

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

May 19, 2021

Present: Bruce Butler, Tina Clary, Jim Horne, Chereese Stewart, Keith Ward (teleconference), Amy Pope-Wells (teleconference), and Daniel Vallencourt (teleconference).

Absent: Tiffany Howard and Joelle Marquis

Staff: Josh Cockrell and April Scott (Legal Counsel)

Guests: Steve Kennedy, Green Cove Springs City Manager and JJ Harris, President Clay EDC

Call to Order: **Chereese Stewart** called the Clay County Development Authority ("CCDA") Public Meeting to order at 4:13 PM.

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

Comments from the Public: None.

Secretary's Report

Josh Cockrell presented the meeting minutes from the April 21 meeting. The minutes are tabled until the next meeting due to the lack of a quorum.

Treasurer's Report

Josh Cockrell presented the April financial reports. Total assets cash-on-hand is \$1.3 million. Property purchases in April totaled \$712K. Treasurer's report approval will be tabled until the next meeting due to lack of a quorum.

Economic Development Report

JJ Harris discussed the Site Selectors Guild Advisory Forum. There will be three site selectors in attendance August 18 to 20. Niagara Bottling is constructing a 550,000 square foot building initially at the Challenger Center site on 150 acres. The project opens 390 acres for development. There have been 608 building permits entered in 2021. There have been 1980 single family homes proposed. The real estate market is booming.

Chairman's Report

Keith Ward reported on the MOU they are drafting with Clay County Utility Authority. April Scott, Josh Cockrell and Keith Ward met with Jeremy Johnston to discuss water and sewer access for the College Drive properties. The waste access will come from the south side of the property. The drinking water will come from the north side of the property. CCUA will cover the expense of the infrastructure until the property sells. CCDA is working to discover the most lucrative rezoning classification to pursue.

Green Cove Springs Update

Steve Kennedy presented on what is happening in Green Cove Springs. There are two First Coast Expressway interchanges near Green Cove Springs. GCS is in the process of updating their comprehensive plan. GCS is considering downtown redevelopment plans as well at the 1700 acres at Reynolds Industrial Park. The old Gustafson Dairy property has to be approved by DEO to redevelop for residential construction. Water and sewer have been extended to Mobro Marine. GCS is pursuing quality and strategic growth. GCS is focused on providing quality utility infrastructure as well. GCS is updating their building codes to be more business friendly. There is interest from a hotel developer. St. Vincent's is putting an emergency operation facility across from the jail house. **Jim Horne** commented on the great growth of the Green Cove Springs area and inquired about amenity creation. The group discussed the growth of the community at length. **Daniel Vallencourt** discussed his excitement for the growth of the community and the redevelopment opportunities. **Steve Kennedy** commented on the opportunity for the development authority to acquire troublesome properties in Green Cove Springs to match the needs to the solutions. **Bruce Butler** asked if there are any special needs that CCDA could facilitate solutions for? **Steve Kennedy** expressed a need for more parking capacity to support large outdoor events and the potential to bond such a process.

Executive Director's Report

Josh Cockrell reported on the property purchases CCDA has completed on College Drive and the additional parcels they are working to secure. He discussed water retention considerations. They are looking into rezoning considerations to ensure that the best use for the land is protected. **Daniel Vallencourt** discussed the cost considerations for opening a restaurant. **Josh Cockrell** is hopeful that the CCUA agreement will be executed before the next meeting. **Josh Cockrell** and **Daniel Vallencourt** discussed site clearing considerations. **Keith Ward** stated that surveying should be completed by the end of the week.

Attorney's Report

April Scott did not have anything to discuss.

New/Old Business

There was no new/old business to discuss

Adjourned: 5:42 PM