

**NEWBERRY COUNTY COUNCIL ECONOMIC DEVELOPMENT COMMITTEE  
MINUTES  
July 22, 2024**

Newberry County Council Economic Development Committee met on Monday, July 22, 2024, at 6:00 p.m. in Council Chambers at the Courthouse Annex, 1309 College Street, Newberry, SC, for a regular scheduled meeting.

Notice of the meeting was duly advertised, as required by law.

**PRESENT:** Les Hipp, Committee Chair  
Travis Reeder, Committee Member  
Robert N. Shealy, Committee Member  
Jeff Shacker, County Administrator  
Rick Farmer, Economic Development Director  
Eric Nieto, I.T. Director  
Andrew Wigger, Clerk to Council/PIO

1. Call to Order – Les Hipp, Committee Chair.

- Mr. Hipp called the meeting to order at 6 p.m.

2. Invocation and Pledge of Allegiance – Committee Member Travis Reeder.

- Mr. Reeder led the committee in the invocation and Pledge of Allegiance.

3. Additions, Deletion, & Adoption of the Agenda.

- Mr. Shealy made a motion to adopt the agenda as presented; Mr. Reeder provided the second and the motion was approved 6-0.

#### 4. Staff Report:

##### a. Project Activity:

- Mr. Farmer said while project activity remains slow, they have two new projects since the last committee meeting and two planned expansions, but both are in states of delay.

##### i. Cal-Maine Acquisition of ISE.

- Mr. Farmer said ISE was bought by Cal-Maine a few weeks back. He said Cal-Maine is the largest fresh egg producer in the United States but did not have access to the Northeast or the Mid-Atlantic states. He said they bought out ISE with \$110 million in cash.
- Mr. Farmer said there is no indication there will be any significant changes out there.
- Mr. Hipp asked if Cal-Maine is a United States based company, to which Mr. Farmer answered in the affirmative.

##### b. Product Development:

##### i. Mawsons Way Extension.

- Mr. Farmer said the attorneys expect to file a condemnation action in the next few weeks. He said they expect to apply for the required DHEC and DOT permits in July, with approvals anticipated later in the year. Staff expects bidding in October/November and construction December/January with about nine months of construction time.

##### ii. Signage for MCCP II.

- Newberry County received Utility Tax Credit funding in the amount of \$184,000 from the Newberry Electric Cooperative to improve the aesthetics of the entranceways to Mid-Carolina Commerce Park One and Two, including the installation of a sign at the entrance to Mid-Carolina Commerce Park Two. Mr. Farmer said staff expects to install the new sign at no expense to the taxpayers and to apply any excess funds toward the entranceways to both parks.
- Mr. Hipp said when you go down the interstate and you go through counties, you see nice signs leading into the counties. He said they do not have money in the budget, but if there is grant money that can be pursued to make nice signs on the interstate, that would be something they need to plan for, as far as grant money. He said not to slow down anything already going on, but something in the not-too-distant future they need to look into.

iii. Spec Building Discussion.

- Mr. Farmer said the Marlboro Development Team and the Newberry Electric Cooperative are ready to discuss a spec building. A likely site would be beside the golf course at Mid-Carolina Commerce Park 2.
- The last time the county did one of these deals, Marlboro funded the construction cost, NEC committed to covering the carrying and marketing cost should the building not sell or lease within an agreed upon timeframe, and the county provided the land and funded necessary public road improvements. Mr. Farmer said a new scenario would be similar to that, as far as he knows.
- Mr. Shacker said a benefit of the proposed site is there is no road construction.

iv. Extension of Option on Newberry South Industrial Site.

- Mr. Farmer said they are sending a check to extend the option of the site for one more year. He said they still have a prospect out there interested in that property, but what they do after this if they go five years without moving the property, staff will come back to council to decide what to do next.

c. Prospect Development:

i. CSCA Fam Tour.

- Mr. Farmer said the familiarization tour is where they bring site consultants into the region, and they are hosted throughout the region. Mr. Farmer will have an opportunity to give a presentation in Columbia and they will spend a few hours in Newberry County.

d. Other.

- Mr. Farmer has asked the SC Economic Developers' Association to schedule a meeting with the SC Department of Revenue to discuss the state's tier system. He said the purpose is to understand exactly how the tier system works and start discussing improving the system to make it fair to all.
- Mr. Hipp said that is an area that is not equitable at this point. He said it is not fair for Newberry County to be competing in the same category as Greenville and Beaufort.

5. Executive Session

30-4-70 (a)(2) and (a)(5): Discussion of matters incident to proposed contractual arrangements, and related to the proposed location, expansion, or

the provision of services encouraging location or expansion of industries or other business in the area served by the public body, including Projects Cardinal, Night Train, Yellow Condor, Bronze Sky, Hedron and other unnamed projects.

- Mr. Reeder made a motion to go into Executive Session; Mr. Shealy provided the second and the motion was approved 3-0 at 6:22 p.m.
- At 7:04 p.m., Mr. Hipp declared the Executive Session over and no action was taken.

#### 6. Comments by and discussion items from the Committee Members

- Mr. Reeder said they had a good discussion, and they need to keep it up and try and get back to making Newberry move.
- Mr. Shealy said good presentation.
- Mr. Hipp said they talked about good potentials, and they will keep working on that and working on their sites to make them more marketable as well.

#### 7. Adjourn

- Mr. Shealy made a motion to adjourn; Mr. Reeder provided the second and the motion was approved 3-0 at 7:05 p.m.

**NEWBERRY COUNTY COUNCIL**



**Leslie Hipp, Chairman**



**Andrew Wigger, Clerk to Council**

**Minutes Approved:** 08-07-2024