

NEWBERRY COUNTY COUNCIL ECONOMIC DEVELOPMENT COMMITTEE
MINUTES
June 15, 2026

Newberry County Council Economic Development Committee met on Monday, June 15, 2026, at 5:00 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

1. Call to Order – Karl Sease, Chairman.
 - Mr. Sease called the meeting to order at 5 p.m.
2. Invocation and Pledge of Allegiance – Travis Reeder, Committee Member.
 - Mr. Reeder led the Invocation and Pledge of Allegiance.
3. Adoption of the Agenda.
 - Mr. Shealy made a motion to strike Item Six (Executive Session) from the agenda as there were not many new projects; Mr. Reeder provided the second and the motion carried 3-0. The agenda was approved as amended.
4. Public Comments.
 - There were no public comments.
5. Staff Report

a. Updates – Product/Prospect Development:

I. Project/Property Stats.

- Mr. Farmer said they recently had 10 opportunities and only two project submissions out of that. He said more than half of the project request are for existing buildings.
- At present, Newberry County only has one existing building for economic development, a 43,000 square feet facility.
- Mr. Farmer said the process works as such, they get a request for submission or a request for information, they ask for specifics of what they are looking for. At that point, staff will decide if they have a site that meets the basic criteria. At this point, they do not know what type of project it is.
- Mr. Farmer said these turn into real projects when they get a visit on the ground.
 - Mr. Shealy asked if they really know what the project is at that stage; Mr. Farmer said no and said as an example that they didn't know Samsung was the manufacturer until about the three-month mark.
- Mr. Farmer said most projects die after the submission and often they do not hear anything back.
- Mr. Farmer said the lack of empty buildings or shovel ready sites continues to hurt them and all of their competitors are investing in infrastructure, pads, and spec buildings. He said it is expensive to get ready, and they've done everything they could to get to where they are today.

II. Water/Wastewater Improvements at Mid-Carolina Commerce Park – substantial completion.

- Mr. Farmer said this project is now complete.

III. Extension of Mawson's Way at Newberry Industrial Park – substantial completion.

- Mr. Farmer said this project is now complete.

b. Strategic Planning:

I. Site Enhancement Grant Award – Road extension and pad construction at MCCP.

- Mr. Farmer reviewed what they have done, and what they have planned for Mid-Carolina Commerce Park, including the creation of a pad ready site.

II. Exploring implications of switching to the Central Midlands Council of Governments.

- Mr. Farmer said they are in the Upper Savannah Council of Governments for workforce development, but the county is in the Central Midlands Council of Governments for transportation, economic development, etc. Mayor Foster Senn made a request for consideration for the county to join the Central Midlands Council of Governments for workforce development.
- Mr. Sease said he thinks they should proceed with it as he serves on the Central Midlands Council of Governments, and he gets to do all those things except workforce development. He said primarily, it is a lot closer, and better transportation routes to Fairfield, Lexington and Richland counties.
- Mr. Shealy agreed and said that would be their best choice since most of their residents work in that area.
- Mr. Luckadoo said what they are looking into is the contract, to see how much time is left on the current contract and could they make the move now or wait.
- Mr. Shealy asked if now is the time to sign up for Central Midlands Council of Governments; to which staff answered in the affirmative.
- Mr. Luckadoo said you can only pull funding from one, not both, he believes, but maybe they could stay advisory on the Upper Savannah Council of Governments.

III. Naming of extension of Mawson's Way.

- Mr. Farmer said it is time to name this road and provided some suggestions: Mawson's Way Extension, JEN Avenue, Hidden Pond Road, Entrance Way.
- Mr. Farmer mentioned Meredith Cleveland was once an owner of that land and that could be an option, as well.

- Mr. Reeder asked if there was an International Blvd. in the county; Mr. Farmer and Ms. Long were unaware. Mr. Shealy said “International” would be a good name to use.

6. 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.

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

- Mr. Reeder said all of these Economic Development meetings are great and he appreciates it.
- Mr. Shealy said he appreciates the information and he looks forward to them getting some more projects to work on, but hopefully that pad will help them out.
- Mr. Sease thanked them for their hard work, and they just need to keep moving forward.

7. Adjourn.

- Mr. Shealy made a motion to adjourn; Mr. Reeder provided the second and the motion carried 3-0.
- The Newberry County Economic Development Committee adjourned at 5:19 p.m.

NEWBERRY COUNTY COUNCIL



Karl Sease, Chairman



Andrew Wigger, Clerk to Council

Minutes Approved: 7-15-2026