

**CLAY COUNTY DEVELOPMENT AUTHORITY  
BOARD OF DIRECTORS MEETING  
MINUTES**

**November 12, 2014**

**Present:** Debbie Ricks, Virginia Hall, Greg Clary, William Randall, Matt Welch, Matt Carlton, Paz Patel, Russell Buck, Chip Dobson, Grady Williams, Counsel

**Absent:** William Randall, Joe Mobley

**Guests:** Paige Calvert, Elton Rivas, Bill Garrison, Ted McGowan

**Staff:** Josh Cockrell

**Call to Order:** **Chair Chip Dobson** called the Clay County Development Authority ("CCDA") Board meeting to order at 4:00 PM.

**Invocation:** **Greg Clary** provided the invocation.

**Approval of September 17, 2014 Minutes**

**Action taken at Committee Meetings:** DEVCOM Committee held prior to CCDA Board meeting. DEVCOM Committee voted to have a reserve study conducted for the DEVCOM building. Debbie Ricks made a motion to partner with the Chamber of Commerce to split the costs to pay for the reserve study. CCDA's obligation would be \$500. Motion seconded and passed unanimously.

**Public Comment:** None

**Treasurer's Report:** **Matt Carlton** reviewed the financial reports for September and October 2014. Motion to approve the report was accepted unanimously.

**Big League Dreams Project Update:** **Greg Clary** thanked the board for their hard work with vetting the BLD project. BLD has reimbursed the CCDA \$400,000 and upheld their good faith according to the agreement. The BLD project has come to a close.

**Attorney's Report:** **Grady Williams** stated that a formal renewal lease has been prepared with TOCOI. Also, formal resolutions regarding the budget have been prepared as well for a board vote.

**Economic Development Report:** **Bill Garrison** stated that a strategic plan has been drafted and will be presented to his board. Upon approval, it will be shared with the CCDA Board. He also provided an update on a few projects that are

interested in locating to Clay County. One of the companies, a Brazilian plastics company, will need significant upgrades to a building at Reynolds Industrial Park. Ted McGowan, on behalf of Reynolds, presented a request for \$250,000 to be lent to Reynolds and financed by CCDA to assist this company and incentivize their locating to Clay County. JaxUSA and Enterprise Florida are also putting together incentives to encourage this company to locate.

**Virginia Hall** made a motion for the CCDA to continue to explore a partnership with Reynolds Park on the opportunity to provide lending to them. Motion seconded and passed unanimously.

**Old Business:** None

**New Business: Chair Dobson** presented two budget resolutions adopting the 2013-2014 amended budget to actual and the 2014-2015 budget. Virginia Hall made a motion to adopt the resolutions. Seconded and passed unanimously.

IGS's contract extension was presented for services through September 30, 2015. Virginia Hall made a motion to extend the contract. Seconded and passed unanimously.

**Staff Report: Josh Cockrell** shared with the Board that Camp Blanding has been awarded a grant for \$400,000 for 159 acres near the base as well as a \$40,000 grant for enhancing security. CCDA will be administering the grants. In addition, Rev. Randall has requested that the Board purchase a table for \$400 for the upcoming MLK Breakfast to be held in January 2015. Greg Clary made a motion to purchase a table to the event. Seconded and passed unanimously.

**Chair's Report: Chip Dobson** stated that CCDA Board members appointed to DEVCOM Committee are Russell Buck, Chip Dobson, and Matt Carlton. He then introduced Paige Calvert and Elton Rivas of CoWork Jax for a presentation on coworking.

Paige Calvert and Elton Rivas provided a presentation on CoWork Jax, the concept of coworking spaces, and current/expected trends. CoWork Jax is focused on continuing to grow in Downtown Jacksonville to maximize utility. Debbie Ricks asked what the next steps would be. If there was an interest to pursue a coworking space in Clay County, the CCDA should conduct a market feasibility study to determine whether the market could support it. Virginia Hal made a motion for the CCDA to issue an RFP for a feasibility study on a coworking space. Seconded and passed unanimously.

**Staff Report (continued): Josh Cockrell** stated that in lieu of time, he will have a future discussion with each board member regarding their perceptions of the strengths, weaknesses, opportunities and threats in order to provide a SWOT Analysis. After gathering the data, he will provide a full assessment.

Josh Cockrell also encouraged the board to proactively seek and consider nonprofits in the County that can be approached regarding bond issuances to refinance existing debt. Further discussion about the direction of the Board into the future will be had at the next meeting.

The next CCDA Board meeting will be on January 21, 2015 at 4:00P.M.

**Adjourned: 5:15P.M.**

**DATES OF UPCOMING CCDA MEETINGS:**

**January 21, 2015 at 4:00pm**

**March 18, 2015 at 4:00pm**

**May 20, 2015 at 4:00pm**

**July 15, 2015 at 4:00pm**

**September 16, 2015 at 4:00pm**