

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

March 16, 2022

Present: Keith Ward, Daniel Vallencourt, Jim Horne, Chereese Stewart, Tina Clary, and Jim Horne.

Absent: Joelle Marquis, Amy Pope Wells, and Bruce Butler.

Staff: Josh Cockrell and Ashton Scott (Legal Counsel)

Guests: Stephen Nebrat and Anthony Walsh

Call to Order: **Keith Ward** called the Clay County Development Authority (“CCDA”) Public Meeting to order at 4:15 PM.

Invocation: **Keith Ward** provided the invocation and Pledge of Allegiance.

Comments from the Public: None.

Secretary’s Report

Josh Cockrell presented the meeting minutes from the February meeting. Adjustments to be made in previous minutes since Chereese Stewart was absent due to Clay Day. **Daniel Vallencourt** approved. **Jim Horne** seconded the motion. Motion approved.

Treasurer’s Report

Tina Clary provided the Treasurer’s report. **Daniel Vallencourt** motioned to approve. **Jim Horne** seconded the motion.

Executive Director’s Report

Josh Cockrell reported the grant reimbursements have been received and that an additional new grant is upcoming in May. **Josh Cockrell** plans to start working on May grant next week.

Chair’s Report

Keith Ward did not have anything to report.

New/Old Business

Stephen Nebrat presented the two offers that were received for the purchase of the College Drive properties. **Stephen Nebrat** suggested the price of the property will most likely not be an issue, however timing may be. **Keith Ward** added this is the first CCDA project like its kind in years, which is a step in the right direction for the organization. Group discussion over the timeline of potential offers and what to expect if the buyer tries

to back out. **Stephen Nebrat** suggested CCDA should structure the property that after 120 days the escrow account that anything the buyer purchases, automatically gets added on.

Stephen Nebrat presented the second offer. Group discussion favored the first. **Daniel Vallencourt** questioned what would CCDA's next steps be pursuing an offer? **April Scott** added CCDA will have to vote on the offers to proceed. **Keith Ward** motioned to offer the first option **Stephen Nebrat** presented. **Jim Horne** approved, **Tina Clary** seconded the motion. Motion approved.

Daniel Vallencourt suggested for the next meeting to gear where CCDA's goals will be for the future, working towards **Jim Horne's** previous comments to maximize project size and impact. **Daniel Vallencourt** suggested pursuing an airport project, which included group discussion on positive impacts it could potentially bring to the community.

Audit Report

Anthony Walsh presented the CCDA audit. **Anthony Walsh** summarized the report that there were no significant findings or issues to bring to the board's attention for internal control and compliance, as well as the management letter. **Anthony Walsh** presented the independent account examination report which also had no significant findings. **Keith Ward** motion for approval. **Jim Horne** approved, **Daniel Vallencourt** seconded the motion. Motion approved.

Attorney's Report

Ashton Scott had nothing to report.

Adjourned: 5:17 PM