

**CLAY COUNTY DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING
ORANGE PARK, FLORIDA
4:00 pm**

MINUTES

December 14, 2011

Present – CCDA Board: Joe Mobley, Rev. William Randall, Paz Patel, Jan Conrad, Debbie Ricks, Tom Morris, Grady Williams (Attorney), Virginia Hall, Greg Clary, Chip Dobson

Absent: Matt Welch

Staff: John Tabor, Danita Andrews, Leah Zdenek, Jill Sanchez

Guests: Commissioner Travis Cummings, Commissioner Doug Conkey, Wally Joyner, Rick Odekirk, Jeff Hopkins, Stephanie Kopelousos, Rob Bradley

Call to Order: Joe Mobley, Chair of CCDA called the meeting of the Clay County Development Authority (CCDA) at 4:10 p.m.

Attorney Report: Mr. Williams welcomed the Big League Dreams representatives. He asked Rob Bradley to give an update on the project. Mr. Bradley reported that the CCDA reviewed the contract and proposed the Big League Dreams (BLD) to agree to a non compete zone/35 mile radius around Clay County. This would include: Nassau, Putnam, Union, Duval, Baker, Bradford, St. Johns, and the City limits of Daytona Beach. Mr. Odekirk agreed to the terms but noted if they were asked they would work with cities and county parks on improvements to their current park operations, but not to interfere with BLD business. There is a financial agreement license fee of \$450,000 for a 30-year term. However, if the county decides to defer the project for any reason within the two years, the CCDA will be returned \$400,000. Ms. Conrad had concerns that the CCDA had not had enough time to conduct sufficient research and would like to see the BLD audit report and tax returns. She proposed 30 days before the board made a decision. Mr. Odekirk assured the board the Audit report would be made available after a partnership was formed. Mr. Mobley noted that after touring the Mansfield, TX facility and reviewing the track record; he was comfortable moving forward. The bottom line risk is \$50,000 versus the deal going elsewhere. Mr. Clary recognized the short due diligence and the risk; however this is an investment and if successful will be a draw for business. It was the agreement of the board members that it would be best to use the funds to develop the community. The motion was made (TM/PP) second and approved unanimously to go forward with the license agreement on the Big League Dreams project.

Treasurer's Report: Ms. Ricks provided a brief report on the financials in the interest of time. She verified \$382,000 was coming due in CD's and there is currently \$575,000 in the checking account. Mr. Ricks also noted there was an \$8,000 property tax bill paid out through Devcom that was for the 1286 Harbor Road property and CCDA's obligation. The issue was being resolved. Ms. Andrews verified the maturing CD's and procedure will be to deposit funds in the operating account in anticipation for the wire transfer for the BLD agreement. Mr. Williams noted it was in our best interest to sign a contract with Cushman and Wakefield as the Listing agent for the 1286 Harbor Road property as other deals were not secure. The motion was made (VH/DR) second and approved.

Minutes: A motion (MW/PP) was made, seconded and carried to approve the September 21, 2011 minutes. A motion (TM/WR) was made, seconded and carried to approve the October 14, 2011 TEFRA Hearing minutes.

ED Report: Ms. Andrews noted Ms. Magers request to delay the audit process until after the holidays. She gave a brief update on the current economic development projects and activities.

New Business: Rev. Randall gave a brief presentation to coordinate with a request to the CCDA for a sponsorship for the National Martin Luther King Day in Clay County on January 15-16, 2012. This is a two-day event which includes a job fair and business development. He asked the board to commit to a three year sponsorship at \$5,000 per year. The board agreed to sponsor the event on a year to year basis at this time. The motion was made (DR/JM) second and approved unanimously, with Rev. Randall abstaining from voting based on the potential of a conflict of interest. Rev. Randall subsequently submitted the voting conflict form, attached. Rev. Randall noted he would like to see the CCDA take on efforts to help small businesses and provide grant writing. Mr. Tabor provided that other avenues should be explored to provide these services. Ms. Andrews pointed out that there is a regional project going on now to undertake asset mapping of resources to serve small business and entrepreneurial development for the entire NE Florida region. There is recognition of limited resources and efforts to avoid duplication.

Public Comments: No Public Comments

Adjournment: The meeting adjourned at 5:07 pm