



## LEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

May 24, 2019

**Members Present:** Ed Bolter, Tom Hoolihan, Wayne Kirkwood, Gail Markham, Robbie Roepstorff

**Members Absent:** David Barton, Doug Gyure

**Staff Present:** Kristi Scott (IDA Counsel), John Talmage, Benjamin Small, Warren Baucom, Nancy Collura

**Guests Present:** Brian Rist, Jeff Keehn, Cole Peacock – all from Storm Smart; Matt Johnson from IMAG

- I. **CALL TO ORDER** - Chair Wayne called the meeting to order at 10:13 a.m., and noted there was a quorum.
- II. **GUEST INTRODUCTIONS** - All guests introduced themselves to the group.
- III. **APPROVAL OF MINUTES** - A motion was made to approve the April 26, 2019 IDA meeting minutes by Ed, seconded by Gail, and unanimously approved.
- IV. **TREASURER'S REPORT** – Tom advised that financials through April 30, 2019 had been provided in meeting packets and was presented for information.
- V. **NEW BUSINESS**
  - a. Consideration of adoption of bond resolution relating to the Shell Point Project will be deferred to a special meeting on June 7, 2019.
  - b. Invoices from Knott-Ebelini-Hart for Dec 18-Mar 19 had been provided in meeting packets; Robbie moved and Ed seconded that payment be approved. John thanked Jim Humphrey and his staff for the support they provide.
  - c. A proposal letter from Ashley, Brown & Company CPAs to provide audit services had been provided in meeting packets. Gail moved and Ed seconded that the proposal be accepted. Robbie commented that they have a history of providing service to the IDA that we don't want to lose since it's so important.
  - d. Wayne commented that he wanted to be proactive/premature in acting now to bring up IDA's continued financial support of the Horizon Foundation's economic development efforts – he feels it's important to continue to enhance the mutual relationship. Robbie commented that it's one of the best investments that IDA has made, and that Dilman Thomas, the Horizon Foundation fundraiser, has been doing a phenomenal job so they

want to keep him. John commented that Dilman is conscientious about doing well, and he now has a summer intern to help get his records and database updated. Robbie commented that the IDA wants to continue to hear about additional successes from the Horizon Foundation so that IDA can be open to considering any increase in funding requests to be brought forward by the Horizon Foundation.

- e. Wayne mentioned that the Horizon Council Executive Committee had discussed that there might be a place for IDA to participate in Lee County's affordable housing efforts, but he wonders if that would meet IDA's legal requirements? Kristi commented that in order to provide appropriate guidance they would need to see specifics on what that support from IDA might look like. Robbie commented that funding a special person who knows how to get Sadowski funds might be useful. John commented that there is a formula used to allocate these funds to communities. Tom commented that there should be a macro view taken first in order to identify where shortages may exist. Wayne commented that IDA could find opportunities in the right kinds of projects. Robbie asked what IDA's focus between affordable and attainable housing might be. Wayne asked whether a consultant could be brought in. Robbie suggested that IDA should give Kristie guidance on how to help. Wayne commented that IDA has never wanted to simply throw funds out, but has always wanted to rely on tools to help measure funding impacts; he asked that John and Kristie be tasked to find examples of specific kinds of opportunities to bring back to IDA for further consideration.

**VI. OLD BUSINESS** – Robbie has some signature cards that she needs to have completed.

**VII. ECONOMIC DEVELOPMENT DIRECTOR COMMENTS**

John said that one area to focus on in our community is whether there are gaps in our labor market, and how to create parameters to measure and address this. A FabLab may be a tool to help with this.

Matt provided handouts to all in attendance and said that IMAG wants to be more for the community than just a museum; they're looking for ways to be more a part of the community's infrastructure, and a FabLab would be the only one of its kind in Southwest Florida. They are seeking \$150,000 to complete their funding requirements. Brian said that his foundation has provided initial seed money for this. Matt commented that a FabLab could be a tool with which IDA can support local projects. Gail asked if IMAG has talked to Second Muse and Matt said that they have; he also said that The Collaboratory will be a strategic partner. Gail asked if he could prepare and present a specific plan, incrementally based, on success and measurable results so they could evaluate what is in the best interests of spending IDA's public funds. Matt offered to provide a facilities tour for all members present.

**VIII. ADJOURN**

With no further business, a motion was made to adjourn by Wayne, seconded by Tom, and unanimously approved. The meeting was adjourned at 11:10 a.m.

**Next Industrial Development Authority SPECIAL Meeting:  
JUNE 7, 2019, 7:45 AM  
Lee County Admin East Building  
2201 Second Street, First Floor, Room 118  
Fort Myers, FL 33901**