

**CLAY COUNTY DEVELOPMENT AUTHORITY
REGULAR SCHEDULED PUBLIC MEETING
MINUTES**

April 20, 2022

Present: Keith Ward, Jim Horne, Joelle Marquis, Chereese Stewart (telephone), Tina Clary, Amy Pope Wells, and Bruce Butler.

Absent: Daniel Vallencourt

Staff: Josh Cockrell and April Scott (Legal Counsel)

Guests: Amy Miller (Clay Chamber), Randy Bowman (Clay Chamber), Crawford Powell (EDC), and Stephen Nebrat (telephone).

Call to Order: **Keith Ward** called the Clay County Development Authority (“CCDA”) Public Meeting to order at 4:05 PM.

Invocation: **Bruce Butler** provided the invocation and Pledge of Allegiance.

Comments from the Public: None.

Secretary’s Report

Chereese Steward provided the secretary’s report. **Bruce Butler** motioned for approval. **Jim Horne** seconded the motion. Motion approved.

Treasurer’s Report

Tina Clary provided the Treasurer’s report. **Joelle Marquis** motioned to approve. **Bruce Butler** seconded the motion. Motion approved.

EDC Update

Crawford Powell introduced himself as the new President of the EDC. **Crawford Powell** presented the new partnership between the CCDA and EDC, where the CCDA will start meeting at the EDC office since the Clay Chamber will be relocating soon.

Chamber Update

Randy Bowman, Clay Chamber Chairman, shared an update the Chamber is currently seeking a President. **Randy Bowman** added the Chamber is in the process of relocating to Orange Park, as the County purchased the building. **Amy Miller** emphasized the Chamber is focused on serving Clay County, building lasting partnerships and serving its members and community.

Executive Director's Report

Josh Cockrell reported on the Taskforce and DIG grants. **Josh Cockrell** added he's presenting an RFP for an additional Task Force grant in May.

Chair's Report

Keith Ward requested a vote on the CCDA relocating to meet at the EDC building. **Bruce Butler** questioned the financial commitment between the CCDA and EDC. **Josh Cockrell** requested a formal proposal from the EDC which indicates the financial commitment and contract between the CCDA and EDC to gauge activity, site visits, etc. **Jim Horne** motioned for CCDA staff to proceed with the transition process from the Clay Chamber to the EDC. **Tina Clary** seconded the motion. Motion approved.

New Business

Josh Cockrell provided an update on the College Drive properties. **Josh Cockrell** presented the signed agreement, selling at \$4.67M. **Josh Cockrell** added the buyer is interested in building a climate-controlled storage facility; however, there has been a similar Fleming Island business proposal presented in which the community wasn't in favor of. **Josh Cockrell** included that CCDA needs to reassess the land development code.

Jim Horne questioned if the issue is unique to this situation or more broad as a county? **Stephen Nebrat** explained the company may have gotten ahead of themselves by mixing the changing of development codes, and proposing putting a site into Fleming Island Plantation, which the community disapproved of. **Chereese Stewart** emphasized the issue is the site changing the entire code for the county.

Josh Cockrell linked this proposal back to the College Drive properties. Discussion on reassessing the College Drive zoning codes relating to the Fleming Island property. **Keith Ward** requested **Stephen Nebrat** to pull elevations of other similar projects to help guide the buyer. **Josh Cockrell** presented to ratify the College Drive agreement.

Attorney's Report

April Scott requested the Board to ratify the College Drive agreement. **Amy Pope Wells** motioned for approval. **Jim Horne** seconded the motion. Motion approved.

Adjourned: 5:50PM