

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

**May 17, 2017**

**Present:** Russell Buck, Chip Dobson, Matt Carlton, Marge Hutton, Greg Clary, Paz Patel, Mike Davidson, Cathy Chambers

**Excused:** William Randall, Chereese Stewart

**Staff:** April Scott, Josh Cockrell

**Guests:** Bill Garrison, Bill Nichols, Gary Cross, Stephen Nebrat

**Call to Order:** **Russell Buck** called the Clay County Development Authority ("CCDA") Public Meeting to order at 4:06 PM.

**Invocation:** **Matt Carlton** provided the invocation.

**Comments from the Public:** None.

**Economic Development Report**

**Bill Garrison** informed the Board of the status of EDC projects.

**Secretary's Report**

**Approval of March 15, 2017 Minutes:** **Marge Hutton** added a correction to the minutes – adding Cathy Chambers as present at the March 15, 2017 meeting. **Chip Dobson** made a motion to approve the minutes as corrected. Motion was seconded and passed unanimously.

**Treasurer's Report**

**Matt Carlton** presented the March and April 2017 financials to the Board. **Marge Hutton** made a motion to accept the Treasurer's Report. The motion was seconded and passed unanimously.

**Committee Reports**

**Josh Cockrell** stated that committees will be meeting next month.

**Chair's Report**

None.

**Executive Director's Report**

**CCDA Building Update** – Stephen Nebrat gave the Board a brief update on potential interested buyers for the building as well as current market conditions in Clay County. **Josh Cockrell** informed the Board of the counteroffer the CCDA provided to an interested buyer.

**Mike Davidson** stated that he would like to have a conversation with Stephen Nebrat regarding commercial/retail building opportunities for the CCDA. **April Scott** advised making any negotiations contingent upon Board approval. Board continued discussion regarding the current building leases and potential buyers.

**Matt Carlton** made a motion to authorize the Executive Director and Property Manager/Realtor to continue negotiations with the potential interested buyer. Motion seconded and passed unanimously.

**Paz Patel** made a motion to allow the Executive Director to proceed to seek estimates for roof cleaning and to proceed with adding red mulch to the building perimeter, allowing up to \$3,500.00 for both. Motion seconded and passed unanimously.

**IRB's – Josh Cockrell** gave a brief update to the Board regarding potential IRB opportunities including BASCA, Annunciation School, and the Penney Retirement Community. He also stated that the IRB Project & Organization Finance Committee would meet before the Board meeting in June. The Board continued discussion about how to proceed with the different IRB opportunities.

**Auditor Selection RFP Status Update – Josh Cockrell** stated that the Auditor Selection RFP was open for two months with zero bid responses. **Mike Davidson** made a motion to rebid the Auditor Selection RFP for 30 days. Motion seconded and passed unanimously.

**Report on Grants – Josh Cockrell** informed the Board of the status of the road resurfacing, land buffer, and DIG grants.

**Community Auto Finance Partnership Program Update – Josh Cockrell** informed the board of the status of the CD at 5/3 Bank. The Board discussed the benefits and penalties of removing the money currently in the CD at 5/3 Bank.

**Sponsorship Opportunities – Josh Cockrell** shared two sponsorship opportunities with the Board. The Board agreed to send the sponsorship requests to the Policy Committee for a recommendation before a full Board vote.

#### **Attorney's Report**

**April Scott** informed the Board that 5/3 Bank was unresponsive to CCDA staff and Board members as related to the Community Auto Finance Partnership Program. She and William Randall began to meet with other financial institutions including BBVA/Compass. The Board continued to discuss creative ways to structure the program.

#### **Old Business/New Business/ Board Comments**

**Josh Cockrell** asked the Board for recommendations for new potential Board members as some of the current Board member terms would be ending this year.

**Marge Hutton** reminded the Board to complete and return their financial disclosures.

**Mike Davidson** stated that he would like Stephen Nebrat to present options to the Board for income generating properties. **Greg Clary** stated that options like that should be vetted within a committee before coming to the Board.

**Adjourned: 5:30 PM**