

**Newberry County Council  
Economic Development Committee**

**MEETING MINUTES**

**February 10, 2014**

**6:00 PM**

**Courthouse Annex Conference Room**

**PRESENT:** Leslie (Les) Hipp, Committee Chairman  
Henry H. Livingston, Council Chairman  
Steven C. Stockman, Committee Member  
Scott Cain, Committee Member  
Wayne Adams, County Administrator  
Teresa Powers, Economic Development Director

**ABSENT:** None

**OTHERS:** Kevin Boozer, Newberry Observer

**1. Call to Order**

Mr. Hipp called the meeting to order at 6:09 PM. As the first committee meeting of 2014, Mr. Hipp turned the meeting over to Wayne Adams for the election of the committee chairman. Mr. Adams opened the floor for nominations. Mr. Cain nominated Les Hipp with a second by Mr. Livingston. With no other nominations, the floor was closed. The vote for Mr. Hipp as Economic Development Committee Chair was unanimous.

**2. Approval of Minutes**

Mr. Hipp asked for approval of the minutes as presented for the December 2, 2013 meeting of the Economic Development Committee. Motion by Mr. Livingston; second by Mr. Stockman; unanimously approved.

**3. Public Comments**

None

**4. Approval of Central SC Alliance Invoice (4<sup>th</sup> quarter)**

Mr. Hipp asked for a motion to recommend payment of the fourth quarter invoice for the Central SC Alliance, totaling \$18,000. Motion by Mr. Stockman; second by Mr. Cain; unanimously approved. The Committee recommendation will go to full Council for final approval.

**5. Mid-Carolina Commerce Park**

**A. Power Substation**

Ms. Powers provided a brief summary of the power substation discussions to date. At the last meeting, the Committee directed staff to proceed with a reimbursement resolution at the December 16<sup>th</sup> Council meeting, and it was approved. Staff had also pursued the general obligation debt to finance the road

with one more reading required by County Council. These steps will provide the option to extend the roadway in the park, but will not require it if another substation location is chosen. Mr. Hipp stated that he is still working with the Newberry Electric Cooperative on finding a solution that is agreeable to all parties.

**B. Spec Building Update**

Ms. Powers informed the Committee that construction is proceeding on schedule. The contractor is waiting for the dirt floor to dry before spreading the interior gravel. They also need to finish work on the entrance.

Ms. Powers asked if the Committee wanted a ribbon cutting event for the building. After some discussion, the Committee decided on a press release about the project in lieu of an event.

**6. Mega Site Certification Update**

Information was submitted to McCallum Sweeney Consulting (MSC) in December. Since then, MSC has requested additional information with the majority of the questions pertaining to the title work. Their request to map the easements on the property is taking significant time and effort to complete. The Committee further discussed the requirements of the site consultants and the certification process.

**7. Industry Appreciation (March 31-April 4)**

Ms. Powers asked for input from the Committee regarding the County's annual industry appreciation event. After some discussion, the Committee decided to have a reception at Community Hall on Thursday, April 10<sup>th</sup>.

**8. Marketing Update**

Mr. Cain and Mr. Hipp will be participating in the upcoming Economic Development Institute, a professional development program sponsored by the SC Department of Commerce and the SC Economic Developers Association.

The Mid-Carolina Commerce Park brochure was included as an insert in the November issue of SCBiz magazine. This was sent to approximately 1,000 site consultants, real estate professionals, and similar contacts.

An advertisement featuring the spec building and Mid-Carolina Commerce Park was placed in the SC Commerce magazine which was just released. This is the Department of Commerce's main promotional piece and will be used throughout the year with prospects and at trade shows.

An e-blast featuring the spec building was released in December and will be distributed again this month. Central SC Alliance was instrumental in the creation and distribution of this piece.

Ms. Powers, in conjunction with the SC Power Team and SC Department of Commerce, participated in a business development trip targeting west coast companies. The group met with 13 companies of which three had active projects.

Ms. Powers will be attending the SC Automotive Summit in Greenville, February 18-20.

On March 5<sup>th</sup>, the Economic Development Office in conjunction with the Newberry County Career Center and Piedmont Tech is sponsoring an upcoming Workforce Opportunity Summit. We are trying to get input from employers on their hiring and skill set needs.

**9. Executive Session**

§30-4-70 (A)(5): Discussion of matters relating 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.

Motion to enter executive session by Mr. Livingston; second by Mr. Cain; unanimously approved.

No action was taken in executive session.

**9. Adjourn**

The meeting adjourned at 8:06 PM.

**NEWBERRY COUNTY COUNCIL  
ECONOMIC DEVELOPMENT COMMITTEE**

\_\_\_\_\_  
**Leslie Hipp, Committee Chairman**

**APPROVED:**

\_\_\_\_\_  
**Teresa Powers, Secretary**