

**NEWBERRY COUNTY COUNCIL ECONOMIC DEVELOPMENT COMMITTEE
MINUTES
March 30, 2026**

Newberry County Council Economic Development Committee met on Monday, March 30, 2026, at 3:00 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: Karl Sease, Committee Chair
Travis Reeder, Committee Member
Robert N. Shealy, Committee Member
Ted Luckadoo, County Administrator
Rick Farmer, Economic Development Director
Jessie Long, Economic Development Coordinator
Eric Nieto, I.T. Director
Andrew Wigger, Clerk to Council/PIO

Mr. Sease called the meeting to order at 3:00 p.m.

Mr. Reeder led the Invocation and Pledge of Allegiance.

1. Election of the 2026 Chair.

- Mr. Shealy made a motion to open nominations; Mr. Reeder provided the second and the motion carried 7-0.
- Mr. Shealy made a motion to nominate Mr. Sease as the 2026 Chair; Mr. Reeder provided the second.
- Mr. Reeder made a motion that nominations come to a close; Mr. Shealy provided the second and the motion carried 3-0.
- Mr. Sease was elected as the 2026 Chair 3-0.

2. Additions, Deletions, & Adoption of the Agenda.

- Mr. Reeder made a motion to accept the agenda as presented; Mr. Shealy provided the second and the motion carried 3-0.

3. Public Comments.

- There were no public comments.

4. Staff Report

a. Updates – Product/Prospect Development:

I. Project/Property Stats.

- Mr. Farmer said they were unable to submit about 65% of the opportunities that they have due to not meeting the criteria of the project.
- About 59% were not submitted because the county does not have the building that the prospect is looking for. As of right now, there is one empty industrial building in the county, and it is about 43,000 square feet.
- Another 17% were not submitted due to not having the size site the projects are looking for. The largest site the county has is about 200 acres.
- Mr. Shealy asked if workforce, and lack thereof, cause the county to miss out on opportunities as well; Mr. Farmer said it is hard to tell because if you are cut for workforce the project will not tell you, you just will not get a visit. However, he said in his experience workforce is one of the most common reasons a rural community gets cut.
- Mr. Reeder asked about the rail site they had on the interstate; Mr. Farmer said that it was the I-26 mega site that was on dual rail, he said they are still marketing one site from that amalgamation of sites, but they have had difficulties due to known contamination.
- Mr. Farmer added that there are times when they do submit to projects that they don't meet all the requirements, just in case.
- About half of the submissions they make are for Mid-Carolina Commerce Park, followed by Mid-Carolina Commerce Park II, Newberry South, and 200 Park Avenue.

II. Korean American Day.

- Korean American Day was held on March 7. Mr. Farmer thanked Ms. Long for stepping up and handling this task and if it went smoothly, it was thanks to her.
- Mr. Shealy said it was a good event, and it always is, and the show that was put on was outstanding.

III. MCCP Covenants – Property Used in Common.

- As part of the covenants of MCCP, the county is allowed to ask tenants to pay a share of the landscaping out there. They will start that process in a few months.

b. Strategic Planning:

I. Infrastructure Expansion Underway

- Mawson’s Way and Mid-Carolina Commerce Park are almost complete.

II. Site Enhancement Grant Award

- Newberry County received a \$3 million grant from S.C. Department of Commerce; this will be about 75% of what the county needs to finish the road to all the way back to the creek in the backside of the Mid-Carolina Commerce Park and do a building pad.
- Mr. Shealy asked if they knew where they were going to put the pad; Mr. Farmer and Ms. Long said on lot six.

5. Executive Session §30-4-70 (a)(2) and (a)(5): Discussion of matters incident to proposed contractual arrangements, legal matters 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 Beagle, Hidden Springs, Cobra, Overdrive, Vitality, Spice, CAP2030, Atlas, Altair, Nova, other relevant projects, and economic incentives.

- Mr. Shealy made a motion to go into Executive Session; Mr. Reeder provided the second and the motion carried 3-0.

- Newberry County Economic Development Committee went into Executive Session at 3:17 p.m.
- Mr. Shealy made a motion to come out of Executive Session; Mr. Reeder provided the second and the motion carried 3-0.
- Newberry County Economic Development Committee came out of Executive Session at 3:45 p.m. and no action was taken.

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

- Mr. Shealy said he appreciates all they do, and it is difficult right now with constraints, but they do a great job.
- Mr. Reeder said thank you for all you do for the county.

7. Adjourn.

- Mr. Reeder made a motion to adjourn; Mr. Reeder provided the second and the motion carried 3-0.
- Newberry County Economic Development Committee adjourned at 3:47 p.m.

NEWBERRY COUNTY COUNCIL



Karl Sease, Chairman



Andrew Wigger, Clerk to Council

Minutes Approved: 4-15-2020