

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

March 25, 2015

Present: Chip Dobson, Bill Randall, Matt Carlton, Russell Buck, Greg Clary, Debbie Ricks (via phone), Grady Williams, Counsel

Absent: Joe Mobley, Matt Welch, Paz Patel, Virginia Hall

Guests: Bill Garrison, Ken Willey, Tresa Calfee, Brian Knight, Elizabeth Adams

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: **Bill Randall** provided the invocation.

Approval of February 25, 2015 Minutes: **Greg Clary** motioned to accept the minutes. Motion seconded, and passed unanimously.

Action taken at Committee Meetings: None

Public Comment: None

Treasurer's Report: **Matt Carlton** reviewed the financial reports for February 2015. Josh Cockrell stated that after the financial report was generated, the CCDA received a check for reimbursement for one of the Camp Blanding grants and that it will be reflected in the next report. Russell Buck motioned to accept the report. Motion seconded, and passed unanimously.

Staff Report: **Josh Cockrell** recommended that the Board approves the draft Economic Development Plan RFP and offers its full support to the Clay Economic Development Corporation as it procures the RFP. CCDA will assist financially in the payment of the economic development plan, but until we receive responses, we will not know how much money we will commit at this time. Josh Cockrell stated that economic development plans typically cost between \$50-100k. Bill Garrison stated that he has submitted an application for a DRG grant to receive funding to help pay for the plan. Josh stated that the Clay BCC has voted to appropriate \$20k towards the plan. The response deadline for the RFPs is May 8th. Following that date, the responses will be reviewed. Greg Clary asked how the BCC is tied to the RFP other than their investment. Bill Garrison stated that the BCC is the authority to conduct economic development in Clay County and that they have designated CCEDC to

conduct economic development on their behalf. Debbie Ricks stated that by the BCC committing funds to the plan indicates their confidence in both the CCEDC and CCDA. Matt Carlton brought up the issue with impact fees and the moratorium that is set to expire. He believes it should be reviewed as part of the RFP scope. Josh Cockrell stated that it can be reviewed as disincentives that may harm economic development. The RFP scope will be revised to provide an analysis of incentives and disincentives. Greg Clary made a motion to approve the RFP with changes. It was seconded and passed unanimously.

Economic Development Report: Bill Garrison provided an update on the Global Cities Initiative that CCEDC is participating in. He also stated that he believes the BCC, CCDA, and CCEDC is working well together. The CCEDC is conducting a market study that will include rebranding of CCEDC. He also provided updates on projects that he is working on.

Brian Knight provided a presentation on the income distribution in the county. It is most dense in Fleming Island, more so than in Ponte Vedra. He then discussed the opportunity to have a co-located facility that would be termed the Entrepreneur Epicenter (E²) and would house CCEDC, CCDA, Small Business Development Center, Co-working space, Accelerator, Incubator, Clay Chamber, and a visitor's center. He stated that CCEDC is applying for a grant to receive funds to assist in developing an accelerator in the county, similar to what has been done in Collier County and in other states. Potentially, the CCDA could build a facility or purchase a building to house this concept and lease the spaces to generate a revenue stream.

Chair's Report: Chip Dobson stated that the strategic vision plan is being drafted and asked that any comments be directed to Josh Cockrell so that he can incorporate the revisions. In order to move the plan forward, Chip proposed that a committee be formed to complete the draft. Greg Clary, Russell Buck, Matt Carlton, Debbie Ricks and Virginia Hall were appointed to serve on the Strategic Vision Plan Committee. A 4-hour meeting was scheduled on April 29 at 12pm for the committee. Josh stated that during the committee meeting, the draft will be revised and goals and objectives defined. Russell Buck shared concerns in regards to the CCDA not being mentioned at EDC functions like it once was. Josh stated that he is having conversations with Bill regarding this.

Chip Dobson stated that there are several applications that have been submitted for appointment to CCDA as well as reappointment.

The CCDA's next regularly scheduled meeting is May 20. Understanding that the Strategic Vision Planning Committee will need to meet in addition to updates from DEVCOM Committee and the review of the Economic Development Plan RFP responses, it was recommended that the meeting be moved back to May 27 at 3pm. DEVCOM Committee will meet on April 29 at 4pm.

Attorney's Report: None

Old Business: None

New Business: **Matt Carlton** brought up the impact fee and stated that CCDA should take a look at the issue at a future meeting.

The next CCDA Board meeting will be on May 27, 2015 at 3:00P.M.

Adjourned: 5:50 P.M.

DATES OF UPCOMING CCDA MEETINGS:

May 20, 2015 at 4:00pm– **RESCHEDULED FOR MAY 27, 2015 at 3:00pm**

May 27, 2015 at 3:00pm

July 15, 2015 at 4:00pm

September 16, 2015 at 4:00pm