

**Newberry County Council
Economic Development Committee**

MEETING MINUTES

**September 23, 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: Jamie Frost, Alliance Consulting Engineers
Eddie Rodelsperger, PMH Architects
Keith Avery, Newberry Electric Cooperative
George & Agnes Routon
Mike Hawkins
Ted Smith
Jimmie Coggins

1. Call to Order

Mr. Hipp called the meeting to order at 6:02 PM.

2. Approval of Minutes

Mr. Hipp asked for approval of the minutes as presented for the June 24, 2013 meeting of the Economic Development Committee. Motion by Mr. Livingston; second by Mr. Stockman; unanimously approved.

To accommodate the schedule of some of the meeting participants, agenda items #4 (Central SC Quarterly Invoice) and #6 (Final Vision 2015 Update) were switched. Motion by Mr. Cain; second by Mr. Stockman; unanimously approved.

3. Public Comments

None

4. Final Vision 2015 Update (Chamber of Commerce will continue this effort)

Jimmie Coggins, George Routon, and Ted Smith gave an update on the Vision 2015 group. Mr. Coggins said they were pleased with the current status of the committee and acknowledged that the Chamber would be continuing this effort. They feel they have made progress and the group will continue working with the County, City, and other stakeholders to move Newberry towards a better future. Mr. Routon noted that this effort is ongoing and consists of a small group that can mobilize a larger group as needed. Mr. Smith expressed his excitement with how this initiative has

progressed. Chairman Hipp stated that bringing the Chamber, Business Alliance, and County together in this way is significant. Mr. Adams noted that the monthly communication among the participants is extremely valuable.

6. Central SC Alliance Quarterly Invoice

Ms. Powers shared the Central SC Alliance's quarterly report with the group. The Alliance reported 41 active projects in the region.

Ms. Powers briefed the committee on the IAA Auto Show that she attended in conjunction with the Central SC Alliance and the SC Department of Commerce. IAA is touted as the world's most comprehensive show of the automotive industry for everybody who develops, manufactures or uses passenger cars. The State of South Carolina had an exhibition booth and a delegation of approximately 20 people including Governor Haley and Secretary of Commerce Bobby Hitt. The Central Alliance set up appointments with companies at the show, which were attended by CSCA, Newberry County, and SCDOC. Ms. Powers noted that the time spent with CU-ICAR and SCDOC officials was also extremely valuable. Overall, this major automotive conference, which is held every other year, is worth attending again.

Following the discussion, Mr. Hipp asked for a motion to recommend payment in the amount of \$18,000 for the Central SC Alliance's quarterly invoice. Motion by Mr. Livingston; second by Mr. Stockman; unanimously approved. The Committee recommendation will go to full Council for final approval.

5. Mid-Carolina Commerce Park

A. Power Substation

Mr. Keith Avery, president & CEO of the Newberry Electric Cooperative (NEC), spoke to the committee about putting an electrical substation in the Mid-Carolina Commerce Park. NEC can currently serve up to 7MW with the existing electrical infrastructure. However, they need to plan for service beyond this capacity especially since it takes approximately twelve months of lead time to build a substation. Typically, NEC would like to construct a substation at the back of the park but there is no access in this situation. Mr. Avery stated that the substation will need to be at the front of the park given the existing road network and proposed a 250' x 250' site on parcel #1 of the park's master plan. Mr. Avery said he would consider other ideas that the committee may have. He also asked if the County would provide land for the substation or if NEC would be required to purchase the property. Mr. Avery stated that his plan is to find an agreeable site for the substation and to invest in preparing the site. NEC would construct a concrete pad to cut down on the lead time.

Mr. Hipp accepted the substation proposal as information. The committee and staff would take a closer look at the situation.

B. Spec Building Update

Jamie Frost with Alliance Consulting Engineers and Eddie Rodelsperger with PMH Architects presented some color options for the spec building at the Mid-

Carolina Commerce Park. Mr. Rodelsperger noted that the brighter colors may fade over time or be more difficult to coordinate with a company's colors. Alternatively, a white building may show dirt more so than the other options. The committee planned to make a decision over the next 30 days.

Mr. Frost informed the committee about additional progress on the building. He stated that the contractor was on board and site clearing is underway.

7. Marketing Update

Ms. Powers shared the final draft of the Mid-Carolina Commerce Park brochure with the committee.

8. 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. Cain; second by Mr. Stockman; unanimously approved.

No action was taken in executive session.

9. Adjourn

The meeting adjourned at 8:30 PM.

**NEWBERRY COUNTY COUNCIL
ECONOMIC DEVELOPMENT COMMITTEE**

Leslie Hipp, Committee Chairman

APPROVED:

Teresa Powers, Secretary