

**Newberry County Council  
Economic Development Committee**

**MEETING MINUTES**

**February 11, 2013  
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:** Kirksey Koon, County Councilman  
Mike Briggs, Central SC Alliance  
Stephen Roddey, Central SC Alliance  
Cathy Cain  
George Routon  
Agnes Routon  
Mike Hawkins

**1. Call to Order**

Mr. Hipp called the meeting to order at 6:07 PM.

**2. Election of Committee Chair**

Wayne Adams asked for nominations for chair of the 2013 Economic Development Committee. Mr. Stockman nominated Mr. Les Hipp. Mr. Cain seconded that nomination. Approved unanimously.

**3. Approval of Minutes**

Mr. Hipp asked for approval of the minutes as presented for the November 20, 2012 meeting of the Economic Development Committee. Motion by Mr. Cain; second by Mr. Stockman; unanimously approved.

**4. Public Comments**

None

**5. Central SC Alliance Quarterly Report**

Mr. Briggs and Mr. Roddey presented a quarterly report covering the activity of the Central SC Alliance (CSCA) from November 2012-January 2013. Mr. Roddey reviewed the current project activity in the region, stating that activity continued to be strong with 50 active projects. Mr. Cain asked about the "Site vs. Building" figures and how they compared with other regions. Mr. Briggs discussed the ongoing lead generation program and recent marketing efforts. Mr. Roddey updated the committee on current activity in Newberry County. Mr. Cain asked for Mr. Briggs to elaborate on

their long term results in the county. The committee further discussed ongoing efforts to bring new companies to Newberry County.

## **6. Industry Appreciation**

Ms. Powers informed the committee that the Department of Commerce was recognizing industry appreciation the week of March 18<sup>th</sup>. Newberry County has typically coordinated its local event with the State's timing and would plan to do so again this year. Ms. Powers needed to check with Stephen W's to finalize a date for the event. Mr. Hipp noted that private sponsorships fund this event rather than taxpayer money. Ms. Powers was directed to proceed with planning the event as discussed.

## **7. Mid-Carolina Commerce Park**

### **A. Spec Building Update**

Ms. Powers informed the committee about the status of the proposed speculative building at the Mid-Carolina Commerce Park. At its last meeting, the Finance Committee decided to fund the spec building with a 50/50 split between the Santee Cooper loan and installment-purchase debt. Final approval of the Santee Cooper loan is expected to be on County Council's February 20<sup>th</sup> agenda. The documents are still being finalized. Staff is working towards putting the installment-purchase debt before Council on March 6<sup>th</sup>. As approved by Council, Alliance Consulting Engineers is proceeding with the building design.

### **B. Park Recertification**

Ms. Powers informed the committee that all of the recertification documentation was submitted to the consultants in January. The consultants are currently reviewing the information and we are expecting final approval in the near future. Ms. Powers also informed the committee that we had received \$20,000 in January from the SC Power Team to assist with the recertification costs. Mr. Hipp noted that recertification helps with the marketability of the property.

## **8. Vision 2015 Update**

Ms. Powers stated that this initiative is now in the hands of the committees to put their action plans together and start work. The first quarterly reporting meeting was held on January 30<sup>th</sup>. At this meeting, each committee was to present its goals and tactics. The Industrial Committee, Utility Committee, and Recreation Committee, submitted their information prior to the meeting. The remaining committees were asked to submit their information by the end of February so a final plan of work could be compiled. The next quarterly meeting is scheduled for April.

## **9. Other**

### **A. Invoice Approval**

Motion by Mr. Stockman to recommend payment in the amount of \$18,000 for the Central SC Alliance third quarter invoice; Second by Mr. Livingston.

Unanimously approved. Committee recommendation to go to full Council for final approval.

**B. Marketing Items**

Ms. Powers shared an advertisement that the economic development office placed in the SC Department of Commerce's marketing magazine. The economic development office has also partnered with the City of Newberry and the Chamber of Commerce on their online, interactive mapping project. The office recently wrote the economic development article for the Chamber's new membership directory. Ms. Powers will be attending the Site Selectors' Guild Conference at the end of February.

**10. Executive Session**

- a. §30-4-70 (A)(2): Discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase of property, the receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim.
- b. §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.

Motion to exit executive session by Mr. Livingston; second Mr. Stockman; unanimously approved.

No action was taken in executive session.

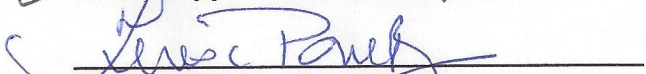
**11. Adjourn**

The meeting adjourned at 8:10 PM.

**NEWBERRY COUNTY COUNCIL  
ECONOMIC DEVELOPMENT COMMITTEE**

  
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Leslie Hipp, Committee Chairman

**APPROVED:**

  
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Teresa Powers, Secretary