

**NEWBERRY COUNTY COUNCIL ECONOMIC DEVELOPMENT COMMITTEE  
MINUTES  
December 1, 2025**

Newberry County Council Economic Development Committee met on Monday, December 1, 2025, 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  
Jeff Shacker, 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 5:00 p.m.

Mr. Shealy led the Invocation and Pledge of Allegiance.

1. Additions, Deletions, & 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. Staff Report

a. Updates – Product/Prospect Development:

I. Property Listings, Updates, and Fliers

- Staff have begun work on property fliers for Mid-Carolina Commerce Park I and II, Newberry South Industrial Site, etc. When they are ready to go, they will be added to the website and sent to Central S.C. Alliance and the Department of Commerce for Locate SC.

## II. FAM Tour

- Staff recently participated in the Familiarization Tour with seven site consultants where they highlighted the community and provided a gift that was representative of Newberry County.

## III. Timber Management Plan

- Mr. Farmer recently reviewed the Timber Management Plan and his only concern with the plan was that they stay away from the extra 10 acres behind MM Technics and the plan does reflect that. With that in place, he thinks it is a good plan.
- Mr. Sease asked where Tract D is located, Mr. Farmer said it is along the interstate.
- Mr. Sease asked about the Fairgrounds and that it may need to be thinned as well, Ms. Long clarified that is in the plan.
- Mr. Shacker said timber prices are not particularly good now, but they need to manage these properties.

## IV. MCCP Covenants – Property Used in Common

- Mr. Farmer said the county will be implementing a shared cost maintenance plan in Mid-Carolina Commerce Park. This was always an option given to the county by the restrictive covenants and now that they have several tenants in MCCP, it's time to begin.

### b. Strategic Planning:

#### I. Infrastructure Expansion Underway

- The county has done more infrastructure expansion this year than they have before. This includes Mawson’s Way extension and road work in Mid-Carolina Commerce Park.

## II. Industrial Seminar II

- Ms. Long said their next seminar would be held on Dec. 9 with three speakers.

## III. Budget Planning

- Mr. Farmer said he wanted to give the Committee a heads up that he will be requesting funding in the next fiscal year for preventative maintenance in MCCP for roadway work, including sealing cracks, line repairs and minor asphalt repairs. This is specifically for the road built about 15 years ago.
- Mr. Shealy asked if they talked about resurfacing that road before, Mr. Farmer said not that specific road.

3. 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 Altair, Captain America, Night Train, Stelvio, Century, Forge, 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.
- The Newberry County Economic Development Committee went into Executive Session at 5:12 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 5:39 p.m.

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

- Mr. Reeder said it was a very productive meeting, and he is looking forward to everything that will take place in 2026.
- Mr. Shealy told staff they were doing a good job.

5. Adjourn

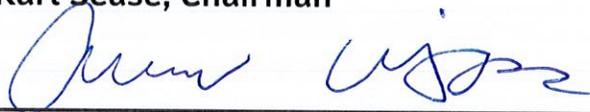
- Mr. Shealy made a motion to adjourn; Mr. Reeder provided the second and the motion carried 3-0.
- The Newberry County Economic Development Committee adjourned at 5:40 p.m.

**NEWBERRY COUNTY COUNCIL**



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**Karl Sease, Chairman**



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**Andrew Wigger, Clerk to Council**

Minutes Approved: 12-17-2025