

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

**September 15, 2021**

**Present:** Keith Ward, Tina Clary, Joelle Marquis, Jim Horne, Amy Pope-Wells, Bruce Butler.

**Absent:** Daniel Vallencourt, Chereese Stewart, and Bruce Butler.

**Staff:** Josh Cockrell and April Scott (Legal Counsel)

**Guests:** Stephen Nebrat and Brittyn Perkins

**Call to Order:** **Keith Ward** called the Clay County Development Authority (“CCDA”) Public Meeting to order at 4:04 PM.

**Invocation:** **Josh Cockrell** provided the invocation and Pledge of Allegiance.

**Comments from the Public:** None.

**Secretary’s Report**

**Josh Cockrell** presented the meeting minutes from the August 18 meeting. **Amy Pope Wells** motioned for approval. **Jim Horne** seconded the motion. Motion approved.

**Treasurer’s Report**

**Josh Cockrell** presented the August Financial Report. The account balance at the end of July was \$757,000. **Joelle Marquis** asked why the balance of the real property wasn’t included in the report. **Josh Cockrell** mentioned reaching out to Coleman and Associates to add the real property at 1.2M approximately in the report. **Joelle Marquis** mentioned the approval of the August Financial Report, with the inclusion of the real property added. **Jim Horne** seconded the motion. Motion approved.

**2021-2022 Fiscal Budget**

**Josh Cockrell** presented the 2021-2022 fiscal year budget. **Josh Cockrell** explained that the budget may evolve as projects progress. **Joelle Marquis** asked if we can add a budget, expenses, etc. to the fiscal year budget for the properties acquired. **Josh Cockrell** suspects the budget may need to be flexible - allocating 10K as a buffer, totaling 60K for the property expense. **Joelle Marquis** asked if the 60K includes the cleaning and maintenance fees? **Keith Ward** explained that it does, without including the cost of removing the trees.

**Joelle Marquis** asked if there was a copy of the 2020-2021 fiscal year budget. **Josh Cockrell** presented the 2020-2021 fiscal year to the Board. **Jim Horne** questioned if we are in compliance with the grant money and how much of the grant money can be used towards the budget? **Josh Cockrell** explained that the grants require a quarterly expense report, where CCDA details where the grant money has been spent.

**Joelle Marquis** requested to see previous years' insurance budget to compare. **Josh Cockrell** presented the 2020-2021 fiscal year insurance budget.

**Josh Cockrell** mentioned that CCDA is struggling to get bigger projects because Clay County does not have big businesses that need the CCDA - especially with the current low-interest rates. **Josh Cockrell** asked the Board what bigger ideas and projects to expand the CCDA. **Jim Horne** asked what the CCDA's across Putnam county are doing? **Josh Cockrell** explained that some counties have more opportunities. They do not have the ability to do the same amount as CCDA - unique in that it's the only independent organization that can issue industrial revolution loans. Josh stated CCDA has to be creative to find more funds.

**Tina Clary** motioned for acceptance of the 2021-2022 fiscal year budget, with the discussed updates. **Jim Horne** seconded the motion. Motion Approved.

### **Chair's Report**

**Keith Ward** presented the demolition quotes. **Keith Ward** reported still awaiting **Daniel Vallencourt's** quote before discussing it with the Board. Keith Ward hopes to have a discussion next month to analyze the different quotes.

### **Executive Director's Report**

**Josh Cockrell** provided the grants update and reported to the CCDA of the DIG grant is \$366,666.66. **Josh Cockrell** updated on the College Drive Properties. Had a conference call to see how to move forward with the one property owner still struggling with COVID and is in Coma. Shortly after, the owner passed away. **Josh Cockrell** mentioned CCDA is awaiting a death certificate before proceeding with closing.

Stephen Nebrat explained the zoning within PUD. Stephen explained land developers go with PUD because it allows flexibility to the seller. Without knowing what to do with the land, Stephen suggests PUD allows flexibility, entitlement, and value to CCDA.

**Keith Ward** presented a question on **Daniel Vallencourt's** behalf: Why would we want to do a PUD rather than have the purchaser of the property? **Stephen Nebrat** explained that it's a matter of creating value and cutting time. **Amy Pope Wells** added that the PUD will cost less than 10K and open to a bigger market. **Stephen Nebrat** mentioned an example of a CR 220 property that a group purchased property, created a PID, and the group was able to take less than 100K/ acre and received 400-500K/acre. Steven reiterated the group had received their return because they worked on the property to add its value. **Joelle Marquis** questioned if the CCDA was pushing for a resolution in regards to the PUD. **Keith Ward** mentioned needing **Chereese Stewart** present before proceeding. **Keith Ward** suspects to revisit next month's board meeting.

### **Old/New Business**

Election of 2021-2022 board officers

**Keith Ward** presented 2021-2022 Board Officers. The board discussed keeping the same officers, with the exception of the vacancy for Treasurer. **Keith Ward** proposed **Tina Clary** for Treasurer. **Joelle Marquis** motioned for the approval of the 2021-2022 board officers. **Amy Pope Wells** seconded the motion. Motion Approved.

**Attorney's Report**

**April Scott** did not have anything to discuss.

**Adjourned: 5:33 PM**