

**CLAY COUNTY DEVELOPMENT AUTHORITY  
IRB & PROJECT DEVELOPMENT COMMITTEE**

**MINUTES**

**February 7, 2018**

**Present:** Greg Clary, Russell Buck, Tom Morris, Bruce Butler (on phone)

**Staff:** Josh Cockrell, Taylor Mejia

**Guests:** Stephen Nebrat

**Call to order: 8:35 am**

**Comments from the public:** None

**Project Opportunities:** **Greg Clary** listed many different options for project opportunities to the committee including: VA Clinic, properties in Green Cove Springs, development in Orange Park, building retail properties to lease or sell, etc. The committee discussed additional opportunities/ideas like workforce and affordable housing, long term leases and incubator properties for sparking development. The committee members also had a conversation about projects to avoid like sites with environmental concerns, gas stations, etc. The committee continued to discuss the main goals of starting a new project – creating a revenue stream for the CCDA, creating a legacy and helping the economy. The committee discussed the type of demographic that would be interested in multifamily/affordable housing (age, income, location, etc). The CCDA would need a development partner, possibly a nonprofit, for the affordable housing project. **Josh Cockrell** and the committee had a conversation about the financial status of the CCDA and the position the Authority is in to start a project. There was continued discussion regarding areas in Clay County that are having major residential growth. The committee members discussed commercial and industrial opportunities for growth near the Keystone Airport as well as the idea of working within the Keystone Community Redevelopment Area. The committee discussed utilizing Stephen Nebrat as a real estate broker to find and seek out opportunities for development and/or land lease, anywhere in the County, that can potentially create jobs. **Tom Morris** also stated that he would like to see the staff work on DIG and land buffer grants full-time if there is an opportunity. The committee discussed the unsustainability of administering grants.

**Greg Clary** made a motion to direct Stephen Nebrat to go forward and find multiple opportunities for the CCDA Board to review that fit within the Board's budget. Motion seconded and passed unanimously.

**Josh Cockrell** reminded the committee members to continue to seek out IRB opportunities.

**Committee comments:** None.

**Adjournment: 9:51 am**