

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

August 17, 2016

Present: Chip Dobson, William Randall, Matt Carlton, Marge Hutton, Russell Buck, Greg Clary, Paz Patel, Chereese Stewart

Excused: Cathy Chambers, Mike Davidson

Staff: Grady Williams, Josh Cockrell, Taylor Mejia

Guests: Bill Garrison, Darryl Daniels, Perry White, Ana Grogan, David Goldberg, Doug Conkey

Call to Order: **Chip Dobson** called the Clay County Development Authority ("CCDA") Public Meeting to order at 4:12 PM.

Invocation: **William Randall** provided the invocation.

Comments from the Public:

Darryl Daniels is running for Clay County Sheriff. He introduced himself to the Board and explained his main initiatives as a candidate for Sheriff. **Greg Clary and William Randall** stated the importance and significance of law enforcement working to better the community and foster economic development.

Secretary's Report: Approval of June 8, 2016 Minutes: **Marge Hutton** motioned to accept the minutes. Motion seconded and passed unanimously.

Treasurer's Report: **Matt Carlton** updated the Board on the June and July financial status of the CCDA including when administration fees for grants would be returned to the CCDA. **Russell Buck** made a motion to accept the Treasurer's Report. The motion was seconded and passed unanimously.

Executive Director's Report: Compliance Review: **Josh Cockrell** stated that the compliance review has been completed. He explained the total project cost was about \$5,000 which included additional hours to complete the project. **Marge Hutton** made a motion to approve an additional 67.08 hours of work for compliance review to be effective retroactively. The motion was seconded and passed unanimously. **Josh Cockrell** shared a proposal to the Board for future consideration from Image Store House to complete electronic record keeping.

IGS Contract Extension: **Josh Cockrell** stated the IGS contract will expire in November of 2016 and requested that the contract be extended through September 2017. **Matt Carlton** made a motion to renew the IGS contract at the same rate through September of 2017.

Report on Grants: **Josh Cockrell** explained the difference in the process of applying for grants now through the Department of Economic Opportunity. He also stated the anticipated disbursement timeline for grant administrative fees as well as upcoming grant opportunities.

Penney Farms Opportunity Expansion: **Josh Cockrell** explained that Penney Farms will be looking to build an assisted living facility and could potentially seek an IRB from the CCDA. **Greg Clary** mentioned that the Seamark Ranch may be another candidate for an IRB.

Attorney Recommendation: **Josh Cockrell** stated that Grady Williams will be retiring as Counsel to the Board after the September 2016 CCDA Board meeting. Grady Williams recommended three potential local attorneys that may be able to take over the role. **Grady Williams** stated that he believed he would be able to train a new attorney by October 1st, 2016. He also stated that he would be willing to be retained by the CCDA if his help was needed for upcoming DEVCOM Negotiations. **Josh Cockrell** stated he interviewed three potential attorneys and recommended April Scott to be the new attorney. The committee discussed potential contract terms as well as the experience backgrounds and rates of the three potential attorneys recommended by Grady. **Russell Buck** made a motion to accept the recommendation of April Scott as the CCDA attorney for a one year term beginning in September (as a month of transition month for April Scott and Grady Williams). Motion seconded and passed unanimously.

Chair's Report: **Chip Dobson** reminded the Board members that Board officer elections will be held at the September Board meeting as well as approval of a new budget. **Josh Cockrell** suggested that the IRB and Marketing committee meet in September.

Committee Reports: IRB, Project & Organization Finance Committee: **William Randall** summarized the discussions of the of the IRB committee, including the two current investment opportunities: Small Business Loan Program and Alan Block.

Attorney's Report: **Grady Williams** deferred his report to later in the meeting when the DEVCOM negotiations would be discussed.

Economic Development Report: EDC Sponsorship Request for 2016 -2017: **Bill Garrison** passed out a list of current EDC projects and explained the status of each project. **Paz Patel** made a motion to continue the current level of sponsorship of the EDC for 2016-2017 fiscal year. Motion seconded and passed unanimously.

Old Business/New Business/ Board Comments:

SBDC Sponsorship Request for 2016-2017: Ana Grogan summarized the impact the SBDC has had in the community since opening in Clay County six months ago, including

workshops, consulting, and success stories. **Russell Buck** asked if other previous sponsors have agreed again to the same level of support again. Doug Conkey explained that many previous financial sponsors have agreed to continue sponsorship. **Josh Cockrell** stated that the drafter MOU was for an additional 2 years of support at \$10K a year. **Greg Clary** made a motion to accept the drafted MOU. Motion was seconded. The committee discussed having equal representation as a sponsor of the SBDC. The motion was passed unanimously.

DEVCOM Sale: **Josh Cockrell** distributed copies of the Purchase and Sale agreement dated June 8, 2016. David Goldberg introduced himself to the Board as the Chairman of the Chamber of Commerce Board. Doug Conkey introduced himself to the Board as the President of the Chamber of Commerce. **Chip Dobson** recapped the actions taken at June's Board meeting and that the 50-day finance period has lapsed. He requested an update from David Goldberg and Doug Conkey. Doug Conkey stated that upon execution of the Purchase and Sale Agreement, the Chamber issued an RFP to seek financing from local banking institutions. Vystar was selected and required a bank-ordered appraisal be conducted on the site. Their appraisal indicated that the building is valued at \$495,000, which is much lower than the Region's Bank ordered appraisal that was conducted a year earlier indicating a value of \$630,000. The Chamber Board reviewed the appraisal and though the Chamber was eligible for the financing from Vystar, the Chamber made the decision to present to the CCDA a reduced purchase value of \$500,000 in which the Chamber would pay \$250,000 for the CCDA's 50% interest in DEVCOM rather than \$315,000 as agreed upon.

The CCDA Board shared with Doug Conkey and David Goldberg their frustrations with the Chamber's decision to renege on the agreement and further stated that the Vystar appraisal is highly inaccurate. The appraisal uses comps that are two years old. The Board stated that the Region's appraisal depicts an accurate value for the property.

After a lengthy discussion and disagreements on the issue, **Russell Buck** made a motion for the CCDA to purchase the Chamber's 50% interest at \$315,000 based on the appraisal value of \$630,000. **Greg Clary** seconded the motion. Additional discussion took place. David Goldberg stated that it is highly unlikely that the Chamber will accept the CCDA's offer to purchase their 50% interest. **Greg Clary** called a question on the motion and suggested that a motion be made to immediately explore a mediator to get out of the DEVCOM partnership. **Chip Dobson** restated the original motion that was seconded for the CCDA to offer to purchase the Chamber's 50% interest to also include closing within 30 days. Motion passed unanimously. **Greg Clary** made a motion to investigate the process for mediation to dissolve the DEVCOM partnership. **Matt Carlton** seconded. Motion passed unanimously.

The Chamber Board will review the CCDA's offer at its board meeting next week and will provide a decision at that time.

Adjourned: 6:52 PM