



## **AGENDA**

**Economic Development Council/Industrial Development Authority**

**EDC/IDA REGULAR MEETING**

**December 11, 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**

**Lee Mikell**

**Barney Cherry**

**John Gill**

**Rebekah Tucker**

---

### 1. CALL TO ORDER

### 2. APPROVAL OF AGENDA

### 3. APPROVAL OF MINUTES

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

**ACTION RECOMMENDED** - Motion to approve the November 2025 Minutes as presented.

### 4. EXECUTIVE REPORT

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

### 5. AGENDA ITEMS

1. **Melanie Roberts** - Business Retention and Expansion Program
2. **Krystin Chapman** - The Development Group Emerging Leaders

**ACTION RECOMMENDED** - Motion to approve Resolution 2025-24 approving the creation of The Development Group Emerging Leaders committee and authorize Chair or Vice Chair to sign.

3. **Austin Evans** - Presentation of Bostick Road Development

**ACTION RECOMMENDED** - Motion to authorize and direct staff to negotiate a Developer's Agreement for the Bostick Road Development and bring back to the Board for approval.

4. **Krystin Chapman** - Agreement with Hardee County for Regional Lift Station Contribution

**ACTION RECOMMENDED** - Motion to approve the Hardee County Regional Lift Station Agreement as presented or in substantially similar form and authorize Chair or Vice Chair to sign.

5. **Krystin Chapman** - Agreement with Hardee County for Gateway Sign Contribution

**ACTION RECOMMENDED** - Motion to approve the Hardee County Gateway Sign Agreement as presented or in substantially similar form and authorize Chair or Vice Chair to sign.

6. **Sarah Evers** - Third Amendment to the Purchase Sale Land Contract for Ecosteris, Inc.

**ACTION RECOMMENDED** - Motion to approve third amendment to the Purchase Sale Land contract between The Hardee County Industrial Development Authority and Ecosteris, Inc. and authorize Chair or Vice Chair to sign.

7. **Krystin Chapman** - First Amendment to the Marketing Services Contract for Consensus Media

**ACTION RECOMMENDED:** Motion to approve the first amendment to the Marketing Services contract between the Hardee County Industrial Development Authority and Consensus Media as presented or in substantially similar form and authorize Chair or Vice Chair to sign.

8. **Melanie Roberts** - Triple-Wide Bid

**ACTION RECOMMENDED** - Board discretion

9. **Krystin Chapman** - Budget Amendment

**ACTION RECOMMENDED** - Motion to adopt Resolution 2025-25 approving and authorizing budget amendments to the adopted fiscal year 2025-2026 Hardee County Economic Development Council budget and authorize Chair or Vice Chair to sign.

10. **Krystin Chapman** - Budget Amendment

**ACTION RECOMMENDED** - Motion to adopt Resolution 2025-26 approving and authorizing budget amendments to the adopted fiscal year 2025-2026 Hardee County Industrial Development Authority South Fort Meade Special Revenue budget and authorize Chair or Vice Chair to sign.

11. **Krystin Chapman** - Budget Amendment

**ACTION RECOMMENDED** - Motion to adopt Resolution 2025-27 approving and authorizing budget amendments to the adopted fiscal year 2025-2026 Hardee County Industrial Development Authority Ona Mine Special Revenue budget and authorize Chair or Vice Chair to sign.

## **6. FINANCIAL REPORT**

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

**ACTION RECOMMENDED** - Motion to approve the November 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:** December 11, 2025

**SUBMITTED BY:** Melanie Roberts, Economic Development Council

**ITEM TYPE:** Business Agenda - Action Items

**AGENDA SECTION:** **APPROVAL OF MINUTES**

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

**ACTION RECOMMENDED** - Motion to approve the November 2025 Minutes as presented.

**SUGGESTED ACTION:**

**ATTACHMENTS:**

[2025-11-13 Minutes EDC-IDA RM.docx](#)



## **MINUTES**

**Economic Development Council/Industrial Development Authority**

**EDC/IDA REGULAR MEETING**

**November 13, 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
Chris Idsardi	Chair	Present	
Courtney Green	Vice Chair	Present	
Barney Cherry	Board Member	Present	
Lee Mikell	Board Member	Present	
John Gill	Board Member	Present	
Rebekah Tucker	Board Member	Present	
Sarah W. Evers	Chief Executive Officer	Present	
Kaylee Tuck and/or Julia Mandell	EDC/IDA Board Attorney	Present	
Krystin Chapman	Chief Operating Officer	Present	
Lynn Landskroner	Controller	Absent	
Melanie Roberts	Programs & Administrative Coordinator	Present	
Amy Tubbs	Project & Communications Coordinator	Present	

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

**2. APPROVAL OF AGENDA**

Motion by Board Member Green and second by Board Member Mikell to approve the agenda.

Motion carried unanimously.

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

Opposed - None

**3. APPROVAL OF MINUTES**

**1. October 2025 Regular Meeting Minutes:**

Chair Idsardi requested a motion to approve the minutes.

Motion by Board Member Gill and second by Board Member Cherry to approve.

Motion carried unanimously.

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

Opposed - None

**4. EXECUTIVE REPORT**

**1. November 2025 Executive Report:**

Programs and Administrative Coordinator, Melanie Roberts, and Project and Communications Coordinator, Amy Tubbs presented the November Executive Report. Mrs. Roberts began by reviewing current projects and providing timeline updates, starting with **Lot 27**, which is currently undergoing interior framing, fire sprinkler installation, and the exterior Stucco installation phase continues. The estimated completion date is set for the first quarter of 2026.

Mrs. Tubbs began reviewing the update on **533 Carlton Street (Old Hospital)**. She noted that the project is complete and a final walk-through was conducted on November 6<sup>th</sup>. Next, Mrs. Tubbs reviewed the updates for the **Multi-Purpose Facility**. She noted that the MEP (Mechanical, Electrical, Plumbing) assessment was completed, as well as the first design layout review. She also noted that a meeting would be conducted with South Florida State College to discuss the possibility of a Culinary Incubator Partnership option. Next, she discussed **East Main Collective**. She noted that the IDA had received approval from the City of Wauchula's Historic Preservation Board on the conceptual exterior design. A review is underway of the final layout options, budget considerations for the project, and potential construction timelines.

Then, Mrs. Tubbs discussed **122 West Main Street**, noting that the IDA had received approval from the City of Wauchula's Historic Preservation Board on the conceptual exterior design. In addition, Mrs. Tubbs mentioned that the final GMP is in progress and that a Business Plan Contest was going to be implemented as a strategy to attract and choose the best candidate for this space.

Mrs. Tubbs transitioned from project updates to an update on Building a Vibrant Community. She noted that the 10<sup>th</sup> class of eight members completed the program and the next class would be held in Zolfo Springs at Pioneer Park in the Spring of 2026. She also mentioned there were considerations of arranging something with the high school to engage a younger age group in the community.

As an update on the Education Foundation partnership, Mrs. Tubbs noted that the Committee met and their recommendation will be presented to the Foundation Board to discuss. At that time, a proposal will be brought back to the Committee. Once an agreement has been made that everyone is comfortable with, it will be brought back to the IDA/EDC Board for additional guidance and next steps.

Finally, Mrs. Tubbs provided a recap of the CEO Support Group that was held, and the focus was on housing, one of our five pillars. The focus was on the importance of creating attainable and diversified housing options that would allow the people that work in Hardee County to also afford to live here. The increase in rooftops drives organic growth, attracting new restaurants, parks, and other community spaces to enhance the overall quality of life.

## **5. AGENDA ITEMS**

### **1. Sunshine Law, Ethics, and Public Records Training:**

Attorney Tuck conducted a review of the general and basic guidelines for Sunshine Law, Ethics, and Public Records Training for Public Board Members. Florida State Statute 286 provides a very broad open meeting requirement. Since this Board serves on the IDA and EDC Boards, they are both subject to the Sunshine Law and no need to draw a distinction between the two at this time.

What is considered a meeting? The broad meaning reflects any discussion between two or more Board Members sitting on the same Board about business that may be discussed or may foreseeably be discussed in front of the Board. Which could mean a lot of things for this Board. The three main requirements of the meeting: (1) it must be open to the public, (2) the public must receive reasonable notice of the meeting, and (3) written minutes must be taken for public inspection.

In terms of prohibitions, as a general rule, Attorney Tuck could not stress enough the importance of not discussing public business or business that may foreseeably come before this Board with another Board Member. Hardee County is a very small, familiar community, and you are going to run into each other at events, so it is very important to not have the appearance of having discussions about public business as well. More nuanced, avoid responding to any emails, text messages, or any other group communication that may include another Board Member. Even if a concerned citizen may reach out to you about agenda items or things like that and may copy other Board Members in the communication, it is very important not to 'Reply all'. If you would like to respond individually to that citizen, you are more than welcome to or send it to a staff member to respond. It is just very important not to 'Reply All'. That also applies to social media platforms; commenting or replying to comments can also be seen as a private discussion about public business. Board Members cannot use a liaison to convey a message or poll Board Members. A common exception is that if you sit on a different Board than someone else, you are free to talk to those folks, such as a Commissioner talking to one of the IDA/EDC Board Members.

When it comes to ethics, 112 governs what you cannot do as a Public Officer. You may not solicit or accept gifts, loans, or rewards, or special gains based on the understanding, assumption, or appearance that it will influence a vote or official action. You should avoid voting on or influencing a decision with a company that you do business with. You should also refrain from doing anything that might be considered misuse of your public position, such as using your position of trust to influence another officer either directly or indirectly to make a decision. When it comes to voting conflicts, there will be a test as to whether there will be a special, private loss to you or a relative, which can be very broad at times. If you know the conflict before the meeting, you should speak to a staff member and file a written disclosure of that conflict. If you are unaware of the conflict and become aware of the conflict, during or after the meeting, the conflict should be verbally stated, and a written disclosure should be filed. In all cases, you have to abstain from voting and refrain from discussing the issue, so it cannot be seen as you are influencing it at all even with discussion.

**Hardee County Economic Development Council  
Hardee County Industrial Development Authority  
November 13, 2025**

---

Public Records Policy is incredibly broad in Florida. There is a public policy in favor of open records and open communication with the public. So as a general matter, literally anything can be a public record. If you use your personal phone to text, if you use your personal email, the record is the actual content of the message and not the media that it is on.

The public can reach out to you individually for a public records request. If you receive a public records request, immediately forward it to a member of the staff, so it can be processed, logged, and responded to. At times, members of staff may receive a public records request for your text messages and emails on a certain topic, so they may request those items from you. You will need to perform a diligent search of your devices and if you don't have anything, it is fine to respond to the staff member and say you have no responsive records on the specific topic so it can be logged as well. There are a couple of exemptions, but the records would still have to be produced in a redacted form. There are a lot of exemptions, but some of the more common ones are Social Security Numbers, medical records, and also lesser-known exemptions such as the address of a code enforcement officer.

In regards to best practices, if there is ever any doubt, please reach out to a staff member or myself [Attorney Tuck] and ask.

**2. Final Budget Amendments for Hardee County Industrial Development Authority General Fund and Special Revenue Fund for FY 2024-2025:**

John Davis requested a budget amendment for the General Fund adjusting some revenue items in the Fund balance carry forward. We are reducing the unbalanced carry forward by \$549,902, increasing interest income budget \$40,000, increasing revenue for a sale of a parcel of land of \$125,084.

We are adjusting our expenses, reducing and increasing some line items to cover some over-budget items and using other available budget. We are increasing landscaping and grounds budget \$20,000, decreasing insurance expense budget \$50,000, decreasing repairs and maintenance \$85,000, Miscellaneous expense items or small administrative costs we are putting budget in there for \$1,000, capital outlay for Alton Carlton Road increase in capital outlay \$152,500, and we are balancing it with reducing our fund balance with an estimated carry forward for 2026 of \$423,318.

The final budget amendment for the South Fort Meade Special Revenue Fund, we are increasing our Fund carry forward to the actual amount that is increasing \$1,248,000 and we are increasing interest income \$60,000 and all our expense budget were adequate and we were not over budget anywhere so that amount is increasing what our carry forward is for Fiscal Year 2026.

The next page reflects the recap of where our final budget ends reconciling from the original and the two amendments that we have had.

Chair Idsardi requested a motion to approve the final budget amendments for the Hardee County Industrial Development Authority General Fund and Special Revenue Fund for FY 2024-2025.

**So, moved by Board Member Mikell and second by Board Member Tucker.**

**Motion carried unanimously.**

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

**Opposed - None**

Chair Idsardi requested a motion to adopt Resolution 2025-20, approving and authorizing a budget amendment to the adopted fiscal year 2024-2025 budget and authorize Chair or Vice Chair to sign.

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

**Motion carried unanimously.**

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

**Opposed - None**

**3. Final Budget Amendments for Hardee County Industrial Development Authority Ona Mine Fund for FY 2024-2025:**

John Davis stated that the next resolution you are going to be voting on encompasses three individual funds for the Ona Mine Project. The first one is the Workforce Development Fund increasing our Fund balance carry forward coming into this fiscal year 2025 \$80,993 and we needed to increase our budget for the Hardee County Education Foundation \$32,000 to bring it in line with actual expenses with a Fund balance carry forward of \$80,993 for fiscal year 2026.

The next item is the reconciliation showing from our original and the three amendments, including this one that is being presented, resulting in our final budget amount.

The next one is the Infrastructure Development Fund. Through this Fund, we are increasing our Fund balance carry forward into 2025 of \$76,802, increasing the interest income \$90,000, so total increases in Fund balance of revenues is \$166,802. For this project, we did a budget amendment previously in the year, for the CRA Parking Facility but it actually was upon audit, moved back into the previous fiscal year so we are reducing that budget and all of the money is being put into our Fund balance carry forward moving forward into 2026 which is increasing \$925,802.

The next exhibit is the reconciliation going from our original and our four amendments including this one to arrive at what the final budget would be and if you looked at the amendment that was done on January 16, 2025, that is where we increased the \$759,000 for the CRA Parking Facility and in this amendment, we are taking that away and putting it back in the Fund balance carry forward.

The third fund is the General Economic Development Fund. In this Fund, we are reducing our Fund balance carry forward moving into 2025 \$536,788. We had a sale of property that was originally purchased in this Fund that we are recognizing the revenue that wasn't budgeted for \$1,330,824 and we are increasing our interest income budget \$90,000. For expenses, we had some property taxes that are going to be due to Ona Mine as an accrual for the fiscal year ending September 30<sup>th</sup> so we have to increase our budget for \$17,000 and the balance of these increases and Fund balance carry forward and revenues were adjusting through Fund balance carry forward moving into fiscal year 2026.

The next exhibit is reconciling what the originally adopted budget was with the three budget amendments, including the one we are presenting today.

Chair Idsardi requested a motion to approve the final budget amendments for the Hardee County Industrial Development Authority Ona Mine Fund for FY 2024-2025.

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

**Motion carried unanimously.**

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

**Opposed - None**

Chair Idsardi requested a motion to adopt Resolution 2025-21 authorizing a budget amendment to the adopted fiscal year 2024-2025 Hardee County Industrial Development Authority Ona Mine Budget and authorize Chair or Vice Chair to sign.

**So, moved by Board Member Gill and second by Board Member Tucker.**

**Motion carried unanimously.**

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

**Opposed – None**

**4. Final Budget Amendments for Economic Development Council Fund for FY 2024-2025:**

John Davis explained that the final budget that is being presented is for the Economic Development Council and is listed in the first column of the attachment and the actual amount is where the numbers are as of September 30, 2025. The far-right column, are actuals to the final budget. So, the amended amounts in the final budget brought all the expense items into line.

**Hardee County Economic Development Council  
Hardee County Industrial Development Authority  
November 13, 2025**

---

Chair Idsardi requested a motion to approve the final budget amendments for the Economic Development Council Fund for FY 2024-2025.

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

**Motion carried unanimously.**

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

**Opposed - None**

Chair Idsardi requested a motion to adopt Resolution 2025-22 approving and authorizing a budget amendment to the adopted fiscal year 2024-2025 Economic Development Council budget and authorize Chair or Vice Chair to sign.

**So, moved by Board Member Tucker and second by Board Member Mikell.**

**Motion carried unanimously.**

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

**Opposed - None**

Chief Operating Officer, Krystin Chapman, mentioned her appreciation for John Davis and his assistance with the budget closeout. Mrs. Chapman stated she wanted to clarify that, as the Board was looking through the budget amendments, because the IDA/EDC has \$1,000,000 in the final budget for Gardens at Midtown for example, that does not mean we spent \$1,000,000 but we leave that in the budget because that is what we had budgeted for this fiscal year. So, in January, we will do a budget amendment to this fiscal year to reflect after the carry forward based on what was expended in the previous fiscal year.

**5. Development Incentive and Deliverables Agreement: Bay Street Housing Development:**

Chief Operating Officer, Krystin Chapman, recapped the presentation by Sergio Jimenez and John Raymond in the previous Board Meeting. They withdrew their request for Barkdoll Estates due to hold ups in permitting and they are ready to begin the housing development on Bay Street. They presented that request to the Board, which the Board granted. So she is bringing to the Board, an agreement between Hardee County IDA and Bay Street Wauchula Holdings. The development incentive is for \$460,000 which is land acquisition reimbursement.

There are deliverables that must be met to receive this reimbursement. Deliverables include adequate landscaping throughout the development, one tree in each yard, and shrubbery along the front of each home. There must also be adequate street lighting, provision for concrete sidewalks that are contiguous throughout and are located on both sides of the roadways; all homes must be connected to water and sewer when available. Roadways must be permitted per state standards.

The timeline for meeting the deliverables is eighteen months from the effective date of this agreement. Expectations are outlined in the packet as an exhibit of the agreement.

Sergio Jimenez, from Bay Street Wauchula Holdings, responded to a question from a Board Member regarding what would be completed in the 18-month timeline. This includes the infrastructure component along with common areas, majority of the sidewalks, and landscaping in the common areas.

Krystin Chapman included that they will also have an HOA that will require landscaping around the home, so we can ensure that it is delivered throughout the development of that project.

Sergio responded to other Board Member questions in regard to the type of housing this development will offer. He stated it would be a blend of townhomes and multi-unit ranging from affordable and attainable options to higher-end homes. The townhome option will exclusively be built by Rhino Construction, but the single-family homes will be sold to other developers/builders, but some will still be built by Rhino Construction. This will add a variety of home styles.

Chair Idsardi requested a motion to approve the contract between Hardee County Industrial Development Authority and Bay Street Wauchula Holdings, LLC, and authorize Chair or Vice Chair to sign.

**So, moved by Board Member Mikell and second by Vice Chair Green.**

**Motion carried unanimously.**

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

**Opposed – None**

**6. Development Incentive and Deliverables Agreement: Longwood Ranch:**

Chief Operating Officer, Krystin Chapman, presented the agreement for the Longwood Ranch Development with Higher Development, LLC. The development incentive is in the amount of \$248,500 to reimburse the developer for land acquisition costs. The deliverables that need to be met are landscaping throughout, adequate lighting, concrete sidewalks that will be maintained by the HOA, roadways designated and built per local and state standards and will be conveyed to the county upon completion. There is 12-month timeline for this project because it is farther along in the permitting process. The exhibits included in the packet depict signage, architectural standards, HOA for the development, lighting design and layout, and landscaping, sidewalk and curbing.

Travis Maldonado, from Top Notch Construction, responded to questions, from the Board, stating that they will sell the lots and prioritize other local builders to diversify the housing styles. They are ready to start their first home in the development.

Chair Idsardi requested a motion to approve the contract between Hardee County Industrial Development Authority and Higher Development, LLC as presented or in substantially similar form and authorize Chair or Vice Chair to sign.

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

**Motion carried unanimously.**

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

**Opposed - None**

Chair Idsardi expounded on the importance of these developments bringing new housing options to our community.

**7. Presentation of Development Options at 533 W. Carlton Street, Wauchula:**

Chief Operating Officer, Krystin Chapman, presented three different housing options for 533 Carlton Street. These options were considered using a SWOT Analysis. Mrs. Chapman reflected on the previous purchase, shift in plans, and the outcome today. It is eight acres and will be rezoned. The first option presented was for the IDA to enter into a property purchase price reimbursement similar to Gardens at Midtown. The IDA would issue an RFQ for developers to give their vision. The IDA would then sell the property to the developer and implement a developer's agreement. This option minimizes the risk for the IDA. The IDA would provide a reimbursement for the purchase price once the deliverables are met. It allows the private sector to apply their expertise to drive this project.

Option 2 would be if the IDA were to self-develop this property, meaning the IDA would be responsible for all of the horizontal construction, then we would issue the lots for sale to homeowners and developers. This option would allow for diversity in the houses and could bring in a higher return rate. However, the IDA would have to bring the closing of every piece of property to the Board for approval, and we risk losing money depending on the market. This option would bring additional administrative and legal responsibilities and workload for Staff and Legal.



Option 3 would involve the IDA doing all the horizontal construction and infrastructure and construction and then would sell the entire property to a single developer. This option involves higher upfront costs for the IDA and would require additional staff and legal workload.

Board Member Cherry expressed his preference for option one and Board Member Gill concurred and elaborated on why he felt the other two options would not work for the IDA.

Board Member Mikell concurred as well and voiced staffing concerns for the other options.

Vice Chair Green asked why the options were strictly for housing as opposed to additional medical facilities and asked if we had been targeting the areas surrounding the hospital for that type of facility.

Mrs. Chapman responded that just like in Building a Vibrant Community, they encourage creating hubs of government buildings and medical facilities, so the focus is to build up the medical hub closer to the current hospital.

Chair Idsardi brought up the improvements occurring across the street with Farr Field and how that would be ideal to attract families and notated some of the other properties in that area could use some facelifting and this might motivate those property owners some incentive to make changes to upgrade. Going with Option One leaves the expertise to the experts in development and they can determine the vision for the property and present it to us upfront as opposed to the IDA having to come up with the vision.

Mrs. Chapman said that staff would bring back an RFP/RFQ for board approval to move forward with Option 1.

#### **8. Drainage Easement Agreement Between the Hardee County Industrial Development Authority and the City of Wauchula:**

Chief Executive Officer, Sarah Evers, presented a Drainage Easement Agreement between the IDA and the City of Wauchula on the future Culvers and Hogan Street properties. This Drainage Easement Agreement allows for stormwater retention. The Right-of-Way Conveyance was approved by the Board in the October Board Meeting for the Hogan Street Extension. Culvers is requesting a drainage easement across that. As the property owner, the IDA would need to form an agreement with the City of Wauchula for that drainage easement.

Chair Idsardi requested a motion to approve Resolution 2025-23 approving the Drainage Easement Agreement with the City of Wauchula and Authorizing Chair or Vice Chair to sign.

**So, moved by Vice Chair Green and second by Board Member Cherry.**

**Motion carried unanimously.**

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

**Opposed - None**

#### **9. Safe Gage Update:**

Chief Executive Officer, Sarah Evers, provided an update on SafeGage. The IDA received a \$6,000,000 grant from the Florida Department of Commerce for a 40,000 sq ft manufacturing facility at the Commerce Park. SafeGage was introduced to the IDA early on in the grant application process by the Department of Commerce. In the discussions, SafeGage was requesting the IDA to provide funds for construction because they were in need an 80,000 sq ft building. The cost of that building would be close to \$16,000,000 which exceeds the IDA's financial abilities to enter in an agreement. SafeGage was also looking for the IDA to deed them the building at the end of the term of their lease agreement. As with all of our projects, we have to be very mindful of the dollars and consider the return on investment to both the community and the organization. Their job creation commitment was 184 jobs. Going through the vetting process, that would not be something the IDA would be able to enter into, so SafeGage did notify us and the Department of Commerce that they would not be pursuing this facility.

**Hardee County Economic Development Council  
Hardee County Industrial Development Authority  
November 13, 2025**

---

Mrs. Evers stated she met with the Department of Commerce, the Governor's Office, their Business Development, and their Economic Development organizations at the end of October to discuss plans to move forward with the facility. As a reminder, this grant is to the IDA for a manufacturing hub. It was not specific to SafeGage. We are committed to move forward with this project as a traditional spec building, and we have met with the Department of Commerce, and we have gotten confirmation and support from them that they will be working to recruit a tenant to go into that building. We will continue to bring updates to the Board. Design will resume in January 2026.

Board Member Gill inquired if this changes the deliverables with this grant.

Mrs. Evers replied that this was discussed in the meeting and at this time, we will not be changing the deliverables. However, once we have a better understanding of what this facility is going to look like, there might be some minor tweaks to that agreement, specifically on the timelines. The grant award agreement is for a 10-year period. However, the construction timeline is for a completion date of 2028. As we are starting back over with the design, there could be some minor adjustments to the construction timeline.

Chair Idsardi was pleased with the support the Department of Commerce is providing us.

**10. RFP 2025-03 for Landscaping Services:**

Programs and Administrative Coordinator, Melanie Roberts, reflected on Mrs. Evers' 90-day plan focusing on Financial Clarity and Budget Discipline and stated that Staff has been evaluating expenditures related to our continuing services contracts. During this review, Staff determined that Mowing and Landscaping Services had not competitively gone out to bid since 2023. So, to ensure the IDA remains a responsible steward of public funds while still receiving the best quality and value with our contracted services, Staff recommends issuing a new Request for Proposals for Mowing and Landscaping Services. This process will allow the IDA to assess current market pricing, service quality, and vendor performance while maintaining transparency and accountability in our procurement processes.

The responses are due at 3:00 p.m. on Monday, December 15, 2025.

Questions will be due at 3:00 p.m. on Monday, December 1, 2025.

We have set the Evaluation Committee meeting to review the responses at 9:00 a.m. on Wednesday, December 17, 2025.

As we did in the previous RFP, we included a local preference point value.

The RFP will be posted on our website and Demandstar, ads will be placed in The Herald Advocate periodically, and information and reminders will be on our social media platforms.

Chair Idsardi requested a motion to issue RFP 2025-03 for Landscaping services.

**So, moved by Board Member Mikell and second by Board Member Tucker.**

**Motion carried unanimously.**

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

**Opposed - None**

Chair Idsardi requested a motion to approve the Evaluation Committee consisting of Sarah Evers, Krystin Chapman, and Amy Tubbs.

**So, moved by Board Member Tucker and second by Vice Chair Green.**

**Motion carried unanimously.**

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

**Opposed - None**

Chair Idsardi noted that he was pleased with all of the listings and communication surrounding the RFPs to try and solicit more responses.

**11. Gateway Entry Signs Request:**

Chief Operating Officer, Krystin Chapman, reminded the Board that from a staff perspective, the county requested to be put on the agenda a few months ago regarding gateway signs. Staff did look for a grant first to see if we could be an economic broker in looking for a grant and working with the county. We were unable to find a grant for this type of expenditure, so the county requested to be back on the agenda today. The discussion following the presentation Mr. Baber gives, if the Board is interested in approving these gateway signs, we would also need to discuss where from the budget we would like to pull those funds so we could prepare a budget amendment for the December Board Meeting. Traditionally, our partnership with the county has been infrastructure focused, so if you can remember a couple of months ago, we did a \$75,000 allocation for a lift station and that was used out of the Ona Mine infrastructure and as you can see from the budget amendments presented today some of those funds are shifting out of the available funds because they are not recurring. So, we just need to have a discussion as to where, from the budget, would be appropriate to allocate funds.

Assistant County Manager, Doug Baber, presented the concept and locations of the first four gateway signs and the benefit of enhancing the entrance into Hardee County and placemaking. The County has been working with Kimley-Horn to design a conceptual, monumental sign design inspired by the historic courthouse. They would include electricity for lighting so they would be visible at night. The County received pricing for the conceptual signs but feels it is close to what actual costs will be. Having a fully prepared project assists in receiving grants. The county is working with FDOT and Polk County on an easement to shift the sign location so it can be more prominent. This process is already underway. The county currently has \$80,000 from the TDC Board, \$80,000 contributed from the BoCC, and \$80,000 from the EDA. The last \$80,000 contribution, the County is seeking from the IDA/EDC Board.

Board Member Cherry asked if we located a grant after the work was done, is it possible to get reimbursed?

Mrs. Chapman responded that reimbursable grants do not typically work that way and she does not feel confident that we could receive a grant for work already done.

Board Member Gill inquired what budget these funds could be pulled from.

Mrs. Chapman responded that we just went through the final budget amendments so based on that we have about \$1.5 million left that is not allocated for future years in Special Revenue and South Fort Meade. Keep in mind, those are not reoccurring dollars, so once that is spent and we complete the projects already budgeted, essentially that budget goes away. So, when we look at Ona Mine for this project, maybe we need to discuss if this project would classify as infrastructure. Traditionally, we have used the infrastructure dollars for things like lift stations, that would provide an economic return for multiple increases and capabilities for homes and commercial, so perhaps the best use for this would be the General Economic Development Fund that is in Ona Mine. We receive \$1.5 million dollars to that fund recurring each year. In the past we received stripping margins which really helps increase the Ona Mine as Mosaic has been preparing us to not expect such high stripping margins, if any at all. We never budget for stripping margins because we receive that in the beginning of April and when we do receive it, then we do a budget amendment. The \$1.5 million recurring is what will sustain our economic development with projects moving forward.

Board Member Mikell asked if we had helped any of the other municipalities in the past with signage like this.

Mrs. Chapman stated she does not recall the IDA helping any of the other municipalities. The City of Wauchula did their signage and at one point we reached out to the county because FHARO had a grant for signs and at that time they were priced at like \$20,000 a sign. The construction costs are probably what has decreased the number of grants available for things like this.

Board Member Gill asked Attorney Tuck what Legal's perspective was on classifying this as infrastructure.

Attorney Tuck replied that she would need to review the LDAs to see if there are any actual definitions or restrictions on how we can use certain monies or pots. By statutory definition, and public development definition, is very broad so I think we could get there if we needed to if the LDAs do not speak to it.

Mrs. Chapman stated that EDA did fund it and they are required to fund infrastructure projects so perhaps we could utilize that as an example.

Board Member Cherry stated that when we first started talking about this, he assumed it had to be over \$400,000, but since there are three other organizations involved in it and it would be a project we all participate in, he does not have a problem doing that because it kind of pulls everyone together and that is what we are looking for anyway.

Mrs. Chapman confirmed that the county has only requested \$80,000 from the IDA.

Board Member Mikell stated that when they travel out of Florida and they head into Georgia, his kids reflect that they are leaving because of that big sign and when they come back, they're home with that big sign. That is what he would like to occur with something like this whether the IDA/EDC Board funds it or not so that when people travel in and out of our home county, they can also have a flicker of nostalgia, and he would be glad for the Board to fund it.

Board Member Gill concurred based on the IDA/EDC's focus on infrastructure and housing, and bringing new things into the county, I think it is a good introduction into what's here and what's going on in the community.

Vice Chair Green said that it would be nice but also voiced her concern of the costs always being requested of the Board. She stated that we have to be fiscally responsible with our dollars, and we can look at the LDAs and maybe we can fit it in there, but I just think that as requests come, we really need to be strategic in our spending.

Mrs. Evers reiterated that we sought grant funds from FDOT that Mr. Simpron actually helped us in having those conversations, but as she understands it there once was availability of FDOT funds and those have since gone away and so we were unable to secure any grants. We also have PinPoint Results, who is our lobbyist, who was also seeking out potential dollars, and he was also unsuccessful in identifying a specific grant that would be available for entryway signs.

Chair Idsardi requested the Board's discretion.

**Motion by Board Member Gill and second by Board Member Cherry to approve the \$80,000 as requested.**

Chair Idsardi noted the Board was voting on having Ms. Chapman bring a motion brought to the next meeting that will identify the funding that will support the construction of the sign in the amount of \$80,000.00.

**Board Member Gill amended his motion to include Chair Idsardi's wording change and requested Attorney Tuck's legal clarification.**

Attorney Tuck recommended having a motion to approve the funding, have staff explore the funding sources, and bring a resolution back ratifying the award and budget amendment.

**Board Member Gill amended his motion to reflect Attorney Tuck's recommendation and Board Member Cherry amended his second to the motion.**

**Motion carried unanimously.**

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

**Opposed - None**

**12. Bowl of Fun Lanes, LLC Lease Agreement Amendment:**

**Hardee County Economic Development Council  
Hardee County Industrial Development Authority  
November 13, 2025**

---

Chief Operating Officer, Krystin Chapman, stated that this amendment is to the lease agreement that is currently an 8-year term. This amendment to that agreement reinstates the option to purchase from the original lease agreement. To give some background information, Mrs. Evers was able to discuss their long-term goals, their business, and operations. After that conversation, knowing the long-term goals of this business, creating a recreation and retail here in the community, it was determined that this amendment seemed the best way to reflect those goals and help them meet them. So, this purchase-option is a 3-tiered approach outlined within the agreement including job creation as well as a number of games bowled and then it also waived the tenant's responsibility to pay 2025 and 2026 taxes and insurance. The Board will then discuss how to move forward with the 2027 taxes and insurance from then and beyond.

Chair Idsardi requested a motion to approve the first amendment to the lease agreement between The Hardee County Industrial Development Authority and Bowl of Fun Lanes, LLC as presented or in substantially similar form and authorize Chair or Vice Chair to sign.

**So, moved by Board Member Tucker and second by Board Member Mikell.**

**Motion carried unanimously.**

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

**Opposed – None**

## **6. FINANCIAL REPORT**

### **1. October 2025 Financial Report:**

Chief Operating Officer, Krystin Chapman, mentioned that the only thing to point out is that this is the first financial report of the new fiscal year. So, the Board can see we have a lot of room for growth compared to our budget to date. These financial reports are broken out by balance sheets for each and then profit and loss by class and by budget.

Chair Idsardi requested a motion to approve the October Financial Report as presented.

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

**Motion carried unanimously.**

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

**Opposed – None**

## **7. ANNOUNCEMENTS/OTHER BUSINESS/PUBLIC COMMENTS**

Chair Idsardi expressed appreciation for the collaboration between the IDA/EDC Board and the County Commissioners as well as their involvement. It has been helpful having them bring questions and concerns they get from the public as well.

## **8. ADJOURNMENT**

With no further business, the meeting was adjourned at 10:00 a.m.

**X**

---

Chris Idsardi  
Chair EDC/IDA



## **Item Cover Page**

### **ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT**

**DATE:** December 11, 2025

**SUBMITTED BY:** Melanie Roberts, Economic Development Council

**ITEM TYPE:** Business Agenda - Action Items

**AGENDA SECTION:** **EXECUTIVE REPORT**

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

**SUGGESTED ACTION:**



## Item Cover Page

### ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

**DATE:** December 11, 2025

**SUBMITTED BY:** Melanie Roberts, Economic Development Council

**ITEM TYPE:** Business Agenda - Action Items

**AGENDA SECTION:** **AGENDA ITEMS**

**SUBJECT:** **Melanie Roberts - Business Retention and Expansion Program**

**SUGGESTED ACTION:**

**ATTACHMENTS:**  
[Business Wellness Check In Program Template.pdf](#)

# Business Wellness Check-In Program

**Purpose:** To connect with local businesses to understand their current conditions, challenges, and opportunities; identify areas where The Development Group (TDG) and partners can provide support; and strengthen our county's business climate.

---

## Business Information

- **Business Name:** \_\_\_\_\_
  - **Address/Location:** \_\_\_\_\_
  - **Primary Contact Name & Title:** \_\_\_\_\_
  - **Phone/Email:** \_\_\_\_\_
  - **Date of Visit/Call:** \_\_\_\_\_
  - **TDG Staff/Partner Conducting Check-In:** \_\_\_\_\_
  - **Years in Operation:** \_\_\_\_\_
  - **Number of Employees:** Full-Time \_\_\_\_\_ Part-Time \_\_\_\_\_
- 

## Section 1: Business Overview

1. Briefly describe your business operations and primary products/services.

---

---

2. Have there been any significant changes or milestones in the past year (growth, expansion, ownership, leadership, new markets, etc.)?

---

---

## Section 2: Current Business Climate

1. How would you describe your current business performance?

☐ Growing    ☐ Stable    ☐ Declining    ☐ Other: \_\_\_\_\_

2. What do you perceive to be the most pressing challenges your business is currently facing? (Check all that apply)

☐ Workforce    ☐ Supply Chain    ☐ Access to Capital    ☐ Facility Needs

☐ Regulatory/Permitting    ☐ Marketing    ☐ Technology

☐ Other: \_\_\_\_\_



3. Are there any regulatory or permitting issues impacting your business?

---

---

4. Do you foresee any expansion, relocation, or downsizing in the next 12–24 months?

☐ Yes    ☐ No    If yes, please explain: \_\_\_\_\_

5. What do you see as the greatest opportunities for your business over the next five years?

---

---

---

### Section 3: Workforce

1. How would you describe your current workforce situation?

☐ Fully staffed    ☐ Need additional skilled workers    ☐ Facing turnover issues  
☐ Difficulty finding qualified applicants    ☐ Training/skills gap

2. What skills or certifications do you need most?

---

3. What types of positions are most difficult to fill?

---

4. Would you be interested in workforce development resources (customized training, apprenticeships, recruitment assistance, etc.)?

☐ Yes    ☐ No    ☐ Maybe — need more information

5. Have you utilized local workforce or training resources previously (SBDC, Career Source Heartland, SFSC, etc.)?

☐ Yes    ☐ No    If yes, please describe: \_\_\_\_\_

---

---

### Section 4: Marketing

1. Who is your target market? \_\_\_\_\_

2. What marketing channels do you currently use?

- ☐ Social Media      ☐ Email      ☐ Print      ☐ Direct Mail  
☐ Television or Radio Commercials      ☐ Pay-Per-Click (PPC)  
☐ Search Engine Optimization (SEO)      ☐ Marketing Firm Services  
☐ Other: \_\_\_\_\_

3. Do you have a documented marketing plan?

- ☐ Yes      ☐ No      If yes, please describe: \_\_\_\_\_

## Section 5: Financial & Capital Needs

1. Are you currently seeking or planning to seek capital for growth or operations?

- ☐ Yes      ☐ No      If yes, please describe type of capital needed (loan, grant, investor, etc.):  
\_\_\_\_\_

2. Would you like an introduction to financial resources or SBDC counseling?

- ☐ Yes      ☐ No
- \_\_\_\_\_

## Section 6: Business Goals & Opportunities

1. What are your top 2–3 goals for your business in the next year?

\_\_\_\_\_  
\_\_\_\_\_

2. Are there any opportunities for partnership, advocacy, or community collaboration?

\_\_\_\_\_

3. How can The Development Group, SBDC, and Career Source Heartland best support you? \_\_\_\_\_

\_\_\_\_\_

## Section 7: Follow-Up & Next Steps

- Immediate Support Needs Identified:

\_\_\_\_\_  
\_\_\_\_\_

- **Referrals/Resources to Provide:**

☐ SBDC   ☐ Workforce Board   ☐ Financing Partner   ☐ County/City Contacts  
☐ Permitting Assistance   ☐ Marketing Support   ☐ Other: \_\_\_\_\_

- **Recommended Follow-Up Date:** \_\_\_\_\_

- **TDG Staff Notes:**

---

---

---

**Signature (Optional)**

**Business Representative:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**TDG Representative:** \_\_\_\_\_ **Date:** \_\_\_\_\_



## Item Cover Page

### ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

**DATE:** December 11, 2025

**SUBMITTED BY:** Melanie Roberts, Economic Development Council

**ITEM TYPE:** Business Agenda - Action Items

**AGENDA SECTION:** **AGENDA ITEMS**

**SUBJECT:** **Krystin Chapman** - The Development Group Emerging Leaders

**ACTION RECOMMENDED** - Motion to approve Resolution 2025-24 approving the creation of The Development Group Emerging Leaders committee and authorize Chair or Vice Chair to sign.

**SUGGESTED ACTION:**

**ATTACHMENTS:**

[Emerging Leaders Advisory Committee Resolution.pdf](#)

## **RESOLUTION NO. 2025-24**

**A RESOLUTION OF THE HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY PROVIDING FOR THE ESTABLISHMENT OF THE EMERGING LEADERS ADVISORY COMMITTEE; PROVIDING FOR QUALIFICATIONS AND APPOINTMENTS OF MEMBERS; PROVIDING FOR THE CREATION OF AN APPLICATION; PROVIDING FOR CREATION OF POLICIES AND PROCEDURES; PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the Authority, by and through its governing body, desires to create the Emerging Leaders advisory committee to conduct business as provided herein.

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

Section 1. Establishment of the Committee; Qualifications; Appointment.

The Authority hereby establishes the Emerging Leaders advisory committee for the purpose of providing emerging young leaders within Hardee County, Florida, the opportunity to provide meaningful input to the Authority regarding proposed initiatives and economic development. The members of the Emerging Leaders advisory committee must be age 25 to 45 and shall be a resident of Hardee County. The advisory committee shall be appointed by the Authority.

Section 2. Authority to Develop Application.

Staff members for the Authority are hereby authorized and empowered to develop an application and selection process for the Emerging Leaders advisory committee. Such application and selection process shall be created within the authority of this Resolution and shall comply with all applicable federal, state, and local laws and regulations.

Section 3. Meetings; Public Notice; Minutes.

The Emerging Leaders advisory committee shall meet and conduct business consistent with all requirements of Florida’s Sunshine Law. Public notice of advisory committee meetings shall be made in accordance with the public notice policies of the Authority. Meetings shall be open to the public, and written minutes of each meeting shall be kept and available for public inspection.

Section 4. Presentation to the Authority.

The Emerging Leaders advisory committee may present thoughts, initiatives, and

proposals upon request to the Authority or at the request of the Authority.

Section 5. The Emerging Leaders advisory committee may, with approval of the Authority, adopt policies and procedures governing the advisory committee, including but not limited to rules of procedure, election of officers, filling of vacancies, and such other and further policies as the advisory committee sees fit.

Section 6. This Resolution shall become effective immediately upon adoption.

**APPROVED AND ADOPTED** this 11<sup>th</sup> day of December 2025.

**HARDEE COUNTY INDUSTRIAL  
DEVELOPMENT AUTHORITY**

By: \_\_\_\_\_  
Chris Idsardi, Chair

ATTEST:

By: \_\_\_\_\_

Name: \_\_\_\_\_



## Item Cover Page

### ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

**DATE:** December 11, 2025

**SUBMITTED BY:** Melanie Roberts, Economic Development Council

**ITEM TYPE:** Business Agenda - Action Items

**AGENDA SECTION:** **AGENDA ITEMS**

**SUBJECT:** **Austin Evans** - Presentation of Bostick Road Development

**ACTION RECOMMENDED** - Motion to authorize and direct staff to negotiate a Developer's Agreement for the Bostick Road Development and bring back to the Board for approval.

**SUGGESTED ACTION:**

**ATTACHMENTS:**

[Torrey Preserve Presentation 12.10.25.pdf](#)

[Additional Funding Request Bostick Rd SWOT Analysis.pdf](#)



# Torrey Preserve

*Bostick Road Single-family Development*





# Team Overview



- **Rhino Construction** (Sergio Jimenez)– Homebuilder
- **Southern Homes** (Greg Masters & Ed Laderer) - Homebuilder
- **Barkdoll Land Development** (John Raymond) – Development Consultant
- **LM Properties** (Austin Evans) – Developer

Rhino Construction and Barkdoll Land Development have delivered over 50 residential units in Hardee County in 2025, and have created 49 single-family lots.

Southern Homes and LM Properties have built over 6,000 homes in their 34-year history, and have developed over 1,500 lots in the past 5 years.



# Torrey Preserve – Project Overview

Three (3) Phases containing multiple product offerings

## – Phase One: 45 Lots

- 9 approx. 1-Acre Road Frontage lots on Hanusch Road
- 31 - 70' wide  $\frac{1}{4}$ -Acre lots within the community
- 5 - 85' wide  $\frac{1}{3}$  - Acre lots

## – Phase Two: 33 Lots

- 33 - 80' wide  $\frac{1}{4}$  - Acre lots within the community

## – Phase Three: 32 Lots

- 16 - 85' wide  $\frac{1}{3}$  - Acre lots
- 16 - 70'  $\frac{1}{4}$  - Acre lots within the community





# Torrey Preserve – Phase One



## Product Offerings:

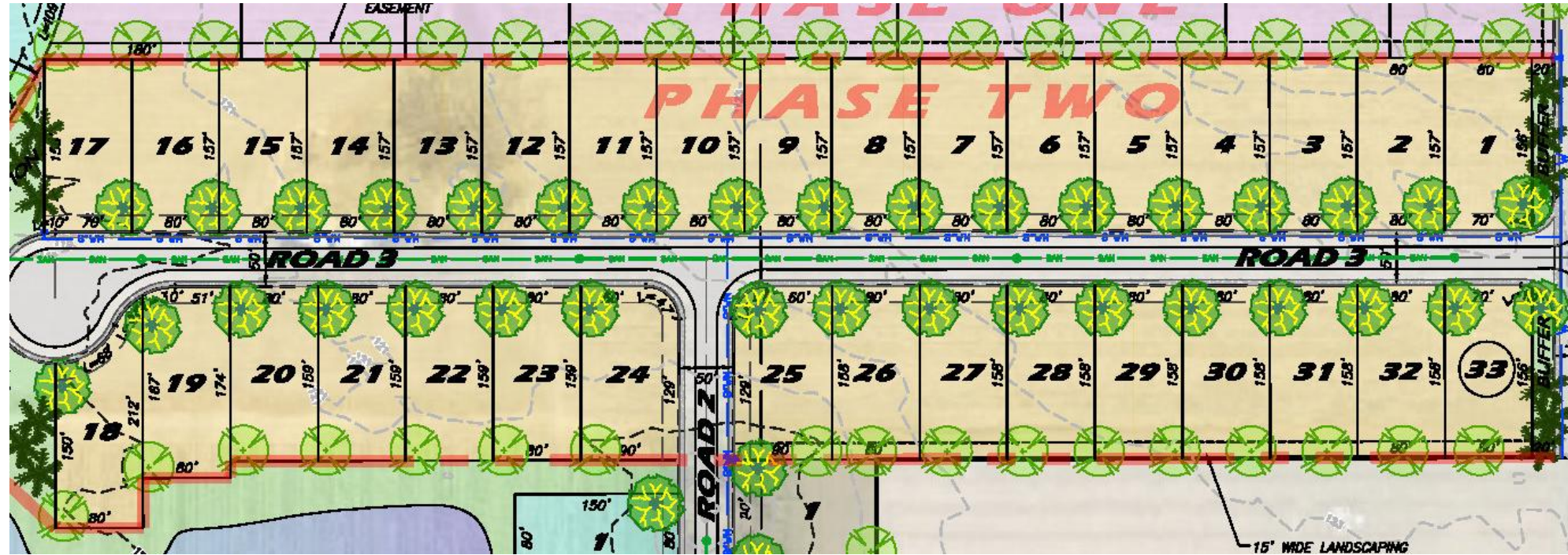
- 9 - approx. 1-Acre Road Frontage lots on Hanusch Road
- 31 - 70' wide ¼-Acre lots within the community
- 5 – 85' wide 1 –Acre Preserve Lots

## Amenities Installed:

- RV/Boat Storage
- Walking Trail
- Playground
- Pavilion
- Sidewalks
- Streetlighting
- Landscaping



# Torrey Preserve – Phase Two



## Amenities Installed:

- Entrance Features
- Landscaping
- Sidewalks
- Street Lights

## Product Offerings:

- 33 - 80' wide 1/4 - Acre lots within the community



# Torrey Preserve – Phase Three



## Product Offerings:

- 16 - 85' wide 1/3 - Acre lots
- 16 - 70' 1/4 - Acre lots within the community

## Amenities Installed:

- Landscaping
- Sidewalks
- Streetlights



# Torrey Preserve – Homes



- 70' Lots – First Time Homebuyers
- 80' Lots – Move-Up Buyers, Families
- Acre/Preserve Lots – Business Owners, Executives, Government Officials

**Pricing:** \$250,000 -> \$450,000

**SQ Footage:** 1,200 -> 3,200



# Torrey Preserve – Community Features



- RV/Boat Storage
- Walking Trail
- Playground
- Pavilion





# Torrey Preserve - Budgets

## Phase One – 45 Lots

Site Specific Costs: \$325,000

Engineering: \$112,500

Earthwork: \$332,212

Utilities: \$622,034

Street: \$329,122

Amenities: \$185,400

Taxes/Loan Costs: \$210,459

Total: \$2,116,727

Total Per Lot: \$47,038

**TOTAL IDA FUNDING: \$892,034**

Total IDA per Lot: \$19,823

## Phase Two – 33 Lots

Site Specific Costs: \$40,000

Engineering: \$82,500

Earthwork: \$302,442

Utilities: \$474,346

Street: \$299,319

Amenities: \$99,600

Taxes/Loan Costs: \$151,404

Total: \$1,449,611

Total Per Lot: \$43,928

**TOTAL IDA FUNDING: \$334,687**

Total IDA per Lot: \$10,142

## Phase Three – 32 Lots

Site Specific Costs: \$30,000

Engineering: \$80,000

Earthwork: \$287,570

Utilities: \$497,113

Street: \$353,672

Amenities: \$36,400

Taxes/Loan Costs: \$156,387

Total: \$1,441,142

Total Per Lot: \$45,035

**TOTAL IDA FUNDING: \$337,485**

Total IDA per Lot: \$10,546

Total Budget: \$5,007,481

Total per Lot: \$45,522

Total IDA Investment: \$1,564,207

Total Developer Investment: 3,443,273

Total IDA Investment per Lot: \$14,220



# Torrey Preserve – Budget Detail

Ph 1 - 45 Total Lots

<b>Site Specific Costs</b>		<b>325,000</b>
Offsite Utility Connections	25,000	
Lift Station	200,000	
Electric Service-Lift Station	15,000	
Dewatering	30,000	
<b>Engineering</b>		<b>112,500</b>
<b>Earthwork</b>		<b>332,212</b>
<b>Utilities</b>		<b>622,034</b>
Storm	115,283	
Water	170,937	
Sanitary	190,814	
Acre Lot Utilities	100,000	
Electric Service	45,000	
<b>Street</b>		<b>329,122</b>
<b>Amenities</b>		<b>185,400</b>
<b>Taxes/Loan Costs</b>		<b>210,459</b>
Total Budget		2,116,727
<b>Total IDA Funding</b>		<b>\$ 892,034</b>

<b>Lot Mix</b>		
70'		31
80'		
1 Acre Lots		9
85' Preserve Lots		5
<b>Total Lots</b>		<b>45</b>
IDA Investment / Lot	\$	19,823

Ph 2 - 33 Total Lots

<b>Site Specific Costs</b>		<b>40,000</b>
Offsite Utility Connections	10,000	
Lift Station	-	
Electric Service-Lift Station	-	
Dewatering	30,000	
<b>Engineering</b>		<b>82,500</b>
<b>Earthwork</b>		<b>302,442</b>
<b>Utilities</b>		<b>474,346</b>
Storm	106,659	
Water	158,149	
Sanitary	176,538	
Acre Lot Utilities	-	
Electric Service	33,000	
<b>Street</b>		<b>299,319</b>
<b>Amenities</b>		<b>99,600</b>
<b>Taxes/Loan Costs</b>		<b>151,404</b>
Total Budget		1,449,611
<b>Total IDA Funding</b>		<b>\$ 334,687</b>

Lot Mix		
70'		0
80'		33
1 Acre Lots		0
85' Preserve Lots		0
Total Lots		33
IDA Investment / Lot	\$	10,142

Ph 3 - 32 Total Lots

<b>Site Specific Costs</b>		<b>30,000</b>
Offsite Utility Connections	-	
Lift Station	-	
Electric Service-Lift Station	-	
Dewatering	30,000	
<b>Engineering</b>		<b>80,000</b>
<b>Earthwork</b>		<b>287,570</b>
<b>Utilities</b>		<b>560,114</b>
Storm	127,628	
Water	189,241	
Sanitary	211,246	
Acre Lot Utilities	-	
Electric Service	32,000	
<b>Street</b>		<b>353,672</b>
<b>Amenities</b>		<b>36,400</b>
<b>Taxes/Loan Costs</b>		<b>156,387</b>
Total Budget		1,504,143
<b>Total IDA Funding</b>		<b>\$ 400,486</b>

<b>Lot Mix</b>		
70'		16
80'		0
1 Acre Lots		0
85' Preserve Lots		16
<b>Total Lots</b>		<b>32</b>
IDA Investment / Lot		\$ 12,515

# BOSTICK RD HOUSING DEVELOPMENT





83 Acres



Infrastructure



Farm  
Residential  
Zoning



110 Unit  
Development  
Proposed

# OPTION ONE: Do Not Fund Additional Request

- The IDA holds property until construction costs decrease.

## Strengths:

- Preserves IDA financial resources for future economic development opportunities.
- Avoids financial risk.

## Weaknesses:

- Pushes development timeline of the property further into the future.
- Missed opportunity of private/public partnership.
  - Significant time requirement to begin process with another firm.

## Opportunities:

- Allows time for additional infrastructure improvements near the property.
- Housing market could organically increase and a developer is willing to take the full financial risk.

## Threats:

- Risk of underperformance of LDA obligations.
  - Limited housing supply continues to negatively impact the county's economy.
- Existing employers may struggle to attract and retain workers due to limited housing options.

# OPTION TWO:

## Fund Additional Request

---

- The IDA funds the request in a three phased approach.

### Strengths:

- Meets the obligation of the LDA.
- Leverages public dollars with private investment.
- Utilizes infrastructure improvements.
- Creates a new housing development unlike any that exists in the county.

### Weaknesses:

- Requires significant upfront capital.
- Increases IDA's exposure to market risk.
- Costs could increase for future phases.

### Opportunities:

- Decreases lot price for buyers.
- Ability to curate a mix of housing types and price points.
- Can stimulate local sub-contractor and supplier activity.

### Threats:

- IDA may be left with undeveloped phase II and Phase III property.



## Item Cover Page

### ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

**DATE:** December 11, 2025

**SUBMITTED BY:** Melanie Roberts, Economic Development Council

**ITEM TYPE:** Business Agenda - Action Items

**AGENDA SECTION:** **AGENDA ITEMS**

**SUBJECT:** **Krystin Chapman** - Agreement with Hardee County for Regional Lift Station Contribution

**ACTION RECOMMENDED** - Motion to approve the Hardee County Regional Lift Station Agreement as presented or in substantially similar form and authorize Chair or Vice Chair to sign.

**SUGGESTED ACTION:**

**ATTACHMENTS:**

[Lift Station Reimbursement Agreement.pdf](#)

## **AGREEMENT FOR REIMBURSEMENT**

**THIS AGREEMENT FOR REIMBURSEMENT** (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 **BOARD OF COUNTY COMMISSIONERS OF HARDEE COUNTY, FLORIDA**, a political subdivision of the State of Florida ("County").

### **WITNESSETH:**

**WHEREAS**, the County is designing and construction a lift station within Hardee County (collectively, the "Project"); and

**WHEREAS**, the Project is expected to promote economic development and expand housing and business opportunities in the area to be served by the Project; and

**WHEREAS**, the IDA is authorized by Florida law to make expenditures to promote economic development and aid in the development, expansion, or improvement of housing and business opportunities within Hardee County; and

**WHEREAS**, County has requested a total of Seventy-Five Thousand Dollars (\$75,000.00) as a contribution to support the Project; and

**WHEREAS**, the IDA has agreed to provide such contribution pursuant to the terms and conditions provided herein.

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

1. **RECITALS.** The above recitals are true and correct and are incorporated herein by reference.

2. **IDA FUNDING OBLIGATION.** The IDA shall provide a total of up to Seventy-Five Thousand Dollars (\$75,000.00) for eligible costs of the Project. Such eligible costs shall include expenditures directly related to the design, engineering, permitting, materials, construction, installation, and other improvements associated with the Project.

Reimbursement shall be remitted from the IDA to the County at the completion of the Project. The County shall provide the IDA with itemized invoices, proof of payment, and any other reasonable supporting documentation as requested. Upon satisfactory proof of invoices and payment, the IDA shall remit one lump sum payment to County within thirty (30) days after receipt of such proof of invoices and payment.

3. **COUNTY OBLIGATIONS.** The County shall use funds received under this Agreement exclusively for eligible Project costs and the reimbursement thereof. The County shall be responsible for all aspects of the Project, including contracting, construction, permitting,



and maintenance. The County shall maintain records of all expenditures pursuant to Florida public records law and make such records available to the IDA upon request.

4. **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 County:**

5. **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. County 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.

6. **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.

7. **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 County do not waive sovereign immunity. The IDA and the County's liability under and relating to this Agreement, if any, is subject to and limited by Section 768.28, Florida Statutes.

8. **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 or the County 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.

9. **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

**BOARD OF COUNTY  
COMMISSIONERS OF HARDEE  
COUNTY, FLORIDA**, a political  
subdivision of the State of Florida

By: \_\_\_\_\_  
Chris Idsardi, Chair

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Its: \_\_\_\_\_

ATTEST:

\_\_\_\_\_

Name: \_\_\_\_\_

Date: \_\_\_\_\_



## Item Cover Page

### ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

**DATE:** December 11, 2025

**SUBMITTED BY:** Melanie Roberts, Economic Development Council

**ITEM TYPE:** Business Agenda - Action Items

**AGENDA SECTION:** **AGENDA ITEMS**

**SUBJECT:** **Krystin Chapman** - Agreement with Hardee County for Gateway Sign Contribution

**ACTION RECOMMENDED** - Motion to approve the Hardee County Gateway Sign Agreement as presented or in substantially similar form and authorize Chair or Vice Chair to sign.

**SUGGESTED ACTION:**

**ATTACHMENTS:**

[Gateway Entry Sign Reimbursement.pdf](#)

## **AGREEMENT FOR REIMBURSEMENT**

**THIS AGREEMENT FOR REIMBURSEMENT** (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 **BOARD OF COUNTY COMMISSIONERS OF HARDEE COUNTY, FLORIDA**, a political subdivision of the State of Florida ("County").

### **WITNESSETH:**

**WHEREAS**, the County is constructing four gateway entry signs located at or near various entry and exist points within Hardee County (collectively, the "Project"); and

**WHEREAS**, the Project is expected to promote economic development, enhance community identity, and support the County's business attraction efforts; and

**WHEREAS**, the IDA is authorized by Florida law to make expenditures to promote economic development and aid in the development, expansion, or improvement of business enterprises within Hardee County; and

**WHEREAS**, County has requested a total of Eighty Thousand Dollars (\$80,000.00) as a contribution to support the Project; and

**WHEREAS**, the IDA has agreed to provide such contribution pursuant to the terms and conditions provided herein.

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

1. **RECITALS.** The above recitals are true and correct and are incorporated herein by reference.

2. **IDA FUNDING OBLIGATION.** The IDA shall provide a total of up to Eighty Thousand Dollars (\$80,000.00) for eligible costs of the Project. Such eligible costs shall include expenditures directly related to the design, engineering, permitting, fabrication, materials, construction, installation, landscaping, lighting, and other improvement associated with the Project.

Reimbursement shall be remitted from the IDA to the County at the completion of the Project. The County shall provide the IDA with itemized invoices, proof of payment, and any other reasonable supporting documentation as requested. Upon satisfactory proof of invoices and payment, the IDA shall remit one lump sum payment to County within thirty (30) days after receipt of such proof of invoices and payment.

3. **COUNTY OBLIGATIONS.** The County shall use funds received under this Agreement exclusively for eligible Project costs and the reimbursement thereof. The county shall

be responsible for all aspects of the Project, including contracting, construction, permitting, and maintenance. The County shall maintain records of all expenditures pursuant to Florida public records law and make such records available to the IDA upon request.

4. **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 County:**

5. **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. County 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.

6. **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.

7. **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 County do not waive sovereign immunity. The IDA and the County's liability under and relating to this Agreement, if any, is subject to and limited by Section 768.28, Florida Statutes.

8. **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 or the County 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.

9. **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

**BOARD OF COUNTY  
COMMISSIONERS OF HARDEE  
COUNTY, FLORIDA**, a political  
subdivision of the State of Florida

By: \_\_\_\_\_  
Chris Idsardi, Chair

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Its: \_\_\_\_\_

ATTEST:

\_\_\_\_\_

Name: \_\_\_\_\_

Date: \_\_\_\_\_



## Item Cover Page

### ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

**DATE:** December 11, 2025

**SUBMITTED BY:** Melanie Roberts, Economic Development Council

**ITEM TYPE:** Business Agenda - Action Items

**AGENDA SECTION:** **AGENDA ITEMS**

**SUBJECT:** **Sarah Evers** - Third Amendment to the Purchase Sale Land Contract for Ecosteris, Inc.

**ACTION RECOMMENDED** - Motion to approve third amendment to the Purchase Sale Land contract between The Hardee County Industrial Development Authority and Ecosteris, Inc. and authorize Chair or Vice Chair to sign.

**SUGGESTED ACTION:**

**ATTACHMENTS:**

[Ecosteris - Third Amendment - Signed by Purchaser 12.4.25.pdf](#)



**THIRD AMENDMENT TO  
SALE/PURCHASE LAND CONTRACT  
(Wauchula, Hardee County, Florida)**

**THIS THIRD AMENDMENT TO SALE/PURCHASE LAND CONTRACT** (this "**First Amendment**") by and between **ECOSTERIS, INC.**, a South Carolina corporation (the "**Purchaser**") and the **HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY**, a body politic and corporate of the State of Florida (the "**Seller**") is entered into and effective on the date it is last executed by the Seller or Purchaser (the "**Effective Date**").

**RECITALS:**

A. Seller and Purchaser entered into that certain Vacant Land Sale/Purchase Land Contract effective as of April 21, 2025, that certain First Amendment to Vacant Land Sale/Purchase Contract dated July 21, 2025 and that certain Second Amendment to Vacant Land Sale/Purchase Contract dated August 14, 2025 (collectively, the "**Contract**") wherein Seller agreed to sell to Purchaser, and Purchaser agreed to purchase from Seller, Lots 37 and 38 of Hardee County Commerce Park, located in Sections 20 and 29, Township 33 South, Range 25 East, Hardee County, Florida, as per plat recorded in Plat Bar B-30, Page 1, Public Records of Hardee County, Florida (the "Property").

B. Purchaser no longer desires to purchase Lot 37 of the Property and Seller no longer desires to sell Lot 37 to Purchaser, and Seller and Purchaser have agreed to modify the Contract as set forth herein.

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

1. **Capitalized Terms; Recitals.** All capitalized terms used but not defined herein shall have the meanings given to them in the Contract. The foregoing recitals are true and correct and are incorporated herein by this reference.

2. **Property.** From and after the Effective Date of this Amendment, the term "Property" as used in this Amendment and the Contract shall mean Lot 38, HARDEE COUNTY COMMERCE PARK EXTENSION, according to the plat thereof, as recorded in Plat Bar B-58, Page 2 and recorded in Official Records Instrument 202325006551, of the Public Records of Hardee County, Florida (the "Plat") and shall no longer include Lot 37 of the foregoing Plat.

3. **Additional Deposit and Purchase Price.** Within three (3) business days after the Effective Date, Purchaser shall deposit an additional escrow money deposit in the amount of \$75,000.00 (the "Additional Deposit") with the Escrow Agent and upon receipt of the Additional Deposit by Escrow Agent, the term "Earnest Money Deposit" shall mean the initial \$50,000 earnest money deposit made by Purchaser and the Additional Deposit. Seller and Purchaser have calculated the Purchase Price for the Property in accordance with Section 3 of the Agreement and hereby agree that the Purchase Price for the Property is \$246,000.00 and shall not be adjusted in the event Purchaser obtains a survey of the Property.

4. **Closing Date.** The Closing Date is hereby extended to February 27, 2026 or such earlier date as may be agreed upon in writing by Seller and Purchaser.

5. **Option to Purchase.** Pursuant to Section 21 of the Contract, Seller granted Purchaser the exclusive option to purchase Lot 36 of the Plat and Seller and Purchaser hereby agree to substitute Lot 37 for Lot 36 in Section 21 of the Contract. Accordingly, as of the Effective Date, the term "Exclusive Property" as used in Section 21 and Exhibit "C" of the Contract shall refer exclusively to Lot 37 of the Plat and Purchaser hereby relinquishes any option or other right to purchase Lot 36.

6. **Conflict.** In the event of any conflict between the terms of the Agreement and the terms of this Amendment, the terms of this Amendment shall control. Except as amended and modified herein, the remaining terms and provisions of the Agreement shall remain in full force and effect as originally set forth therein.

7. **Counterparts and Electronic Signatures.** This Amendment may be executed in multiple counterparts, each of which shall be deemed an original but all of which, together, shall constitute one instrument. For the purposes of this Amendment, signatures delivered by facsimile transmission or by e-mail delivery of a ".pdf" format data file, shall be given the same legal force and effect as original signatures.

Purchaser:

Seller:

**ECOSTERIS, INC.**, a South Carolina  
corporation

**HARDEE COUNTY INDUSTRIAL  
DEVELOPMENT AUTHORITY**

Signed by:  
By: David Squalli  
837956C00021280...  
Dave H. Squalli, COO

By: \_\_\_\_\_  
W. Lee Mikell, Chair

Date of execution: December \_\_, 2025  
12/4/2025

Date of execution: December \_\_, 2025



## Item Cover Page

### ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

**DATE:** December 11, 2025

**SUBMITTED BY:** Melanie Roberts, Economic Development Council

**ITEM TYPE:** Business Agenda - Action Items

**AGENDA SECTION:** **AGENDA ITEMS**

**SUBJECT:** **Krystin Chapman** - First Amendment to the Marketing Services Contract for Consensus Media

**ACTION RECOMMENDED:** Motion to approve the first amendment to the Marketing Services contract between the Hardee County Industrial Development Authority and Consensus Media as presented or in substantially similar form and authorize Chair or Vice Chair to sign.

**SUGGESTED ACTION:**

**ATTACHMENTS:**

[Consensus Media First Amendment.pdf](#)

## FIRST AMENDMENT TO MARKETING SERVICES CONTRACT

This First Amendment to Marketing Services Contract (“Amendment”) is hereby entered into as of December 11, 2025, by and between the **Hardee County Industrial Development Authority**, a dependent special district and body politic and corporate of the State of Florida, whose address is 107 East Main Street, Wauchula, Florida 33873, hereinafter referred to as the “Client”, and **Consensus Media, LLC**, a Florida limited liability company, whose address is 201 S. Orange Avenue, Suite 950, Orlando, FL 32801, hereinafter referred to as the “Consultant”. The Client and Consultant may individually be referred to as a “Party” and collectively as the “Parties”.

WHEREAS, Client and Consultant entered into that certain Marketing Services Agreement dated November 14, 2024 (the “Agreement”) for marketing services pursuant to Request for Proposal #2024-01; and

WHEREAS, the Agreement contains a Marketing Services Proposal Budget attached as Attachment “A” thereto; and

WHEREAS, the Parties desire to amend the services and budget as provided in Exhibit “A” attached hereto and incorporated herein by reference.

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

1. The above Recitals are true and correct and are incorporated herein by reference.
2. The Parties agree to amend the services and budget as provided in Exhibit “A” attached hereto and incorporated herein by reference.
3. Client and Consultant hereby ratify and confirm the Agreement. All terms, covenants, and conditions of the Agreement shall remain unmodified and in full force and effect unless modified herein. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their successors and permitted assigns.

**[Signature pages follow.]**

IN WITNESS WHEREOF, Lessor and Lessee have executed and delivered this Agreement as of the date and year first above written.

**CLIENT:**

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

By: \_\_\_\_\_  
Chris Idsardi, Chair

**CONSULTANT:**

**Consensus Media, LLC**, a Florida limited liability company

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Its: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_

Name: \_\_\_\_\_

Date: \_\_\_\_\_

<b>Communications</b>	<u>Monthly</u>	<u>Quarterly</u>	<u>One-Time</u>	<u>Annual</u>
<i>Select Earned Media</i>	-			
<i>Ongoing Communications Support</i>	\$5,000			\$60,000
<b>Subtotal</b>	\$5,000	\$0	\$0	<b>\$60,000.00</b>
<b>Advertising</b>	<u>Monthly</u>	<u>Quarterly</u>	<u>One-Time</u>	<u>Annual</u>
<i>Session-Specific H.E.A.R Program</i>	-	\$1,500		\$6,000
<i>Graphic Design</i>		\$300		\$1,200
<i>Program Management</i>	-	\$750		\$3,000
<b>Subtotal</b>		\$2,550	\$0	<b>\$10,200</b>
<b>Production</b>				
<i>Podcast Production</i>	\$750			\$9,000
<i>Filming   CEO Video Updates (Incl. 'Follow Sarah')</i>		\$3,850		\$15,400
<i>Editing   CEO Video Updates (incl. 'Follow Sarah')</i>		\$6,015		\$24,060
<i>Website   Project Hub</i>			\$4,750	\$4,750
<i>Website   User Interface and Content Modifications</i>			\$1,250	\$1,250
<b>Subtotal</b>	\$750	\$9,865	\$6,000	<b>\$54,460</b>
<b>Total</b>				<b>\$124,660.00</b>
<i>Reduction from Current Budget</i>				41%



# Item Cover Page

**ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT**

**DATE:** December 11, 2025

**SUBMITTED BY:** Melanie Roberts, Economic Development Council

**ITEM TYPE:** Business Agenda - Action Items

**AGENDA SECTION:** **AGENDA ITEMS**

**SUBJECT:** **Melanie Roberts - Triple-Wide Bid**

**ACTION RECOMMENDED** - Board discretion

**SUGGESTED ACTION:**



## Item Cover Page

### ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

**DATE:** December 11, 2025

**SUBMITTED BY:** Melanie Roberts, Economic Development Council

**ITEM TYPE:** Business Agenda - Action Items

**AGENDA SECTION:** **AGENDA ITEMS**

**SUBJECT:** **Krystin Chapman** - Budget Amendment

**ACTION RECOMMENDED** - Motion to adopt Resolution 2025-25 approving and authorizing budget amendments to the adopted fiscal year 2025-2026 Hardee County Economic Development Council budget and authorize Chair or Vice Chair to sign.

**SUGGESTED ACTION:**

**ATTACHMENTS:**

[EDC - Dec 2025 Budget Amendment.pdf](#)



**RESOLUTION NO. 2025-25**

**A RESOLUTION OF THE HARDEE COUNTY ECONOMIC DEVELOPMENT COUNCIL, INC. AUTHORIZING A BUDGET AMENDMENT TO THE ADOPTED FISCAL YEAR 2025-2026 BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Hardee County Economic Development Council, Inc. (“Council”) is a Florida not-for-profit corporation pursuant to Chapter 617, Florida Statutes; and

**WHEREAS**, the Council, by and through its governing body, adopted a budget for fiscal year 2025-2026 (the “Budget”); and

**WHEREAS**, an amendment to the Budget is desired; and

**WHEREAS**, the Council desires to adopt such amendment to the Budget by resolution.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HARDEE COUNTY ECONOMIC DEVELOPMENT COUNCIL THAT:**

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

Section 2. The Budget is hereby amended in accordance with “Exhibit A – Hardee County Economic Development”, a copy of which is attached hereto.

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

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

**APPROVED AND ADOPTED** this 11<sup>th</sup> day of December 2025.

**HARDEE COUNTY ECONOMIC  
DEVELOPMENT COUNCIL**

By: \_\_\_\_\_  
Chris Idsardi, Chair

ATTEST:

By: \_\_\_\_\_

Name: \_\_\_\_\_

**Hardee County Economic Development Council, Inc.**  
**Budget Amendment December 11, 2025**  
**For Fiscal Year October 1, 2025 through September 30, 2026**

	Increase / (Decrease)
<b>Adjustments:</b>	
<b>Expenditures:</b>	
Travel	\$ (10,000) (1)
Annual Meeting	(20,000) (2)
Building a Vibrant Community	(10,000) (3)
<b>Total Expenditures</b>	<u>(40,000)</u>
<b>Fund Balance Estimated Carry forward to FY 2027</b>	<u>40,000 (1), (2), (3)</u>
<b>Total Adjustments</b>	<u><u>\$ -</u></u>

(1) - To decrease budget line item for Travel \$10,000 and increase Estimated Fund Balance Carryforward to 2027 by \$10,000.

(2) - To decrease budget line item for Annual Meeting \$20,000 and increase Estimated Fund Balance Carryforward to 2027 by \$20,000.

(3) - To decrease budget line item for Building A Vibrant Community \$10,000 and increase Estimated Fund Balance Carryforward to 2027 by \$10,000.

**Hardee County Economic Development Council, Inc.**  
**Budget for the year ended September 30, 2026**

	Fiscal Year Oct '25 - Sep 26
Est Fund Balance Carry Forward at 10/1/2025	\$ 395,500
Revenues	
Administrative Funding:	
Transfer in from General Fund	250,000
Transfer in from S. Ft Meade Fund	250,000
Transfer in from Ona Mine Funds	250,000
Transfer in from Ona Mine GED Solar Rent	179,250
Total Fund Balance CF & Estimated Revenues	1,324,750
Expenditures	
Payroll Expenses and related benefits	
Salary	500,000
Health insurance	226,000
Company 401(K) match	36,120
Employer taxes	40,000
Payroll Fees	20,000
Employee training	15,000
Outside Services	2,870
Landscaping	1,200
Cleaning	6,000
Legal	1,000
Computer	6,000
Travel	25,000
Utilities	
Electric/Water/Sewer	6,000
Telephone/Internet	4,500
Insurance	3,600
Repairs & Maintenance	500
Promotional	
Annual Meeting	20,000
Building a Vibrant Community (BVC)	10,000
Community Engagement	5,000
CEO Support Group	1,000
Office Expense & Supplies	10,000
Meals & Business Development	750
Books, Dues, & Subscriptions	40,000
Total Expenditures	980,540
Est FB Carry Forward to FY 2027	\$ 344,210



## Item Cover Page

### ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

**DATE:** December 11, 2025

**SUBMITTED BY:** Melanie Roberts, Economic Development Council

**ITEM TYPE:** Business Agenda - Action Items

**AGENDA SECTION:** **AGENDA ITEMS**

**SUBJECT:** **Krystin Chapman** - Budget Amendment

**ACTION RECOMMENDED** - Motion to adopt Resolution 2025-26 approving and authorizing budget amendments to the adopted fiscal year 2025-2026 Hardee County Industrial Development Authority South Fort Meade Special Revenue budget and authorize Chair or Vice Chair to sign.

**SUGGESTED ACTION:**

**ATTACHMENTS:**

[General Fund - Dec 2025 Budget Amendment.pdf](#)

**RESOLUTION NO. 2025-26**

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

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

**WHEREAS**, the Authority, by and through its governing body, adopted a budget for fiscal year 2025-2026 (the “Budget”); and

**WHEREAS**, an amendment to the Budget is desired; and

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

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

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

Section 2. The Budget is hereby amended in accordance with “Exhibit A – General Fund”, a copy of which is attached hereto.

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

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

**APPROVED AND ADOPTED** this 11<sup>th</sup> day of December 2025.

**HARDEE COUNTY INDUSTRIAL  
DEVELOPMENT AUTHORITY**

By: \_\_\_\_\_  
Chris Idsardi, Chair

ATTEST:

By: \_\_\_\_\_

Name: \_\_\_\_\_

## Hardee County Industrial Development Authority

Mosaic S. Ft. Meade Special Revenue Fund - Budget Amendment December 11, 2025

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

	Increase / (Decrease)
Revenues:	
Mosaic Income	\$ 2,000,000 (1)
Total Mosaic S. Ft. Meade Special Revenue Estimated Revenues	<u>\$ 2,000,000</u>
Adjustments:	
Capital Outlay:	
Future projects to be approved - Housing Program	\$ 2,000,000 (1)
Spec building 9 - Lot 27	(1,000,000) (2)
Future projects to be approved	<u>1,000,000 (2)</u>
Total Adjustments	<u>\$ 2,000,000</u>

(1) - Final payment for the Eastern Extension was received from Mosaic which is increasing Capital Outlay - Future Projects to be approved - Housing Program line item.

(2) - Decrease Capital Outlay for anticipated cost savings on construction and increase Capital Outlay - Future Projects to be approved

Hardee County Industrial Development Authority  
Budget for the year ended September 30, 2026  
- General Fund / S. Ft. Meade Mine Agreement

	Commerce Park Expansion	Multi- Purpose Facility	Digital Community	FL Job Growth Grant	Rural Infrast. Fund Grant				Administrative Supplement	Housing Program	Spec Building 8 - Main & 17	Spec Building 9 - Lot 27 South Ft. Meade - Mosaic	533 Carlton Street	Other Mosaic Activity & Mosaic Funds to be Awarded / Appropriated	Total Estimated Special Revenue	TOTAL ESTIMATED GF & SR FUNDS
	EDA Grant - FYE 2020	St. of FL - Commerce Dept	St. of FL - Commerce Dept	St. of FL - Commerce Dept	St. of FL - Commerce Dept	Property Management	General Fund - Other	Total Estimated General Fund	South Ft. Meade -Mosaic Appropriation	South Ft. Meade -Mosaic Appropriation	South Ft. Meade -Mosaic Appropriation	South Ft. Meade - Mosaic Appropriation	South Ft. Meade -Mosaic Appropriation			
Total Grant Award	\$ 2,000,000	\$ 4,000,000	\$ 391,380	\$ 6,000,000	\$ 1,478,822				\$ 250,000	\$ 5,200,000	\$ 1,000,000	\$ 5,200,000	\$ 551,000			
Additional Allocation and Amendments											330,000	(1,000,000)				
Fiscal Years Grant Expenditures estimated through 9/30/25	(1,436,970)	-	-	-	(4,400)				-	(39,850)	(675,000)	(406,250)	-			
Grant Award Available for FY 2026	563,030	4,000,000	391,380	6,000,000	1,474,422				250,000	5,160,150	655,000	3,793,750	551,000			
Estimated Fund Balance Carryforward as of 10/1/25	-	-	-	-	-	212,720	732,280	945,000	250,000	5,160,150	655,000	3,793,750	551,000	4,770,400	15,180,300	16,125,300
Estimated Revenue																
Grant Proceeds	563,030	4,000,000	391,380	6,000,000	1,474,422	-	-	12,428,832	-	-	-	-	-	-	-	12,428,832
Interest Income	-	-	-	-	-	-	85,000	85,000	-	-	-	-	-	200,000	200,000	285,000
Rental Income	-	-	-	-	-	1,107,280	-	1,107,280	-	-	-	-	-	-	-	1,107,280
Mosaic Income	-	-	-	-	-	-	-	-	-	2,000,000	-	-	-	-	2,000,000	2,000,000
Total Estimated Revenue	563,030	4,000,000	391,380	6,000,000	1,474,422	1,107,280	85,000	13,621,112	-	2,000,000	-	-	-	200,000	2,200,000	15,821,112
Total Fund Balance CF & Estimated Revenue	563,030	4,000,000	391,380	6,000,000	1,474,422	1,320,000	817,280	14,566,112	250,000	7,160,150	655,000	3,793,750	551,000	4,970,400	17,380,300	31,946,412
Appropriations																
Professional Fees	-	-	-	-	-	-	300,000	300,000	-	-	-	-	-	-	-	300,000
Advertising	-	-	-	-	-	-	1,000	1,000	-	-	-	-	-	-	-	1,000
Landscaping and Grounds	-	-	-	-	-	100,000	-	100,000	-	-	-	-	-	-	-	100,000
Utilities	-	-	-	-	-	20,000	-	20,000	-	-	-	-	-	-	-	20,000
Insurance Expense	-	-	-	-	-	400,000	-	400,000	-	-	-	-	-	-	-	400,000
Repairs and Maintenance	-	-	-	-	-	400,000	-	400,000	-	-	-	-	-	-	-	400,000
Property Taxes	-	-	-	-	-	400,000	-	400,000	-	-	-	-	-	-	-	400,000
Travel	-	-	-	-	-	-	4,000	4,000	-	-	-	-	-	-	-	4,000
Grant Expenditures	-	-	391,380	-	-	-	-	391,380	-	3,160,150	-	-	-	-	3,160,150	3,551,530
Capital Outlay	563,030	4,000,000	-	6,000,000	-	-	-	10,563,030	-	-	655,000	3,793,750	551,000	-	4,999,750	15,562,780
Capital Outlay - Gardens at Midtown	-	-	-	-	1,474,422	-	-	1,474,422	-	1,000,000	-	-	-	-	1,000,000	2,474,422
Capital Outlay - Multi-Purpose Facility	-	-	-	-	-	-	-	-	-	1,000,000	-	-	-	-	1,000,000	1,000,000
Capital Outlay - Future projects to be approved	-	-	-	-	-	-	-	-	-	2,000,000	-	-	-	1,000,000	3,000,000	3,000,000
Transfers Out - Economic Dev Council	-	-	-	-	-	-	250,000	250,000	250,000	-	-	-	-	-	250,000	500,000
Total Appropriations	563,030	4,000,000	391,380	6,000,000	1,474,422	1,320,000	555,000	14,303,832	250,000	7,160,150	655,000	3,793,750	551,000	1,000,000	13,409,900	27,713,732
Fund Balance Estimated Carryforward to FY 2027	-	-	-	-	-	-	262,280	262,280	-	-	-	-	-	3,970,400	3,970,400	4,232,680
Total Appropriations and Fund Balance CF to FY 2027	563,030	4,000,000	391,380	6,000,000	1,474,422	1,320,000	817,280	14,566,112	250,000	7,160,150	655,000	3,793,750	551,000	4,970,400	17,380,300	31,946,412
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
						Spending from FB Carry forward		682,720						Spending from FB Carry forward		11,209,900



## Item Cover Page

### ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

**DATE:** December 11, 2025

**SUBMITTED BY:** Melanie Roberts, Economic Development Council

**ITEM TYPE:** Business Agenda - Action Items

**AGENDA SECTION:** **AGENDA ITEMS**

**SUBJECT:** **Krystin Chapman** - Budget Amendment

**ACTION RECOMMENDED** - Motion to adopt Resolution 2025-27 approving and authorizing budget amendments to the adopted fiscal year 2025-2026 Hardee County Industrial Development Authority Ona Mine Special Revenue budget and authorize Chair or Vice Chair to sign.

**SUGGESTED ACTION:**

**ATTACHMENTS:**

[Ona Mine - Dec 2025 Budget Amendment.pdf](#)



**RESOLUTION NO. 2025-27**

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

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

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

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

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

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

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

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

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

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

**APPROVED AND ADOPTED** this 11<sup>th</sup> day of December 2025.

**HARDEE COUNTY INDUSTRIAL  
DEVELOPMENT AUTHORITY**

By: \_\_\_\_\_  
Chris Idsardi, Chair

ATTEST:

By: \_\_\_\_\_

Name: \_\_\_\_\_

**Hardee County Industrial Development Authority**  
**Mosaic Ona Mine Special Revenue Funds - Infrastructure Development Fund**  
**Budget Amendment December 11, 2025**  
**For Fiscal Year October 1, 2025 through September 30, 2026**

	Increase / (Decrease)
<b>Adjustments:</b>	
<b>Capital Outlay:</b>	
Gateway Entry Signs	\$ 80,000 (1)
Future projects to be budgeted	(80,000) (1)
	-
<b>Total Adjustments</b>	\$ -

(1) - To increase Capital Outlay for the Gateway Entry Signs project to be funded by a decrease to Capital Outlay - Future Projects to be budgeted appropriations line item.

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

**Ona Mine Special Revenue Funds**

	Workforce Development Fund	Infrastructure Development Fund	General Economic Development Fund	
	Ona Mine - Mosaic Appropriation	Ona Mine - Mosaic Appropriation	Ona Mine - Mosaic Appropriation	Total Estimated Special Revenue Funds
<b>Estimated Fund Balance Carryforward as of 10/1/25</b>	\$ 466,860	\$ 3,930,660	\$ 8,564,000	\$ 12,961,520
<b>Estimated Revenue</b>				
<b>Mosaic Income</b>	100,000	400,000	1,500,000 *	2,000,000
<b>Mosaic Income - Stripping Margin Adjustment</b>	-	-	- **	-
<b>Rental Income - Solar Lease</b>	-	-	259,250	259,250
<b>Interest Income</b>	5,000	35,000	35,000	75,000
<b>Total Estimated Revenue</b>	105,000	435,000	1,794,250	2,334,250
<b>Total Fund Balance CF &amp; Estimated Revenue</b>	\$ 571,860	\$ 4,365,660	\$ 10,358,250	\$ 15,295,770
<b>Appropriations</b>				
<b>Marketing</b>	\$ -	\$ -	\$ 380,000	\$ 380,000
<b>Insurance - solar</b>	-	-	5,000	5,000
<b>Rent expense - solar</b>	-	-	75,000	75,000
<b>Utilities - Digital Connectivity</b>	25,000	-	-	25,000
<b>Outside services - Corridor Study</b>	-	-	48,000	48,000
<b>Capital Outlay - 101 -111 E. Main</b>	300,000	700,000	981,250	1,981,250
<b>Capital Outlay - 122 W. Main renovation</b>	-	-	1,367,510	1,367,510
<b>Capital Outlay - Building a Vibrant Community</b>	-	50,000	-	50,000
<b>Capital Outlay - Gateway Entryway Sign</b>	-	80,000	-	80,000
<b>Capital Outlay - Future projects to be approved</b>	226,860	3,460,660	7,147,240	10,834,760
<b>Transfers Out - EDC (Solar Revenue)</b>	-	-	179,250	179,250
<b>Transfers Out - EDC (Administrative Supplement)</b>	-	75,000	175,000	250,000
<b>Total Appropriations</b>	551,860	4,365,660	10,358,250	15,275,770
<b>Fund Balance Estimated Carryforward to FY 2027</b>	20,000	-	-	20,000
<b>Total Appropriations and Fund Balance CF to FY 2027</b>	\$ 571,860	\$ 4,365,660	\$ 10,358,250	\$ 15,295,770

\* Base Payment each year.

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



# Item Cover Page

## ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

**DATE:** December 11, 2025

**SUBMITTED BY:** Melanie Roberts, Economic Development Council

**ITEM TYPE:** Business Agenda - Action Items

**AGENDA SECTION:** **FINANCIAL REPORT**

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

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

### SUGGESTED ACTION:

### ATTACHMENTS:

[112025 EDC Balance Sheet.pdf](#)  
[112025 EDC P&L Budget v Actual.pdf](#)  
[112025 IDA Ona Mine Balance Sheet.pdf](#)  
[112025 ONA General Economic Dev P&L Budget v Actual.pdf](#)  
[112025 ONA Infrastructure P&L Budget v Actual.pdf](#)  
[112025 ONA Workforce P&L Budget v Actual.pdf](#)  
[01 112025 Hardee IDA GF and SR Balance Sheet.pdf](#)  
[112025 GF PL by Class.pdf](#)  
[112025 IDA GF P&LBudget Versus Actual.pdf](#)  
[112025 IDA SR P&LBudget Versus Actual.pdf](#)  
[112025 SR PL by Class.pdf](#)

Hardee County Economic Development  
**Balance Sheet**  
As of November 30, 2025

	Nov 30, 25
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Wauchula State Bank	764,796.53
Total Checking/Savings	764,796.53
Total Current Assets	764,796.53
Fixed Assets	
Office Equipment	40,494.05
Accum. Depreciation	-19,902.50
Total Fixed Assets	20,591.55
<b>TOTAL ASSETS</b>	<b>785,388.08</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 · Accounts payable	15,915.30
Total Accounts Payable	15,915.30
Total Current Liabilities	15,915.30
Total Liabilities	15,915.30
Equity	
3010 · Unrestrict (retained earnings)	425,419.74
Net Income	344,053.04
Total Equity	769,472.78
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>785,388.08</b>

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

	YTD Actual November	Budget	Remaining	% of Budget (16.67%)
<b>Income</b>				
Annual Meeting	-	-	-	0.0%
Carry Forward	395,500	395,500	-	100.0%
Transfer In - IDA	250,000	500,000	(250,000)	50.0%
Transfer In IDA- Ona Mine	250,000	429,250	(179,250)	58.24%
<b>Total CF &amp; Income</b>	<b>895,500</b>	<b>1,324,750</b>	<b>(429,250)</b>	<b>67.6%</b>
<b>Expense</b>				
022-0 · Retirement Contributions 401K	5,116	36,120	(31,004)	14.17%
021-0 · Payroll taxes	6,532	40,000	(33,468)	16.33%
023-0 · Staff Insurance	38,254	226,000	(187,746)	16.93%
012-2 · Salary & Other Pay	86,574	500,000	(413,426)	17.32%
012-1 · Paychex Fees	1,260	20,000	(18,740)	6.3%
031-5 · Outside Services - Other	466	2,870	(2,404)	16.24%
031-4 · Landscaping	200	1,200	(1,000)	16.67%
031-1 · Cleaning	800	6,000	(5,200)	13.33%
031-2 · Legal	-	1,000	(1,000)	0.0%
031-3 · Computer	422	6,000	(5,578)	7.03%
040-2 · Travel - Other	1,509	35,000	(33,491)	4.31%
043-1 · Electric/Water/Sewer	1,898	6,000	(4,102)	31.64%
043-2 · Telephone/Internet	223	4,500	(4,277)	4.96%
045-0 · Insurance	1,310	3,600	(2,290)	36.39%
046-0 · Repairs & Maintenance - Other	-	500	(500)	0.0%
048-5 · BVC	1,930	20,000	(18,070)	9.65%
048-1 · Annual Meeting	-	40,000	(40,000)	0.0%
048-2 · Community Engagement	927	5,000	(4,073)	18.54%
048-3 · CEO Support Group	15	1,000	(985)	1.54%
041-0 · Meals - Business Development	72	750	(678)	9.64%
051-0 · Office Expense and Supplies - Other	2,144	10,000	(7,856)	21.44%
054-0 · Books, Dues, & Subscriptions	5,545	40,000	(34,455)	13.86%
055-0 · Employee training	750	15,000	(14,250)	5.0%
<b>Total Expense</b>	<b>155,947</b>	<b>1,020,540</b>	<b>(864,593)</b>	<b>15.28%</b>
	<b>739,553</b>	<b>304,210</b>	<b>435,343</b>	<b>243.11%</b>

## Hardee County Industrial Development Authority

12/02/25

## Balance Sheet

Accrual Basis

As of November 30, 2025

	Nov 30, 25
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
Ona Mine- Mosaic	12,492,799.84
<b>Total Checking/Savings</b>	12,492,799.84
<b>Other Current Assets</b>	
Due from S. Ft. Meade SR Fund	1,350.60
Due From General Fund	51,498.76
<b>Total Other Current Assets</b>	52,849.36
<b>Total Current Assets</b>	12,545,649.20
<b>TOTAL ASSETS</b>	<b>12,545,649.20</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Other Current Liabilities	
Due to S Ft Meade	10,122.59
Sales Tax Payable	2,513.53
<b>Total Other Current Liabilities</b>	12,636.12
<b>Total Current Liabilities</b>	12,636.12
<b>Total Liabilities</b>	12,636.12
<b>Equity</b>	
Retained Earnings	12,695,686.90
Net Income	-162,673.82
<b>Total Equity</b>	12,533,013.08
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>12,545,649.20</b>

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

	<u>YTD November</u>	<u>Budget</u>	<u>Remaining</u>	<u>% of Budget (16.67%)</u>
<b>Income</b>				
Carry Forward	8,564,000	8,564,000	-	100.00%
Mosaic Income	-	1,500,000	1,500,000	0.00%
Interest Income	39,804	35,000	(4,804)	113.72%
Rental - Solar	46,812	259,250	212,438	18.06%
Sales Tax Collection Allowance	18	-	(18)	
<b>Total CF &amp; Income</b>	<u>8,650,633</u>	<u>10,358,250</u>	<u>1,707,617</u>	<u>83.51%</u>
<b>Expense</b>				
Outside Services - Corridor Study	-	48,000	48,000	0.00%
Insurance - Solar	-	5,000	5,000	0.00%
Marketing	32,602	380,000	347,398	8.58%
Rent - Solar	-	75,000	75,000	0.00%
Capital Outlay - Future Projects		7,147,240		0.00%
Capital Outlay - 101-111 E. Main	-	981,250		0.00%
Capital Outlay - 122 W. Main St	(10,343)	1,367,510		-0.76%
Admin Funds Trans EDC	175,000	175,000	-	100.00%
Solar Revenue Trans EDC	-	179,250	179,250	0.00%
<b>Total Expense</b>	<u>197,259</u>	<u>10,358,250</u>	<u>10,160,991</u>	<u>1.90%</u>
<b>Net Income</b>	<u><b>8,453,375</b></u>	<u><b>-</b></u>	<u><b>(8,453,375)</b></u>	



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

	<u>YTD November</u>	<u>Budget</u>	<u>Remaining</u>	<u>% of Budget (16.67%)</u>
<b>Income</b>				
Carry Forward	3,930,660	3,930,660	-	100.0%
Mosaic Income	-	400,000	400,000	0.0%
Interest Income	20,193	35,000	14,807	57.69%
<b>Total CF &amp; Income</b>	<u>3,950,853</u>	<u>4,365,660</u>	<u>414,807</u>	<u>90.5%</u>
<b>Expense</b>				
Admin Funds Trans EDC	75,000	75,000	-	100.0%
Capital Outlay - 101-111 E. Main		700,000		0.0%
Capital Outlay - Future Projects	-	3,540,660	3,540,660	0.0%
Capital Outlay - Building a Vibrant Community	-	50,000		0.0%
<b>Total Expense</b>	<u>75,000</u>	<u>4,365,660</u>	<u>4,290,660</u>	<u>1.72%</u>
<b>Net Income</b>	<u><b>3,875,853</b></u>	<u><b>-</b></u>	<u><b>(3,875,853)</b></u>	

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

	<u>YTD November</u>	<u>Budget</u>	<u>Remaining</u>	<u>% of Budget (16.67%)</u>
<b>Income</b>				
Carry Forward	466,860	466,860	-	100.0%
Mosaic Income	-	100,000	100,000	0.0%
Interest Income	2,759	5,000	2,241	55.18%
<b>Total CF &amp; Income</b>	<u>469,619</u>	<u>571,860</u>	<u>102,241</u>	<u>82.12%</u>
<b>Expense</b>				
Utilities - Digital Connectivity	-	25,000	25,000	0.0%
Capital Outlay - 101-111 E. Main	-	300,000	300,000	0.0%
Capital Outlay - Future Projects	-	226,860	226,860	0.0%
<b>Total Expense</b>	<u>-</u>	<u>551,860</u>	<u>551,860</u>	<u>0.0%</u>
<b>Net Income</b>	<u><b>469,619</b></u>	<u><b>20,000</b></u>	<u><b>(449,619)</b></u>	

## Hardee County Industrial Development Authority

## Balance Sheet

As of November 30, 2025

	Nov 30, 25
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
101009 · WSB Sales (GF)	805,497.61
101013 · WSB Mosaic CD 04/17/26 3.50%	6,632,150.90
101014 · WSB Mosaic Checking	9,838,014.14
<b>Total Checking/Savings</b>	17,275,662.65
<b>Accounts Receivable</b>	
115003 · Sales tax receivable	2,881.85
115002 · Additional Site Development	-11,000.00
115001 · Accounts Receivable Rental Inc	277,703.84
<b>Total Accounts Receivable</b>	269,585.69
<b>Other Current Assets</b>	
133006 · Prepaid Insurance	133,452.04
133016 · R. Riverter LOC	77,731.81
<b>Total Other Current Assets</b>	211,183.85
<b>Total Current Assets</b>	17,756,432.19
<b>Fixed Assets</b>	
<b>Land Available for Sale</b>	
133010 · SR Inventory - Moye parcel	7,884.56
161910 · Terrell Property	420,000.22
161912 · Contribution of Lot 13B/improv	60,521.74
<b>Total Land Available for Sale</b>	488,406.52
<b>Total Fixed Assets</b>	488,406.52
<b>Other Assets</b>	
<b>Due From Other Funds</b>	
140001 · SR's - Due from GF	705,241.40
240000 · GF's - Due to SR	-705,241.40
<b>Total Due From Other Funds</b>	0.00
014200 · Leases Receivable	5,316,090.64
1330132 · Allowance for Uncollectible	-72,013.70
<b>Total Other Assets</b>	5,244,076.94
<b>TOTAL ASSETS</b>	<b>23,488,915.65</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
202000 · Accounts Payable	837.00
<b>Total Accounts Payable</b>	837.00
<b>Other Current Liabilities</b>	
220111 · Due to Cesaroni - Excess Rent	48,297.32
220014 · SR's - Due to (from) Ona Mine	-8,771.99
220010 · GF's - Due to (from) Ona Mine	51,498.76
202001 · Deferred Inflow	125,000.00
25500 · *Sales Tax Payable	-192.95
220004 · Sales Tax Payable	12,984.30
220012 · Riveter Security Deposit	1,250.00
<b>Total Other Current Liabilities</b>	230,065.44
<b>Total Current Liabilities</b>	230,902.44
<b>Long Term Liabilities</b>	

## Hardee County Industrial Development Authority

12/03/25

## Balance Sheet

Accrual Basis

As of November 30, 2025

	Nov 30, 25
029911 · Deferred Inflows - Leases	5,102,491.59
Total Long Term Liabilities	5,102,491.59
Total Liabilities	5,333,394.03
Equity	
Fund Balance	
3000 · GF - Nonspendable	658,723.38
3001 · SR - Restrictd for Eco Dev Proj	13,941,800.69
3003 · GF - Unassigned	1,445,727.49
Total Fund Balance	16,046,251.56
32000 · Unrestricted Net Assets	673,504.67
Net Income	1,435,765.39
Total Equity	18,155,521.62
TOTAL LIABILITIES & EQUITY	23,488,915.65

Hardee County Industrial Development Authority  
Profit & Loss by Class - General Fund  
October through November 2025

	Multi-Purpose Facility Grant (General Fund)	Hogan Street (General Fund)	Gardens at Midtown (General Fund)	Commerce Park (General Fund)	1390 Mott Road (Rental House) (General Fund)	111 E. Main (Frontline Roofing) (General Fund)	122 W. Main St. (Reif) (General Fund)
Ordinary Income/Expense							
Income							
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	1,730.00	1,700.00	0.00
Total Income	0.00	0.00	0.00	0.00	1,730.00	1,700.00	0.00
Gross Profit	0.00	0.00	0.00	0.00	1,730.00	1,700.00	0.00
Expense							
5193105 · Professional Fees							
519320 · Professional Fee Acct/Audit	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5193100 · Professional Fees Legal	0.00	25.00	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
5193105 · Professional Fees - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 5193105 · Professional Fees	0.00	25.00	0.00	0.00	0.00	0.00	0.00
5193400 · Landscaping and Grounds	0.00	0.00	700.00	4,625.00	0.00	0.00	0.00
5194301 · Utilities	0.00	0.00	0.00	971.61	0.00	0.00	0.00
519450 · Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00	1,996.90
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	2,273.00	0.00	0.00	0.00
5194601 · Repairs and Maintenance - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 5194601 · Repairs and Maintenance	0.00	0.00	0.00	2,273.00	0.00	0.00	0.00
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	4,775.12	4,921.59	0.00
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
6000 · Capital Outlay	15,000.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Expense	15,000.00	25.00	700.00	7,869.61	4,775.12	4,921.59	1,996.90
Net Ordinary Income	-15,000.00	-25.00	-700.00	-7,869.61	-3,045.12	-3,221.59	-1,996.90
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	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	-15,000.00	-25.00	-700.00	-7,869.61	-3,045.12	-3,221.59	-1,996.90

Hardee County Industrial Development Authority  
Profit & Loss by Class - General Fund  
October through November 2025

	101-107 E. Main (EDC Office)	217 E. Main St (Riveter)	126 W. Main (Utilitech Bakery)	533 Carlton St.	943 S. 6th Ave (Crews Bowling)	897 S. 6th Ave (Old Incubator)
	(General Fund)	(General Fund)	(General Fund)	(General Fund)	(General Fund)	(General Fund)
Ordinary Income/Expense						
Income						
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	4,801.00	0.00	6,786.46	0.00	11,700.00	12,033.10
Total Income	4,801.00	0.00	6,786.46	0.00	11,700.00	12,033.10
Gross Profit	4,801.00	0.00	6,786.46	0.00	11,700.00	12,033.10
Expense						
5193105 · Professional Fees						
519320 · Professional Fee Acct/Audit	0.00	0.00	0.00	0.00	0.00	0.00
5193100 · Professional Fees Legal	125.00	975.00	0.00	0.00	0.00	4,325.00
5193107 · Governmental Consulting	0.00	0.00	0.00	0.00	0.00	0.00
5193105 · Professional Fees - Other	0.00	0.00	0.00	0.00	0.00	0.00
Total 5193105 · Professional Fees	125.00	975.00	0.00	0.00	0.00	4,325.00
5193400 · Landscaping and Grounds	0.00	0.00	0.00	1,450.00	0.00	2,400.00
5194301 · Utilities	0.00	0.00	0.00	0.00	0.00	-101.70
519450 · Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00
519453 · Rent expense	0.00	400.00	0.00	0.00	0.00	0.00
5194601 · Repairs and Maintenance						
519460 · Repairs and Maintenance GF	106.86	0.00	0.00	0.00	1,451.00	-358.90
5194601 · Repairs and Maintenance - Other	0.00	0.00	0.00	0.00	0.00	0.00
Total 5194601 · Repairs and Maintenance	106.86	0.00	0.00	0.00	1,451.00	-358.90
519480 · Advertising	0.00	0.00	0.00	0.00	0.00	0.00
5194903 · Property Taxes	6,385.97	14,529.50	2,783.73	0.00	10,544.43	34,116.27
519510 · Office Supplies	0.00	0.00	0.00	0.00	0.00	16.13
5195205 · Bank Service Charges Gen FD	0.00	0.00	0.00	0.00	0.00	0.00
6000 · Capital Outlay	0.00	0.00	0.00	0.00	0.00	0.00
Total Expense	6,617.83	15,904.50	2,783.73	1,450.00	11,995.43	40,396.80
Net Ordinary Income	-1,816.83	-15,904.50	4,002.73	-1,450.00	-295.43	-28,363.70
Other Income/Expense						
Other Income						
Sales Tax Collection Allowance	1.69	0.00	2.28	0.00	4.39	4.51
Total Other Income	1.69	0.00	2.28	0.00	4.39	4.51
Net Other Income	1.69	0.00	2.28	0.00	4.39	4.51
Net Income	-1,815.14	-15,904.50	4,005.01	-1,450.00	-291.04	-28,359.19

Hardee County Industrial Development Authority  
Profit & Loss by Class - General Fund  
October through November 2025

	1499 US Hwy 17 N (Kinbro) (General Fund)	350 Mancini PI ( Mancini Foods) (General Fund)	2168 Commerce Ct (Lot 27) (General Fund)	2275 Commerce Ct (Florikan) (General Fund)	2549 Commerce (Aloha) Spec 12 (General Fund)
Ordinary Income/Expense					
Income					
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	12,000.00	33,052.32	0.00	21,744.92	61,667.97
Total Income	12,000.00	33,052.32	0.00	21,744.92	61,667.97
Gross Profit	12,000.00	33,052.32	0.00	21,744.92	61,667.97
Expense					
5193105 · Professional Fees					
519320 · Professional Fee Acct/Audit	0.00	0.00	0.00	0.00	0.00
5193100 · Professional Fees Legal	0.00	400.00	0.00	0.00	0.00
5193107 · Governmental Consulting	0.00	0.00	0.00	0.00	0.00
5193105 · Professional Fees - Other	0.00	0.00	0.00	0.00	0.00
Total 5193105 · Professional Fees	0.00	400.00	0.00	0.00	0.00
5193400 · Landscaping and Grounds	0.00	0.00	0.00	0.00	0.00
5194301 · Utilities	0.00	0.00	0.00	0.00	0.00
519450 · Insurance Expense	0.00	0.00	1,712.55	0.00	0.00
519453 · Rent expense	0.00	0.00	0.00	0.00	0.00
5194601 · Repairs and Maintenance					
519460 · Repairs and Maintenance GF	0.00	0.00	0.00	0.00	0.00
5194601 · Repairs and Maintenance - Other	0.00	0.00	0.00	0.00	0.00
Total 5194601 · Repairs and Maintenance	0.00	0.00	0.00	0.00	0.00
519480 · Advertising	0.00	0.00	0.00	0.00	0.00
5194903 · Property Taxes	21,055.55	57,768.55	0.00	37,885.52	2,816.96
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	15.00
6000 · Capital Outlay	0.00	0.00	0.00	0.00	0.00
Total Expense	21,055.55	58,168.55	1,713.55	37,885.52	2,831.96
Net Ordinary Income	-9,055.55	-25,116.23	-1,713.55	-16,140.60	58,836.01
Other Income/Expense					
Other Income					
Sales Tax Collection Allowance	4.50	30.00	0.00	8.15	16.39
Total Other Income	4.50	30.00	0.00	8.15	16.39
Net Other Income	4.50	30.00	0.00	8.15	16.39
Net Income	-9,051.05	-25,086.23	-1,713.55	-16,132.45	58,852.40

Hardee County Industrial Development Authority  
Profit & Loss by Class - General Fund  
October through November 2025

	2280 Commerce Ct. (Cesaroni)	1436 Old Bradenton Rd ( A+ Env)	0 Alton Carlton Rd (Parker)	2515 Commerce Ct (Mach Connect)	Administrative	Grove
	(General Fund)	(General Fund)	(General Fund)	(General Fund)	(General Fund)	(General Fund)
Ordinary Income/Expense						
Income						
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	26,483.50	0.00	2,064.00	23,898.64	0.00	0.00
Total Income	26,483.50	0.00	2,064.00	23,898.64	0.00	0.00
Gross Profit	26,483.50	0.00	2,064.00	23,898.64	0.00	0.00
Expense						
5193105 · Professional Fees						
519320 · Professional Fee Acct/Audit	0.00	0.00	0.00	0.00	1,058.50	0.00
5193100 · Professional Fees Legal	0.00	100.00	0.00	0.00	0.00	0.00
5193107 · Governmental Consulting	0.00	0.00	0.00	0.00	10,000.00	0.00
5193105 · Professional Fees - Other	0.00	0.00	0.00	0.00	0.00	0.00
Total 5193105 · Professional Fees	0.00	100.00	0.00	0.00	11,058.50	0.00
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	64.00
519450 · Insurance Expense	9,753.45	0.00	0.00	0.00	0.00	0.00
519453 · Rent expense	0.00	0.00	0.00	0.00	0.00	0.00
5194601 · Repairs and Maintenance						
519460 · Repairs and Maintenance GF	0.00	0.00	0.00	600.00	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	600.00	0.00	0.00
519480 · Advertising	0.00	0.00	0.00	0.00	0.00	0.00
5194903 · Property Taxes	22,968.77	0.00	0.00	16,007.43	0.00	0.00
519510 · Office Supplies	1.00	0.00	0.00	0.00	0.00	0.00
5195205 · Bank Service Charges Gen FD	0.00	0.00	0.00	0.00	0.00	0.00
6000 · Capital Outlay	0.00	0.00	0.00	0.00	0.00	0.00
Total Expense	32,723.22	100.00	0.00	16,607.43	11,058.50	64.00
Net Ordinary Income	-6,239.72	-100.00	2,064.00	7,291.21	-11,058.50	-64.00
Other Income/Expense						
Other Income						
Sales Tax Collection Allowance	9.93	0.38	0.00	8.96	0.00	0.00
Total Other Income	9.93	0.38	0.00	8.96	0.00	0.00
Net Other Income	9.93	0.38	0.00	8.96	0.00	0.00
Net Income	-6,229.79	-99.62	2,064.00	7,300.17	-11,058.50	-64.00



Hardee County Industrial Development Authority  
Profit & Loss by Class - General Fund  
October through November 2025

	Property Management (General Fund)	Spec Building 7 (MOBO) (General Fund)	1510 US Hwy 17 N. ( Innovar) (General Fund)	General Fund - Other (General Fund)	Total General Fund	TOTAL
Ordinary Income/Expense						
Income						
361100 · Interest Income GF	0.00	0.00	0.00	5,106.04	5,106.04	5,106.04
361101 · Interest income Mosaic accts	0.00	0.00	0.00	123,993.77	123,993.77	123,993.77
362001 · Rental Income	0.00	0.00	17,500.00	62.50	237,224.41	237,224.41
Total Income	0.00	0.00	17,500.00	129,162.31	366,324.22	366,324.22
Gross Profit	0.00	0.00	17,500.00	129,162.31	366,324.22	366,324.22
Expense						
5193105 · Professional Fees						
519320 · Professional Fee Acct/Audit	0.00	0.00	0.00	0.00	1,058.50	1,058.50
5193100 · Professional Fees Legal	0.00	0.00	0.00	8,123.75	14,073.75	14,073.75
5193107 · Governmental Consulting	0.00	0.00	0.00	0.00	10,000.00	10,000.00
5193105 · Professional Fees - Other	0.00	0.00	0.00	1,060.34	1,060.34	1,060.34
Total 5193105 · Professional Fees	0.00	0.00	0.00	9,184.09	26,192.59	26,192.59
5193400 · Landscaping and Grounds	0.00	0.00	1,000.00	0.00	10,175.00	10,175.00
5194301 · Utilities	0.00	0.00	0.00	0.00	933.91	933.91
519450 · Insurance Expense	209.12	447.13	0.00	0.00	14,119.15	14,119.15
519453 · Rent expense	0.00	0.00	0.00	0.00	400.00	400.00
5194601 · Repairs and Maintenance						
519460 · Repairs and Maintenance GF	0.00	3.99	0.00	0.00	4,075.95	4,075.95
5194601 · Repairs and Maintenance - Other	0.00	0.00	0.00	0.00	0.00	0.00
Total 5194601 · Repairs and Maintenance	0.00	3.99	0.00	0.00	4,075.95	4,075.95
519480 · Advertising	0.00	129.63	0.00	336.31	465.94	465.94
5194903 · Property Taxes	0.00	0.00	40,935.66	0.00	277,495.05	277,495.05
519510 · Office Supplies	0.00	0.00	0.00	0.00	18.13	18.13
5195205 · Bank Service Charges Gen FD	0.00	0.00	0.00	0.00	15.00	15.00
6000 · Capital Outlay	0.00	0.00	0.00	0.00	15,000.00	15,000.00
Total Expense	209.12	580.75	41,935.66	9,520.40	348,890.72	348,890.72
Net Ordinary Income	-209.12	-580.75	-24,435.66	119,641.91	17,433.50	17,433.50
Other Income/Expense						
Other Income						
Sales Tax Collection Allowance	0.00	0.00	6.56	0.00	97.74	97.74
Total Other Income	0.00	0.00	6.56	0.00	97.74	97.74
Net Other Income	0.00	0.00	6.56	0.00	97.74	97.74
Net Income	-209.12	-580.75	-24,429.10	119,641.91	17,531.24	17,531.24

# Hardee County Industrial Development Authority General Fund

## Profit & Loss Budget vs. Actual

October 2025 through September 2026

	YTD Actual November	Budget	Remaining	% of Budget (16.67%)
<b>Income</b>				
Carry Forward	945,000	945,000	-	100.0%
364001 · Disposition Fixed Assets - Land	-	-	-	
337500 · EDA Proceeds GF	-	12,428,832	12,428,832	0.0%
361100 · Interest Income GF	5,106	85,000	79,894	6.01%
361101 · Interest income Mosaic accts	123,994	-	(123,994)	
362001 · Rental Income	237,224	1,107,280	870,056	21.42%
Sales Tax & Collection Allowance	98	-	(98)	
<b>Total CF &amp; Income</b>	<b>1,311,422</b>	<b>14,566,112</b>	<b>13,254,690</b>	<b>9.0%</b>
<b>Expense</b>				
5193105 · Professional Fees	26,193	300,000	273,807	8.73%
519322 · Travel	-	4,000	4,000	0.0%
5193400 · Landscaping and Grounds	10,175	100,000	89,825	10.18%
5194301 · Utilities	934	20,000	19,066	4.67%
519450 · Insurance Expense	14,119	400,000	385,881	3.53%
519453 · Rent expense (FDOT)	400	-	(400)	
5194601 · Repairs and Maintenance	4,076	400,000	395,924	1.02%
519480 · Advertising	466	1,000	534	46.59%
5194903 · Property Taxes	277,495	400,000	122,505	69.37%
519510 · Office Supplies	18	-	(18)	
5195205 · Bank Service Charges Gen FD	15	-	(15)	
51954 · Dues, Subscriptions, Membership	-	-	-	
519840 · Grant expenses	-	391,380	391,380	0.0%
6000 · Capital Outlay	15,000	10,563,030	10,548,030	0.14%
6006 · Capital Outlay - Gardes at Midtown	-	1,474,422		0.0%
6001 · Transfer to EDC	-	250,000	250,000	0.0%
<b>Total Expense</b>	<b>348,891</b>	<b>14,303,832</b>	<b>13,954,941</b>	<b>2.44%</b>
<b>Net Income</b>	<b>962,531</b>	<b>262,280</b>	<b>(700,251)</b>	

# Hardee County Industrial Development Authority Special Revenue

## Profit & Loss Budget vs. Actual

October 2025 through September 2026

	YTD Actual November	Budget	Remaining	% of Budget (16.67%)
<b>Income</b>				
<b>Carry Forward</b>	15,180,300	15,180,300	-	100%
<b>361101 · Interest income Mosaic accts</b>	44,209	200,000	155,791	22%
<b>369905 · Mosaic Grant Revenue</b>	2,000,000	-	(2,000,000)	
<b>Total CF &amp; Income</b>	<u>17,224,509</u>	<u>15,380,300</u>	<u>(1,844,209)</u>	<u>112%</u>
<b>Expense</b>				
<b>519840 · Grant expenses</b>	-	3,160,150	3,160,150	0%
<b>6000 · Capital Outlay</b>	290,860	5,999,750	5,708,890	5%
<b>6006 · Cap Outlay - Gardens at Midtown</b>	-	1,000,000	1,000,000	0%
<b>6007 · Cap Outlay - Multi-Purpose Fac</b>	-	1,000,000	1,000,000	0%
<b>6008 · Cap Outlay - Future Projects</b>	-	-	-	
<b>6009 · Cap Outlay - 533 Carlton St</b>	103,541	-	(103,541)	
<b>6001 · Transfer to EDC</b>	250,000	250,000	-	100%
<b>Total Expense</b>	<u>644,401</u>	<u>11,409,900</u>	<u>10,765,499</u>	<u>6%</u>
<b>Net Income</b>	<u><u>16,580,108</u></u>	<u><u>3,970,400</u></u>	<u><u>(12,609,708)</u></u>	

Hardee County Industrial Development Authority  
Profit & Loss by Class - Special Revenue  
October through November 2025

	Housing - Bostick Rd (Special Revenue)	Administrative (Special Revenue)	533 Carlton St. (Special Revenue)	Spec Building 9- Lot 27 (Special Revenue)	Special Revenue - Other (Special Revenue)	Total Special Revenue	TOTAL
Ordinary Income/Expense							
Income							
361101 · Interest income Mosaic accts	0.00	0.00	0.00	0.00	44,209.04	44,209.04	44,209.04
369905 · Mosaic Grant Revenue	2,000,000.00	0.00	0.00	0.00	0.00	2,000,000.00	2,000,000.00
Total Income	2,000,000.00	0.00	0.00	0.00	44,209.04	2,044,209.04	2,044,209.04
Gross Profit	2,000,000.00	0.00	0.00	0.00	44,209.04	2,044,209.04	2,044,209.04
Expense							
6009 · Cap Outlay - 533 Carlton St	0.00	0.00	103,540.82	0.00	0.00	103,540.82	103,540.82
6000 · Capital Outlay	0.00	0.00	0.00	290,860.34	0.00	290,860.34	290,860.34
6001 · Transfer to EDC	0.00	250,000.00	0.00	0.00	0.00	250,000.00	250,000.00
Total Expense	0.00	250,000.00	103,540.82	290,860.34	0.00	644,401.16	644,401.16
Net Ordinary Income	2,000,000.00	-250,000.00	-103,540.82	-290,860.34	44,209.04	1,399,807.88	1,399,807.88
Net Income	2,000,000.00	-250,000.00	-103,540.82	-290,860.34	44,209.04	1,399,807.88	1,399,807.88