

**CLAY COUNTY DEVELOPMENT AUTHORITY  
BOARD OF DIRECTORS MEETING  
MINUTES**

**May 22, 2014**

**Present:** Debbie Ricks, Chip Dobson, Greg Clary, Matt Welch, Joe Mobley, Tom Morris, Paz Patel, Grady Williams, Counsel

**Absent:** Jan Conrad, Virginia Hall, William Randall

**Guests:** Pete Gerger, Travis Christiansen, Ken Smallwood, Stephanie Kopelousos, Bo Higgonbotham

**Staff:** Josh Cockrell, David Cohen, Bill Garrison

**Call to Order: Chair, Debbie Ricks** called the Clay County Development Authority ("CCDA") Board meeting to order at 4:00 PM.

**Invocation:** Greg Clary provided the invocation.

**Approval of March 25, 2014 Minutes**

**Public Comment:** Deferred until following the BLD update.

**Big League Dreams Project Update:** Greg Clary recognized David Cohen to provide a report on staff's findings regarding the cost of building a sports park as directed at the last board meeting. Mr. Cohen stated that through information provided by Barton-Mallow and additional information from Elkins Constructors, the hard construction costs of a Big League Dreams sports park in Clay County are between \$21-25 million dollars for a 6-field park. Additional expenses would include architectural and engineering estimated at \$1.2-1.6 million, offsite improvements at \$800k-\$1M, the design fee to BLD for \$600k, replica graphics estimated at \$100k-200k, furniture fixtures and equipment to create a turnkey operation in excess of the allowances in the hard construction budgets estimated at \$200k, permits and due diligence estimated in excess of \$100k, and BLD license fee at \$450k in which the CCDA already spent. Total is around \$3.5M in addition to hard costs which would estimate around \$26-\$28 million. Neither Elkins nor Barton-Mallow were compensated for the cost-estimate efforts. Staff recommends the board consider two items: 1. Formally terminate the proposal process to BLD and direct staff to secure an assignment of the license agreement or terminate the license agreement prior to the last day in which the authority is entitled to a refund, June 29, 2014; 2. CCDA advise the BCC of the conclusion concerning a sports park project as an engine for economic development and investigations/conclusions of

BLD alternative. BLD will need to consent to staff seeking the assignment of the license agreement.

**Debbie Ricks** stated that the county commission does not have any way to come up with additional funds and that the \$19M is all that is available. Also, the landowners haven't come forward with additional funds. The CCDA has concluded that a sports park can create economic growth.

**Joe Mobley** stated that CCDA has done their due diligence and that it is likely that a nearby county will grab hold of this project. Also, there are other brands out there that could be pursued and other opportunities. He recommends that the Board approve the resolutions.

**Public Comment: Ken Smallwood** provided comments following the BLD report by Greg Clary. He had a personal conversation with the president of the Jacksonville City Council and he has stated that Jacksonville will want this project if Clay County does not move forward. Mr. Smallwood would like to see the county continue the economic development effort. **Bo Higgonbotham** commended the CCDA for the work that has been put into BLD. He stated that he has a proposal to present for a sports park if BLD license is terminated. He states that he can build 10 fields for less than \$10M.

**Paz Patel** asked if there is anything in the agreement with BLD that prevents the CCDA from looking at the same site for another facility. **David Cohen** confirms that there is in which another vendor cannot be engaged with a similar model as BLD but other opportunities are available to pursue that have a different model.

**Greg Clary** recommends that the CCDA strive to get back the money spent to BLD and that the CCDA continues to drive to facilitate positive economic development. He made a motion to accept the first resolution to terminate the agreement with BLD. Motion was seconded and passed unanimously.

**Debbie Ricks** stated that the 2<sup>nd</sup> resolution deals with partnering with the county to examine other projects. **David Cohen** added the resolution also urges the county commission to keep in mind that a sports park is a viable economic engine.

**Ken Smallwood** stated that the landowners would be reluctant to execute the donation of the land unless the proposed use shows the same kind of economic development opportunity.

**Greg Clary** stated that the CCDA Board would not want to be a part of any project that would diminish economic development. **Joe Mobley** stated that the reason why CCDA would do a project like BLD is the marketing already in place and the template already built. **Matt Welch** reminded the Board that the CCDA pursued the BLD project for both economic development and a revenue generator for the CCDA.

**Greg Clary** made a motion to accept the second resolution. Motion was seconded and passed unanimously. Mr. Clary asked whether there is a payment schedule for the license agreement for the refund. **David Cohen** stated that there isn't but we will press for an immediate repayment. If the license were assigned, then funds would come from whoever purchases the agreement.

**Ken Smallwood** stated that the landowners have not given anyone any specific use or restrictions on what can be done with the property.

**Treasurer's Report: Josh Cockrell** reviewed the financial reports for March and April 2014. Motion to approve both reports accepted unanimously.

**Chair's Report: Debbie Ricks** made a motion to approve the invoice provided by David Cohen for the work he has done for the CCDA. Motion seconded and passed unanimously.

**Staff Report: Josh Cockrell** emphasized that revenue streams need to be identified and may be a topic of discussion for the next meeting as well as the frequency of future board meetings. In addition, how the Board can be proactive.

**Attorney's Report: Grady Williams** gave a report on the CDFA meeting that he attended.

**Economic Development Report: Bill Garrison** reported that it's his role to identify prospects and provide any tools to help see that they come to the county. He mentioned that a new incentive program is in the works. Also, he shared some of the prospects he is currently working with. He also stated that the next Economic Development Luncheon is coming up and the CCDA has a table.

**Old Business:** Chamber membership was renewed. Maryann Magers presented the CCDA audit for the 2013 year. **Joe Mobley** made a motion to accept the audit. Motion seconded and passed unanimously. **Debbie Ricks** asked if auditors have to be changed frequently. An RFQ does have to be placed if changed, but as long as the CCDA uses Magers & Associates, then the CCDA will continue using them.

**New Business:** The next CCDA Board meeting will be on June 18, 2014.

**Adjourned: 5:17 PM.**

**DATES OF UPCOMING CCDA MEETINGS:**

**June 18, 2014**

**July 16, 2014**

**August 20, 2014**

**September 17, 2014**