

**NEWBERRY COUNTY COUNCIL ECONOMIC DEVELOPMENT COMMITTEE
MINUTES
November 25, 2024**

Newberry County Council Economic Development Committee met on Monday, November 25, 2024, at 5:02 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
Laurel Keen, Permitting Clerk
Andrew Wigger, Clerk to Council/PIO

Mr. Hipp called the meeting to order at 5:02 p.m. and led the invocation and Pledge of Allegiance.

1. 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 carried 3-0.

2. Public Comments

- There were no public comments.

3. Staff Report

a. Project Activity:

- Mr. Farmer said project activity remains mostly slow, but they had a few new projects in the last few months. Mr. Farmer believes they will see a pickup in activity in 2025 now that the elections are over.
- Mr. Farmer said they have two, technically three, new expansions that are in a state of delay.

b. Product Development:

i. Mawsons Way Extension

- Mr. Farmer said filings have been made, and the county is waiting for that legal process to work.
- A traffic study was completed in 2016-17; however, SCDOT said it was too old, and the county will need to do a new study. The cost is about \$20,500, the plan is to fund the study through the contingency in the Mawsons Way budget.
- Mr. Hipp asked when does the county expect those filings and the imminent domain takings to be completed. Mr. Shacker said it was 30 days and Mr. Farmer said they just sent out the letters that put them on notice, so it will be a few more weeks.
- Mr. Farmer said since the entrance to Samsung has to be reconfigured with the extension of this new road, it alters the way Samsung does parking so Samsung is now asking the county to fund a small paving project and the county is working through that now.

ii. Spec Building Discussion:

- When it comes to the Newberry South Industrial Site, Mr. Farmer said the county is going into their fifth and final year on the contract. He said it is time to start thinking about if they will continue for another five years.
 - Mr. Hipp asked what the county's annual commitment is; Mr. Farmer said they pay \$11,000 a year, and the price fluctuated from \$11,000 in the beginning to about \$14,000 per acre at the end.
 - Mr. Hipp said that property is important to the county, and he does not want to leave it open. He said if the committee is willing, he proposes they go ahead and move ahead with extending the option on that property for another five years. Mr. Reeder agreed, adding that he thinks if they let it go, they will lose it.

- Mr. Hipp said he thinks the Committee could recommend to full Council to extend that contract for another five years at the next meeting (December 4).
- Mr. Farmer said they have recently revitalized Spec Building discussions; however, it does not appear the county will be able to get there under current market conditions.
 - Mr. Hipp asked Mr. Farmer and Mr. Shacker how a Spec Building would compare to making parcels eight and nine at the Mid-Carolina Commerce Park pad ready. Mr. Farmer said he thinks both are favorable, with a Spec Building giving a little more foot traffic. He said in terms of cost, a Spec Building would be more expensive, but they could do a pad for a couple of million dollars, compared to \$8-10 million to do a 100,000 square foot Spec Building.
 - Mr. Farmer said he'd love for a project developer to work with the county on a Spec Building.
- Mr. Farmer said they have applied for a S.C. Rural Infrastructure Authority grant, with Alliance Consulting Engineers. The grant they applied for was \$678,750 and the local match would be \$386,250.
 - Mr. Hipp asked if that was to get the water/sewer to parcels eight and nine, to which Mr. Farmer answered in the affirmative.
 - Mr. Hipp asked if there were other avenues to fund the \$386,250. Mr. Shacker said they discussed with the Newberry Electric Cooperative the concept of reprogramming the money they awarded the county this year that was budgeted for a new sign, the plan was to slow roll the sign project to see if this grant materializes and if it does, the Coop said they had no issues reallocating the funds, along with awarding more next year.

c. Prospect Development:

i. CSCA Fam Tour:

- Mr. Farmer said the tour was a few weeks ago and he met with six site consultants that spent two days in Columbia.
 - Mr. Hipp asked who were the six; Mr. Farmer said they were all with relatively large site firms.

ii. Korean Marketing Mission:

- Mr. Farmer said he was in South Korea for a week earlier this month, and it was a good mission. Mr. Farmer met with 14 companies over the week and the county now has 10 solid leads. Mr. Farmer also met with the four South Korean manufacturers local to Newberry County.
 - Mr. Hipp said, in Executive Session, he'd like Mr. Farmer to share the 10 companies.

d. Other:

- Mr. Farmer said SCEDA has a scheduled meeting with the Department of Revenue to discuss incentives and the state's tier system.
- A Career Showcase group was brought to Piedmont Tech to introduce 8th graders to local manufacturers, they were from Laurens and Newberry counties.

4. 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, Delaney, Echo, Captain America and other unnamed projects.

- Mr. Reeder made a motion to go into Executive Session; Mr. Shealy provided the second and the motion carried 3-0.
- Mr. Hipp invited James Frost and Deepal Eliatamby of Alliance Consulting Engineers to join them in Executive Session.
- The Newberry County Economic Development Committee went into Executive Session at 5:21 p.m.
- Mr. Shealy made a motion to come out of Executive Session; Mr. Reeder provided the second and the motion carried 3-0.
- The Newberry County Economic Development Committee came out of Executive Session at 6:37 p.m.
- No action was taken.

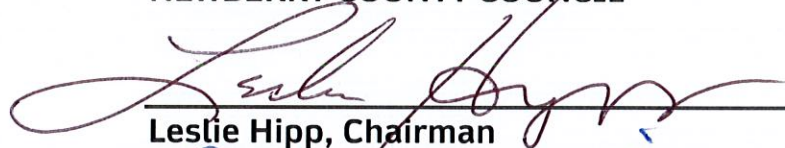
5. Comments by and discussion items from the Committee Members.

- Mr. Reeder said the meeting was very productive and he is looking forward to seeing what continues into 2025.
- Mr. Shealy said it was a productive meeting with good information and thanked Mr. Eliatamby and Mr. Frost for attending.
- Mr. Hipp said there are a lot of things to look forward to in 2025 and beyond to keep the economy of Newberry County growing.

6. Adjourn

- Mr. Shealy made a motion to adjourn the meeting; Mr. Reeder provided the second and the motion carried 3-0 at 6:38 p.m.

NEWBERRY COUNTY COUNCIL



Leslie Hipp, Chairman



Andrew Wigger, Clerk to Council

Minutes Approved: _____

12-4-2024