

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

**June 8, 2018**

**Present:** Greg Clary, Keith Ward, Bruce Butler, Cathy Chambers, Russell Buck, Amy Pope-Wells

**Excused:** Chereese Stewart, Tom Morris, Mike Davidson, Marge Hutton

**Staff:** Josh Cockrell, April Scott, Counsel

**Guests:** Stephen Nebrat

**Call to Order:** Russel Buck called the Special Meeting of the Clay County Development Authority ("CCDA") to order at 8:05 AM.

**Invocation:** Greg Clary provided the invocation.

**Comments from the Public:** None.

**Chair's Report**

**Purchase and Sale Agreement for 1734 Kingsley Ave, Orange Park – Russell Buck** asked **Josh Cockrell** to provide an update. Josh gave a summary of the discussion that took place at the May 16, 2018 CCDA Board Meeting and the subsequent discussions that have taken place between staff, Stephen Nebrat, and the perspective buyer. The buyer's final offer is \$550k, lower than the counter offer of \$600k. Staff has provided to the Board an executed Purchase and Sale Agreement that will go into effect contingent up on final Board approval. The PSA provides the Buyer a 30-day due diligence period and 60 days to close upon the approval of the agreement. The Board discussed concerns with the inspection period and the Buyer requesting repairs. The Board agreed that the property is "As Is" and no repairs or improvements will be made. **Greg Clary** made a motion to approve the Purchase and Sale Agreement. Motion was seconded and passed unanimously. **Josh Cockrell** presented a Resolution that formally adopts the approval of the Purchase and Sale Agreement. **Keith Ward** made a motion to approve the Resolution. Motion was seconded and passed unanimously.

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

**Josh Cockrell** informed the Board that the Florida Prime account needs to be updated to reflect the CCDA's new mailing address, signers, and who has authority to access it/make changes. He requested approval by the Board to authorize the update to the account. **Greg Clary** made a motion to authorize the update of the account. Motion was seconded and passed unanimously.

**Adjourned:** 8:26 AM