

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

October 20, 2021

Present: Keith Ward, Daniel Vallencourt, Tina Clary, Jim Horne, Chereese Stewart, and Bruce Butler (teleconference).

Absent: Amy Pope-Wells and Joelle Marquis.

Staff: Josh Cockrell and April Scott (Legal Counsel)

Guests: Steven Nebrat, Laura Pavlus, and Brittyn Perkins

Call to Order: **Keith Ward** called the Clay County Development Authority (“CCDA”) Public Meeting to order at 4:07 PM.

Invocation: **Josh Cockrell** provided the invocation and Pledge of Allegiance.

Comments from the Public: None.

Secretary’s Report

Keith Ward presented the confirmation of the new board members. Unanimously approved.

April Scott provided the Installation of 2021 - 2022 Board Officers. **Chereese Stewart** presented the meeting minutes from the September 15 meeting. **Daniel Vallencourt** motioned for approval. **Jim Horne** seconded the motion. Motion approved.

Treasurer’s Report

Tina Clary presented the September 2021 Financials. **Josh Cockrell** added that the requested changes made at the last board meeting have been reflected. **Daniel Vallencourt** motioned for approval. **Jim Horne** seconded the motion. Motion approved.

Tina Clary presented the formal adoption of FY 2021-2022 Budget and resolution. **Tina Clary** motioned the approval. **Daniel Vallencourt** seconded the motion. Motion approved.

Clay EDC Report

Laura Pavlus updated the CCDA on the resignation of **JJ Harris**, effective Friday, October 15th 2021. **Laura Pavlus** is currently the Interim President of the Clay EDC. **Laura Pavlus** reported on the Niagara plant and its expansion of 798K square feet, with 200 employees. **Laura Pavlus** added the first Niagara pallet is expected to be out by January 28, 2022. **Laura Pavlus** updated EDC’s projects: 357 jobs (not including the Niagara project), 7 local expansions, and \$13.5M of infrastructure upgrades.

Executive Director's Report

Josh Cockrell provided an update on the DIG grant and the taskforce grant.

Josh Cockrell and **Keith Ward** met with the County to discuss zoning for the College Drive properties. **Josh Cockrell** and **Keith Ward** discussed ways to increase revenue and possibly get assistance from the state.

Jim Horne suggested the CCDA needs to strategically decide where they want to go, then create projects which align with that vision. **Jim Horne** suggested creating a dedicated source to offset risks and possibly allow the CCDA to finance projects. **Jim Horne** added an issue with this: How to create a money stream to build bigger projects without duplication or overstepping the private sectors. **Keith Ward** and **Daniel Vallencourt** agreed - discussing several options in investing in more land, clearing debt where growth is needed in the county. **Jim Horne** added that the CCDA shouldn't have an advantage and ensure an equal playing field for both the community and private sector. **Chereese Stewart** added if the CCDA is going to invest in more properties, then the CCDA needs to strategically plan where the next several investments will be.

Chair's Report

Keith Ward presented the demolition quotes from JIMCO and Connor Construction. **Daniel Vallencourt** mentioned the demolition prices being similar. **Chereese Stewart** asked if one company could start sooner than the other. **Keith Ward** reported both companies are available to start right away. **Keith Ward** suggested only taking down pine trees required to be taken down. **Keith Ward** mentioned the new owner could take down more trees if they wish. **Jim Horne** motioned for approval for JIMCO. **Daniel Vallencourt** seconds the motion. Motion approved.

Old/New Business

Chereese Stewart presented an update on rezoning and PUD. She discussed the downside to PUD providing stipulations on projects. **Chereese Stewart** suggested BB2, which is a community business district. **Chereese Stewart** explained this would allow flexibility and change, if needed. **Josh Cockrell** suggested the CCDA should go with BB2 since it includes everything from BB1, as well as BA, BB1, and BB2. **Josh Cockrell** added he could do the rezoning and have applications submitted to the County by next week. **Keith Ward** requested a motion to authorize staff to start rezoning to BB2. **Tina Clary** motioned for approval. **Daniel Vallencourt** seconded the approval. Motion approved.

Steven Nebrat reported on the College Drive properties with one party already interested. **Steven Nebrat** explained the party requested the property to be rezoned and cleared. **Steven Nebrat** suggested not doing the entire entitlement to flip it, but wait until the second property to be fully entitled. **Josh Cockrell** added the CCDA is at \$244K/acre for the properties. **Daniel Vallencourt** proposed making a deal with the proposed buyer. **Steven Nebrat** suggested \$310K-330K/acre. **Keith Ward** questioned if \$340K-350K would be in line with the property value? **Steven Nebrat** answered that the CCDA can attempt to sell at that price. **Daniel Vallencourt** suggested **Steven Nebrat** negotiate with the potential buyer and have **Steven Nebrat** present it to the Board.

Attorney's Report

April Scott did not have anything to discuss.

Adjourned: 5:18 PM