

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

June 16, 2021

Present: Joelle Marquis, Tina Clary, Jim Horne, Tiffany Howard, Keith Ward, Daniel Vallencourt, and Bruce Butler (teleconference)

Absent: Chereese Stewart and Amy Pope-Wells

Staff: Josh Cockrell and April Scott (Legal Counsel)

Guests: Jeremy Johnston of Clay County Utility Authority

Call to Order: **Keith Ward** called the Clay County Development Authority ("CCDA") Public Meeting to order at 4:04 PM.

Invocation: **April Scott** 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 and May 19 meetings. **Jim Horne** motioned for approval and **Joelle Marquis** seconded the motion. Unanimously approved.

Treasurer's Report

Tiffany Howard presented the May Financial Report. The account balance at the end of April was \$1,357,442. Land purchases were \$595,317. Net income change was \$670,805. **Jim Horne** motioned for approval of the May Financial Report. **Tiffany Howard** seconded the motion. Unanimously approved.

Old Business

Josh Cockrell presented the purchase sale agreements and matching resolutions for the property purchases on College Drive. The property at 419D College Drive is under contract and scheduled to close Friday, June 18. The .28 acres property is under contract for \$120,000 plus 3% broker fees. Total amount spent for 4.5 acres will be \$1,018,000. Vestcor has stated that they can use the property for mixed use development. **Joelle Marquis** asked for clarification on the use of cash versus financing the property purchases. **Josh Cockrell** discussed the financing strategies going forward. **Joelle Marquis** asked if there is a milestone for property acquisition? **Josh Cockrell** stated that CCDA is trying not to spend more than \$1million for property acquisition, which they have exceeded. If the county participates, more property could be acquired. **Jim Horne** motioned for approval of Resolution 20202021-04, the parcel is .766 acres for a price of \$159,000. **Joelle Marquis** seconded the motion. Motion approved. **Joelle Marquis** motioned for approval of Resolution 20202021-5 for the .3 acre parcel at 401 College Drive at a not to exceed price of \$119,000 plus closing costs. **Tina Clary** seconded the motion. Motion approved. **Joelle Marquis** motioned for approval of Resolution 20202021-06 for the .28 acre parcel at 419D

College Drive at a price of \$120,000 plus broker commission fees of 3%. **Jim Horne** seconded the motion. Motion approved.

Chair's Report

Keith Ward discussed a conversation he had with Vestcor related to potential workforce housing development on the assembled College Drive site. The fire department will be burning the existing buildings for training exercises on Tuesday, June 29 in the evening. The Boy Scouts will be cleaning the personal items from the house. There will be a 3-day cooling period after the fire and then the debris will need to be removed. **Bruce Butler** recommended that lunch and beverages should be purchased and provided for the fire fighters and Boy Scouts. **Keith Ward** stated that they are no longer allowed to receive food from the public.

Clay County Utility Authority Report

Jeremy Johnston reported that growth in the county is still strong. CCUA is working to overcome hiring challenges. CCUA is also working to overcome supply chain issues to purchase equipment and supplies. **Jeremy Johnston** briefly overviewed the regulatory issues they are working to mitigate. CCUA will create a developer agreement to work with CCUA for project cost reimbursement on the back end of the project. The water/sewer engineering will be done to optimize efficiency. **Josh Cockrell** inquired about the ERC agreement in terms of units per acre. **Jeremy Johnston** expressed a need to ensure that the water main is appropriately sized for the anticipated usage. The group discussed local development activity.

Executive Director's Report

Josh Cockrell reported on DIG. Camp Blanding will be matching the DEO amount of \$500,000 once that is issued. **Josh Cockrell** anticipates some movement on the grants next month.

New Business

Joelle Marquis introduced herself to the group. She is a partner in Arsenal Capital Partners in New York City and owns Legacy in Action locally.

Attorney's Report

April Scott did not have anything to discuss.

Adjourned: 5:37 PM