

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

MINUTES

March 14, 2018

Present: Greg Clary, Tom Morris, Bruce Butler

Absent: Russell Buck, Mike Davidson

Staff: Josh Cockrell

Guests: Stephen Nebrat, Van Royal

Call to order: 8:47 am

Comments from the public: None

Approval of Feb 7, 2018 Minutes: Greg Clary presented the minutes. Tom Morris made a motion to approve the minutes. Motion was seconded and passed unanimously.

Project Opportunities: Josh Cockrell provided a recap of the Feb 7, 2018 committee meeting. He stated that Van Royal and Stephen Nebrat are both in attendance to present project opportunities for the CCDA to consider.

Van Royal provided a presentation for a site located in the JP Hall Commerce Center on County Road 209 in Green Cove Springs for the committee to consider. The site consists of approximately 4.5 developable acres that could be developed for industrial use. The site is utility ready and is in proximity to the First Coast Expressway interchange. The owners may be willing to subordinate the land to CCDA. The committee discussed the benefits in which the project will bring to the community and that it would support CCDA's mission. Option would be to develop an industrial building on 1 acre, find a tenant, sell the site/building, and then repeat the process again.

Stephen Nebrat presented a site for consideration that is located on County Road 218 in Middleburg. The site is approximately 1.68 acres and has available land behind it that could be acquired and would allow for additional development. The site is not utility ready.

Committee comments: The committee discussed the projects that were presented for consideration. Greg Clary recommends that the committee individually visit the sites to better understand their location and potential opportunities.

Adjournment: 9:58 am