

**CLAY COUNTY DEVELOPMENT AUTHORITY
REGULAR SCHEDULED PUBLIC MEETING
GOALS AND OBJECTIVES COMMITTEE MEETING MINUTES**

June 17, 2020

Present: Keith Ward, Chereese Stewart, Daniel Vallencourt, Alex Hill, Keith Ward, and Bruce Butler

Staff: Josh Cockrell

Guests: Laura Pavlus, JJ Harris, Mike Vallencourt Sr.

Call to Order: **Daniel Vallencourt** called the Clay County Development Authority ("CCDA") Public Meeting to order at 3:11 PM.

Comments from the Public: None.

Goals and Objectives Discussion:

Daniel Vallencourt discussed the functions of the CCDA as it stands currently – industrial revenue bond conduit and grant manager. **Josh Cockrell** suggested looking at CCDA through a SWAT analysis. **Daniel Vallencourt** asked what the challenges in Clay County project placement are? **JJ Harris** discussed the need for shovel ready sites for project placement. A shovel ready site is deforested land, has an appropriate land use, is graded, has geotechnical complete, and has telecommunications and utilities to the site. A greenfield site is an unimproved site. Pre-permitting of a 3-D rendering for various usage types greatly improves the marketability of the shovel ready site.

Alex Hill asked how a partnership between CCDA and EDC could work? **JJ Harris** stated that EDC could present the opportunity, but ultimately CCDA would carry the burden of risk. **Keith Ward** discussed prior projects and the risks involved. **JJ Harris** discussed the process for the development of an industrial park and expanding on current capacities. **JJ Harris** discussed the need to control the land costs as part of controlling the project cost. The group discussed utility options. **Josh Cockrell** discussed financial options and potentially leveraging BCC funds. **JJ Harris** discussed how EDC and CCDA could support each other. **Mike Vallencourt** asked for an update on Challenger Center. **Chereese Stewart** said that it is days from getting going. **Mike Vallencourt** stated that he'd like to see a continuance of a project already in the works such as Challenger Center. **Chereese Stewart** discussed the opportunities at Gustafson's property. **Chereese Stewart** asked about looking at land not directly off of the FCE that may have cheaper land prices and existing utilities. **Mike Vallencourt** discussed rezoning opportunities. **Alex Hill** suggested that the Board look into preparing a resolution stating that the Board is receptive to doing a development project. **JJ Harris** stated that the project could be a loan, a grant match, a spec. building etc. and that the Board would decide the framework and allocate funds. **Alex Hill** moved that the Committee present a recommendation to the Board to allocate \$1 Million for the purpose of a site readiness plan/project where the money would be allocated for a grant match, loan, or a partnership arrangement with an entity. **Keith Ward** seconded. Motion approved.

Adjourned: 4:09 PM