573,635</u>	<u>436,895</u>	<u>23.84%</u>
Net Income	<u>473,291</u>	<u>20,000</u>	<u>(453,291)</u>	

Hardee County Industrial Development Authority
Profit & Loss by Class
 October 2024 through September 2025

	<u>Multi-Purpose Facility Grant (General Fund)</u>	<u>Lots 37 & 38 (Ecosteris, Inc.) (General Fund)</u>	<u>SafeGage (General Fund)</u>	<u>Hogan Street (General Fund)</u>	<u>Gardens at Midtown (General Fund)</u>	<u>Commerce Park (General Fund)</u>	<u>1390 Mott Road (Rental House) (General Fund)</u>
Ordinary Income/Expense							
Income							
364001 · Disposition Fixed Assets - Land	0.00	0.00	0.00	0.00	0.00	0.00	0.00
337500 · EDA Proceeds Gen FD	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
361101 · Interest income Mosaic accts	0.00	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	0.00	12,970.30
369902 · Misc. Income Gen Fd	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>12,970.30</u>
Gross Profit	0.00	0.00	0.00	0.00	0.00	0.00	12,970.30
Expense							
5193105 · Professional Fees							
519320 · Professional Fee Acct/Audit	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5193103 · Professional fees appraisals	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5193100 · Professional Fees Legal	0.00	525.00	75.00	200.00	0.00	2,955.00	0.00
5193106 · Environmental Assessment	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5193107 · Governmental Consulting	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 5193105 · Professional Fees	<u>0.00</u>	<u>525.00</u>	<u>75.00</u>	<u>200.00</u>	<u>0.00</u>	<u>2,955.00</u>	<u>0.00</u>
5193400 · Landscaping and Grounds	0.00	0.00	0.00	0.00	4,200.00	22,750.84	0.00
5194301 · Utilities	0.00	0.00	0.00	0.00	0.00	5,365.92	0.00
519450 · Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00	71.00
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	1,975.00	5,741.50	200.00
5194601 · Repairs and Maintenance - Other	0.00	0.00	0.00	0.00	0.00	115.05	0.00
Total 5194601 · Repairs and Maintenance	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,975.00</u>	<u>5,856.55</u>	<u>200.00</u>
519480 · Advertising	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5194903 · Property Taxes	0.00	0.00	0.00	0.00	3,895.18	0.00	4,694.40
519510 · Office Supplies	0.00	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	0.00
51954 · Dues, Subscriptions, Membership	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6000 · Capital Outlay	2,500.00	0.00	0.00	0.00	0.00	750.00	0.00
6001 · Transfer to EDC	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6002 · Transfer to General Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Expense	<u>2,500.00</u>	<u>525.00</u>	<u>75.00</u>	<u>200.00</u>	<u>10,070.18</u>	<u>37,678.31</u>	<u>4,965.40</u>
Net Ordinary Income	-2,500.00	-525.00	-75.00	-200.00	-10,070.18	-37,678.31	8,004.90
Other Income/Expense							
Other Income							
Sales Tax Collection Allowance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	<u><u>-2,500.00</u></u>	<u><u>-525.00</u></u>	<u><u>-75.00</u></u>	<u><u>-200.00</u></u>	<u><u>-10,070.18</u></u>	<u><u>-37,678.31</u></u>	<u><u>8,004.90</u></u>

Hardee County Industrial Development Authority
Profit & Loss by Class
October 2024 through September 2025

	0 Alton Carlton Rd. (Shorewood) (General Fund)	120 N. 8th Ave (Cotton) (General Fund)	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)
Ordinary Income/Expense						
Income						
364001 · Disposition Fixed Assets - Land	0.00	0.00	0.00	0.00	0.00	0.00
337500 · EDA Proceeds Gen FD	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
361101 · Interest income Mosaic accts	0.00	0.00	0.00	0.00	0.00	0.00
362001 · Rental Income	0.00	0.00	10,200.00	0.00	29,801.00	43,860.52
369902 · Misc. Income Gen Fd	0.00	0.00	0.00	0.00	0.00	0.00
Total Income	0.00	0.00	10,200.00	0.00	29,801.00	43,860.52
Gross Profit	0.00	0.00	10,200.00	0.00	29,801.00	43,860.52
Expense						
5193105 · Professional Fees						
519320 · Professional Fee Acct/Audit	0.00	0.00	0.00	0.00	0.00	0.00
5193103 · Professional fees appraisals	0.00	0.00	0.00	0.00	0.00	0.00
5193100 · Professional Fees Legal	0.00	0.00	0.00	0.00	375.00	875.00
5193106 · Environmental Assessment	0.00	0.00	0.00	0.00	0.00	0.00
5193107 · Governmental Consulting	0.00	0.00	0.00	0.00	0.00	0.00
Total 5193105 · Professional Fees	0.00	0.00	0.00	0.00	375.00	875.00
5193400 · Landscaping and Grounds	0.00	0.00	0.00	0.00	0.00	0.00
5194301 · Utilities	0.00	0.00	0.00	0.00	0.00	0.00
519450 · Insurance Expense	0.00	3.00	12,607.25	6,916.82	1,677.00	577.00
519453 · Rent expense	0.00	0.00	0.00	0.00	0.00	412.00
5194601 · Repairs and Maintenance						
519460 · Repairs and Maintenance GF	0.00	0.00	1,400.00	541.30	26,857.37	954.35
5194601 · Repairs and Maintenance - Other	152,500.00	0.00	0.00	0.00	2,905.73	0.00
Total 5194601 · Repairs and Maintenance	152,500.00	0.00	1,400.00	541.30	29,763.10	954.35
519480 · Advertising	0.00	0.00	0.00	0.00	0.00	0.00
5194903 · Property Taxes	44.66	0.00	3,454.90	2,240.36	17,006.16	13,551.59
519510 · Office Supplies	0.00	0.00	0.50	0.00	0.00	0.00
5195205 · Bank Service Charges Gen FD	0.00	0.00	0.00	0.00	0.00	0.00
51954 · Dues, Subscriptions, Membership	0.00	0.00	0.00	0.00	0.00	0.00
6000 · Capital Outlay	0.00	0.00	27,210.00	0.00	0.00	0.00
6001 · Transfer to EDC	0.00	0.00	0.00	0.00	0.00	0.00
6002 · Transfer to General Fund	0.00	0.00	0.00	0.00	0.00	0.00
Total Expense	152,544.66	3.00	44,672.65	9,698.48	48,821.26	16,369.94
Net Ordinary Income	-152,544.66	-3.00	-34,472.65	-9,698.48	-19,020.26	27,490.58
Other Income/Expense						
Other Income						
Sales Tax Collection Allowance	0.00	0.00	0.00	0.00	21.03	35.88
Total Other Income	0.00	0.00	0.00	0.00	21.03	35.88
Net Other Income	0.00	0.00	0.00	0.00	21.03	35.88
Net Income	-152,544.66	-3.00	-34,472.65	-9,698.48	-18,999.23	27,526.46

Hardee County Industrial Development Authority

Profit & Loss by Class

October 2024 through September 2025

	126 W. Main (Utilitech Bakery) (General Fund)	533 Carlton St. (General Fund)	943 S. 6th Ave (Crews Bowling) (General Fund)	897 S. 6th Ave (Old Incubator) (General Fund)	1499 US Hwy 17 N (Kinbro) (General Fund)	350 Mancini PI (Mancini Foods) (General Fund)
Ordinary Income/Expense						
Income						
364001 · Disposition Fixed Assets - Land	0.00	0.00	0.00	0.00	0.00	0.00
337500 · EDA Proceeds Gen FD	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
361101 · Interest income Mosaic accts	0.00	0.00	0.00	0.00	0.00	0.00
362001 · Rental Income	40,435.46	0.00	70,200.00	71,749.50	74,380.00	146,119.65
369902 · Misc. Income Gen Fd	0.00	0.00	0.00	-2,934.06	0.00	0.00
Total Income	40,435.46	0.00	70,200.00	68,815.44	74,380.00	146,119.65
Gross Profit	40,435.46	0.00	70,200.00	68,815.44	74,380.00	146,119.65
Expense						
5193105 · Professional Fees						
519320 · Professional Fee Acct/Audit	0.00	0.00	0.00	0.00	0.00	0.00
5193103 · Professional fees appraisals	0.00	0.00	0.00	0.00	0.00	0.00
5193100 · Professional Fees Legal	0.00	350.00	375.00	3,175.00	0.00	2,330.99
5193106 · Environmental Assessment	0.00	0.00	0.00	0.00	0.00	0.00
5193107 · Governmental Consulting	0.00	0.00	0.00	0.00	0.00	0.00
Total 5193105 · Professional Fees	0.00	350.00	375.00	3,175.00	0.00	2,330.99
5193400 · Landscaping and Grounds	0.00	15,832.10	0.00	2,152.68	0.00	0.00
5194301 · Utilities	0.00	0.00	0.00	-2,130.78	0.00	0.00
519450 · Insurance Expense	9,161.45	361.00	19,692.30	24,457.85	44,362.35	401.00
519453 · Rent expense	0.00	0.00	0.00	0.00	0.00	0.00
5194601 · Repairs and Maintenance						
519460 · Repairs and Maintenance GF	800.00	298.82	95,000.00	805.21	10,000.00	0.00
5194601 · Repairs and Maintenance - Other	0.00	3,554.58	7,500.00	5,772.94	0.00	0.00
Total 5194601 · Repairs and Maintenance	800.00	3,853.40	102,500.00	6,578.15	10,000.00	0.00
519480 · Advertising	0.00	0.00	0.00	0.00	0.00	0.00
5194903 · Property Taxes	2,638.72	62,391.84	10,475.09	33,472.90	22,076.41	57,190.12
519510 · Office Supplies	1.50	0.00	1.00	0.00	1.00	0.00
5195205 · Bank Service Charges Gen FD	0.00	0.00	0.00	0.00	0.00	0.00
51954 · Dues, Subscriptions, Membership	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
6001 · Transfer to EDC	0.00	0.00	0.00	0.00	0.00	0.00
6002 · Transfer to General Fund	0.00	0.00	0.00	0.00	0.00	0.00
Total Expense	12,601.67	82,788.34	133,043.39	67,705.80	76,439.76	59,922.11
Net Ordinary Income	27,833.79	-82,788.34	-62,843.39	1,109.64	-2,059.76	86,197.54
Other Income/Expense						
Other Income						
Sales Tax Collection Allowance	29.60	10.62	52.68	53.73	22.50	47.27
Total Other Income	29.60	10.62	52.68	53.73	22.50	47.27
Net Other Income	29.60	10.62	52.68	53.73	22.50	47.27
Net Income	27,863.39	-82,777.72	-62,790.71	1,163.37	-2,037.26	86,244.81

Hardee County Industrial Development Authority
Profit & Loss by Class
October 2024 through September 2025

	2275 Commerce Ct (Florikan) (General Fund)	2549 Commerce (Aloha) Spec 12 (General Fund)	2280 Commerce Ct. (Cesaroni) (General Fund)	205 SR 62 (Moye) (General Fund)	1436 Old Bradenton Rd (A+ Env) (General Fund)
Ordinary Income/Expense					
Income					
364001 · Disposition Fixed Assets - Land	0.00	0.00	0.00	0.00	0.00
337500 · EDA Proceeds Gen FD	0.00	0.00	0.00	0.00	0.00
361100 · Interest Income GF	0.00	0.00	0.00	0.00	0.00
361101 · Interest income Mosaic accts	0.00	0.00	0.00	0.00	0.00
362001 · Rental Income	130,469.52	78,259.26	158,901.00	0.00	7,247.92
369902 · Misc. Income Gen Fd	0.00	0.00	0.00	0.00	0.00
Total Income	130,469.52	78,259.26	158,901.00	0.00	7,247.92
Gross Profit	130,469.52	78,259.26	158,901.00	0.00	7,247.92
Expense					
5193105 · Professional Fees					
519320 · Professional Fee Acct/Audit	0.00	0.00	0.00	0.00	0.00
5193103 · Professional fees appraisals	7,450.00	0.00	0.00	0.00	3,500.00
5193100 · Professional Fees Legal	0.00	0.00	0.00	0.00	125.00
5193106 · Environmental Assessment	0.00	0.00	0.00	0.00	0.00
5193107 · Governmental Consulting	0.00	0.00	0.00	0.00	0.00
Total 5193105 · Professional Fees	7,450.00	0.00	0.00	0.00	3,625.00
5193400 · Landscaping and Grounds	0.00	0.00	0.00	0.00	0.00
5194301 · Utilities	0.00	0.00	0.00	293.88	0.00
519450 · Insurance Expense	118,520.27	4,785.17	10,309.71	2,844.31	2,771.61
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	0.00
5194601 · Repairs and Maintenance - Other	17,147.87	0.00	0.00	0.00	0.00
Total 5194601 · Repairs and Maintenance	17,147.87	0.00	0.00	0.00	0.00
519480 · Advertising	0.00	0.00	0.00	0.00	0.00
5194903 · Property Taxes	36,508.24	0.00	22,479.69	0.00	602.85
519510 · Office Supplies	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
51954 · Dues, Subscriptions, Membership	0.00	0.00	0.00	0.00	0.00
6000 · Capital Outlay	0.00	0.00	0.00	0.00	0.00
6001 · Transfer to EDC	0.00	0.00	0.00	0.00	0.00
6002 · Transfer to General Fund	0.00	0.00	0.00	0.00	0.00
Total Expense	179,626.38	4,785.17	32,790.40	3,138.19	6,999.46
Net Ordinary Income	-49,156.86	73,474.09	126,110.60	-3,138.19	248.46
Other Income/Expense					
Other Income					
Sales Tax Collection Allowance	97.80	42.37	119.16	0.00	7.47
Total Other Income	97.80	42.37	119.16	0.00	7.47
Net Other Income	97.80	42.37	119.16	0.00	7.47
Net Income	-49,059.06	73,516.46	126,229.76	-3,138.19	255.93

Hardee County Industrial Development Authority
Profit & Loss by Class
October 2024 through September 2025

	0 Alton Carlton Rd (Parker) (General Fund)	2515 Commerce Ct (Mach Connect) (General Fund)	Spec Building 9- EDA Grant (General Fund)	Phase 2 Expansion- EDA Grant (General Fund)	Florida Job Growth Grant (General Fund)	Administrative (General Fund)
Ordinary Income/Expense						
Income						
364001 · Disposition Fixed Assets - Land	0.00	0.00	0.00	0.00	0.00	0.00
337500 · EDA Proceeds Gen FD	0.00	0.00	641,346.50	9,520.00	0.00	0.00
361100 · Interest Income GF	0.00	0.00	0.00	0.00	0.00	0.00
361101 · Interest income Mosaic accts	0.00	0.00	0.00	0.00	0.00	0.00
362001 · Rental Income	0.00	129,641.85	0.00	0.00	0.00	0.00
369902 · Misc. Income Gen Fd	0.00	0.00	0.00	0.00	0.00	0.00
Total Income	0.00	129,641.85	641,346.50	9,520.00	0.00	0.00
Gross Profit	0.00	129,641.85	641,346.50	9,520.00	0.00	0.00
Expense						
5193105 · Professional Fees						
519320 · Professional Fee Acct/Audit	0.00	0.00	0.00	0.00	0.00	68,232.00
5193103 · Professional fees appraisals	0.00	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
5193106 · Environmental Assessment	0.00	0.00	0.00	0.00	0.00	0.00
5193107 · Governmental Consulting	0.00	0.00	0.00	0.00	0.00	77,500.00
Total 5193105 · Professional Fees	0.00	0.00	0.00	0.00	0.00	145,732.00
5193400 · Landscaping and Grounds	0.00	0.00	0.00	0.00	0.00	0.00
5194301 · Utilities	0.00	0.00	0.00	0.00	0.00	0.00
519450 · Insurance Expense	0.00	44,654.78	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	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	0.00	0.00	0.00	0.00
519480 · Advertising	0.00	0.00	0.00	0.00	0.00	0.00
5194903 · Property Taxes	679.04	15,788.45	0.00	0.00	0.00	0.00
519510 · Office Supplies	0.00	0.00	0.00	0.00	11.71	0.00
5195205 · Bank Service Charges Gen FD	0.00	0.00	0.00	0.00	0.00	0.00
51954 · Dues, Subscriptions, Membership	0.00	0.00	0.00	0.00	0.00	0.00
6000 · Capital Outlay	5,490.00	0.00	641,346.50	7,450.00	75,000.00	0.00
6001 · Transfer to EDC	0.00	0.00	0.00	0.00	0.00	250,000.00
6002 · Transfer to General Fund	0.00	0.00	0.00	0.00	0.00	0.00
Total Expense	6,169.04	60,443.23	641,346.50	7,450.00	75,011.71	395,732.00
Net Ordinary Income	-6,169.04	69,198.62	0.00	2,070.00	-75,011.71	-395,732.00
Other Income/Expense						
Other Income						
Sales Tax Collection Allowance	0.00	93.76	0.00	0.00	0.00	0.00
Total Other Income	0.00	93.76	0.00	0.00	0.00	0.00
Net Other Income	0.00	93.76	0.00	0.00	0.00	0.00
Net Income	-6,169.04	69,292.38	0.00	2,070.00	-75,011.71	-395,732.00

Hardee County Industrial Development Authority
Profit & Loss by Class
October 2024 through September 2025

	<u>Grove (General Fund)</u>	<u>Property Maintenance (General Fund)</u>	<u>Property Management (General Fund)</u>	<u>Spec Building 7 (MOBO) (General Fund)</u>	<u>1510 US Hwy 17 N. (Innovar) (General Fund)</u>	<u>General Fund - Other (General Fund)</u>	<u>Total General Fund</u>
Ordinary Income/Expense							
Income							
364001 · Disposition Fixed Assets - Land	0.00	0.00	0.00	0.00	0.00	205,083.51	205,083.51
337500 · EDA Proceeds Gen FD	0.00	0.00	0.00	0.00	0.00	0.00	650,866.50
361100 · Interest Income GF	0.00	0.00	0.00	0.00	0.00	30,909.24	30,909.24
361101 · Interest income Mosaic accts	0.00	0.00	0.00	0.00	0.00	103,009.73	103,009.73
362001 · Rental Income	0.00	0.00	5,257.62	0.00	105,000.00	375.00	1,114,868.60
369902 · Misc. Income Gen Fd	0.00	0.00	0.00	0.00	0.00	0.00	-2,934.06
Total Income	<u>0.00</u>	<u>0.00</u>	<u>5,257.62</u>	<u>0.00</u>	<u>105,000.00</u>	<u>339,377.48</u>	<u>2,101,803.52</u>
Gross Profit	0.00	0.00	5,257.62	0.00	105,000.00	339,377.48	2,101,803.52
Expense							
5193105 · Professional Fees							
519320 · Professional Fee Acct/Audit	0.00	0.00	0.00	0.00	0.00	0.00	68,232.00
5193103 · Professional fees appraisals	0.00	0.00	0.00	0.00	2,250.00	0.00	13,200.00
5193100 · Professional Fees Legal	0.00	0.00	0.00	100.00	3,150.00	90,063.78	104,674.77
5193106 · Environmental Assessment	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5193107 · Governmental Consulting	0.00	0.00	0.00	0.00	0.00	0.00	77,500.00
Total 5193105 · Professional Fees	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>100.00</u>	<u>5,400.00</u>	<u>90,063.78</u>	<u>263,606.77</u>
5193400 · Landscaping and Grounds	0.00	0.00	0.00	0.00	5,500.00	0.00	50,435.62
5194301 · Utilities	500.08	0.00	0.00	0.00	0.00	0.00	4,029.10
519450 · Insurance Expense	0.00	0.00	26,682.24	886.15	387.00	79,037.07	411,166.33
519453 · Rent expense	0.00	0.00	0.00	0.00	0.00	0.00	412.00
5194601 · Repairs and Maintenance							
519460 · Repairs and Maintenance GF	594.11	2,126.99	291.00	0.00	2,615.66	0.00	150,201.31
5194601 · Repairs and Maintenance - Other	1,402.21	0.00	2,864.78	0.00	77,902.84	0.00	271,666.00
Total 5194601 · Repairs and Maintenance	<u>1,996.32</u>	<u>2,126.99</u>	<u>3,155.78</u>	<u>0.00</u>	<u>80,518.50</u>	<u>0.00</u>	<u>421,867.31</u>
519480 · Advertising	0.00	0.00	0.00	0.00	0.00	528.63	528.63
5194903 · Property Taxes	372.44	0.00	0.00	0.00	41,402.74	186.37	351,152.15
519510 · Office Supplies	0.00	0.00	29.56	0.00	0.00	0.00	46.27
5195205 · Bank Service Charges Gen FD	0.00	0.00	0.00	0.00	0.00	30.00	30.00
51954 · Dues, Subscriptions, Membership	0.00	0.00	0.00	0.00	0.00	200.00	200.00
6000 · Capital Outlay	0.00	0.00	0.00	0.00	47,940.97	0.00	807,687.47
6001 · Transfer to EDC	0.00	0.00	0.00	0.00	0.00	0.00	250,000.00
6002 · Transfer to General Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Expense	<u>2,868.84</u>	<u>2,126.99</u>	<u>29,867.58</u>	<u>986.15</u>	<u>181,149.21</u>	<u>170,045.85</u>	<u>2,561,161.65</u>
Net Ordinary Income	-2,868.84	-2,126.99	-24,609.96	-986.15	-76,149.21	169,331.63	-459,358.13
Other Income/Expense							
Other Income							
Sales Tax Collection Allowance	0.00	0.00	0.00	0.00	78.72	0.00	712.59
Total Other Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>78.72</u>	<u>0.00</u>	<u>712.59</u>
Net Other Income	0.00	0.00	0.00	0.00	78.72	0.00	712.59
Net Income	<u><u>-2,868.84</u></u>	<u><u>-2,126.99</u></u>	<u><u>-24,609.96</u></u>	<u><u>-986.15</u></u>	<u><u>-76,070.49</u></u>	<u><u>169,331.63</u></u>	<u><u>-458,645.54</u></u>

Hardee County Industrial Development Authority
Profit & Loss by Class
October 2024 through September 2025

	<u>TOTAL</u>
Ordinary Income/Expense	
Income	
364001 · Disposition Fixed Assets - Land	205,083.51
337500 · EDA Proceeds Gen FD	650,866.50
361100 · Interest Income GF	30,909.24
361101 · Interest income Mosaic accts	103,009.73
362001 · Rental Income	1,114,868.60
369902 · Misc. Income Gen Fd	-2,934.06
Total Income	<u>2,101,803.52</u>
Gross Profit	2,101,803.52
Expense	
5193105 · Professional Fees	
519320 · Professional Fee Acct/Audit	68,232.00
5193103 · Professional fees appraisals	13,200.00
5193100 · Professional Fees Legal	104,674.77
5193106 · Environmental Assessment	0.00
5193107 · Governmental Consulting	77,500.00
Total 5193105 · Professional Fees	<u>263,606.77</u>
5193400 · Landscaping and Grounds	50,435.62
5194301 · Utilities	4,029.10
519450 · Insurance Expense	411,166.33
519453 · Rent expense	412.00
5194601 · Repairs and Maintenance	
519460 · Repairs and Maintenance GF	150,201.31
5194601 · Repairs and Maintenance - Other	271,666.00
Total 5194601 · Repairs and Maintenance	<u>421,867.31</u>
519480 · Advertising	528.63
5194903 · Property Taxes	351,152.15
519510 · Office Supplies	46.27
5195205 · Bank Service Charges Gen FD	30.00
51954 · Dues, Subscriptions, Membership	200.00
6000 · Capital Outlay	807,687.47
6001 · Transfer to EDC	250,000.00
6002 · Transfer to General Fund	0.00
Total Expense	<u>2,561,161.65</u>
Net Ordinary Income	-459,358.13
Other Income/Expense	
Other Income	
Sales Tax Collection Allowance	712.59
Total Other Income	<u>712.59</u>
Net Other Income	712.59
Net Income	<u><u>-458,645.54</u></u>

Hardee County Industrial Development Authority
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	<u>Housing - Gardens at Midtown</u> <u>(Special Revenue)</u>	<u>Lot 27 Site Dev Debut Payments</u> <u>(Special Revenue)</u>	<u>Housing - Bostick Rd</u> <u>(Special Revenue)</u>	<u>Spec Bldg 12- Lot 2</u> <u>(Special Revenue)</u>	<u>Administrative</u> <u>(Special Revenue)</u>	<u>Ag Test Plot</u> <u>(Special Revenue)</u>	<u>Spec Building 8- Riveter</u> <u>(Special Revenue)</u>
Ordinary Income/Expense							
Income							
345.900 · Tenant Requested Improvements	0.00	19,769.16	0.00	0.00	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	0.00	0.00	0.00
Total Income	<u>0.00</u>	<u>19,769.16</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Gross Profit	0.00	19,769.16	0.00	0.00	0.00	0.00	0.00
Expense							
6006 · Cap Outlay - Gardens at Midtown	18,900.00	0.00	0.00	0.00	0.00	0.00	0.00
5193105 · Professional Fees							
5193102 · Professional Fees Engineering	0.00	0.00	600.00	0.00	0.00	0.00	0.00
5193100 · Professional Fees Legal	775.00	0.00	0.00	0.00	0.00	0.00	0.00
5193106 · Environmental Assessment	0.00	0.00	4,300.00	0.00	0.00	0.00	0.00
Total 5193105 · Professional Fees	<u>775.00</u>	<u>0.00</u>	<u>4,900.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
519840 · Grant expenses	0.00	0.00	0.00	0.00	0.00	-10,000.00	0.00
6000 · Capital Outlay	0.00	19,769.16	0.00	1,285,470.27	0.00	0.00	349,053.00
6001 · Transfer to EDC	0.00	0.00	0.00	0.00	250,000.00	0.00	0.00
Total Expense	<u>19,675.00</u>	<u>19,769.16</u>	<u>4,900.00</u>	<u>1,285,470.27</u>	<u>250,000.00</u>	<u>-10,000.00</u>	<u>349,053.00</u>
Net Ordinary Income	<u>-19,675.00</u>	<u>0.00</u>	<u>-4,900.00</u>	<u>-1,285,470.27</u>	<u>-250,000.00</u>	<u>10,000.00</u>	<u>-349,053.00</u>
Net Income	<u><u>-19,675.00</u></u>	<u><u>0.00</u></u>	<u><u>-4,900.00</u></u>	<u><u>-1,285,470.27</u></u>	<u><u>-250,000.00</u></u>	<u><u>10,000.00</u></u>	<u><u>-349,053.00</u></u>

Hardee County Industrial Development Authority
Profit & Loss by Class
 October 2024 through September 2025

	<u>Spec Building 9- Lot 27</u> <u>(Special Revenue)</u>	<u>Special Revenue - Other</u> <u>(Special Revenue)</u>	<u>Total Special Revenue</u>	<u>TOTAL</u>
Ordinary Income/Expense				
Income				
345.900 · Tenant Requested Improvements	0.00	0.00	19,769.16	19,769.16
361101 · Interest income Mosaic accts	0.00	315,559.79	315,559.79	315,559.79
369905 · Mosaic Grant Revenue	0.00	1,688,216.95	1,688,216.95	1,688,216.95
Total Income	<u>0.00</u>	<u>2,003,776.74</u>	<u>2,023,545.90</u>	<u>2,023,545.90</u>
Gross Profit	0.00	2,003,776.74	2,023,545.90	2,023,545.90
Expense				
6006 · Cap Outlay - Gardens at Midtown	0.00	0.00	18,900.00	18,900.00
5193105 · Professional Fees				
5193102 · Professional Fees Engineering	0.00	0.00	600.00	600.00
5193100 · Professional Fees Legal	100.00	0.00	875.00	875.00
5193106 · Environmental Assessment	0.00	0.00	4,300.00	4,300.00
Total 5193105 · Professional Fees	<u>100.00</u>	<u>0.00</u>	<u>5,775.00</u>	<u>5,775.00</u>
519840 · Grant expenses	0.00	0.00	-10,000.00	-10,000.00
6000 · Capital Outlay	1,431,825.14	0.00	3,086,117.57	3,086,117.57
6001 · Transfer to EDC	0.00	0.00	250,000.00	250,000.00
Total Expense	<u>1,431,925.14</u>	<u>0.00</u>	<u>3,350,792.57</u>	<u>3,350,792.57</u>
Net Ordinary Income	<u>-1,431,925.14</u>	<u>2,003,776.74</u>	<u>-1,327,246.67</u>	<u>-1,327,246.67</u>
Net Income	<u><u>-1,431,925.14</u></u>	<u><u>2,003,776.74</u></u>	<u><u>-1,327,246.67</u></u>	<u><u>-1,327,246.67</u></u>