

**Newberry County Council  
Economic Development Committee**

**MEETING MINUTES**

**December 2, 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:** Mike Briggs, Central SC Alliance  
David King, Central SC Alliance  
Mike Hawkins

**1. Call to Order**

Mr. Hipp called the meeting to order at 6:15 PM.

**2. Approval of Minutes**

Mr. Hipp asked for approval of the minutes as presented for the September 23, 2013 meeting of the Economic Development Committee. Motion by Mr. Livingston; second by Mr. Cain; unanimously approved.

**3. Public Comments**

None

**4. Central SC Alliance Quarterly Report & Invoice**

Mike Briggs, President & CEO of the Central SC Alliance, reviewed their quarterly report with the Committee. The report covered the period from September to December 2013. The Alliance reported 54 active projects in the region which included 14 expansions and 40 new projects. David King, Vice President of Marketing for the Central SC Alliance, reviewed the marketing portion of the report. The group discussed various opportunities to get Newberry County in front of site consultants. There was general agreement from the committee that the County should target this audience.

For administrative purposes, Ms. Powers requested that the committee vote to approve payment of two quarterly invoices for the Central SC Alliance. This would include the outstanding second quarter invoice covering October - December 2013, as well as the upcoming third quarter invoice for January-March 2014. The invoices are \$18,000 each. Going forward, the Committee would vote prospectively on the CSCA quarterly invoices.

Mr. Hipp asked for a motion to recommend payment of the second and third quarter invoices. Motion by Mr. Livingston; 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 summarized that the Committee has been discussing where to locate an electrical substation that will provide dedicated service to the Mid-Carolina Commerce Park. At the September meeting, the Newberry Electric Cooperative (NEC) proposed putting it on a portion of "Parcel 1", an 18-acre lot at the front of the park. At that time, the Committee wanted to explore additional options.

Location options are currently limited to the existing roadway. To place the substation further within in the park, road access would need to be established. Funding to extend the industrial park roadway was approved as a capital project sales tax (CPST) project. It is not enough money to build the entire road, as the original CPST request was scaled back, but it should be enough to cross the creek and rough grade a gravel access road. However, because this was not a bonded project, the \$930,000 will not be available until late 2016.

Mr. Adams explained a possible financing option to address this issue. Essentially, the County could use its own cash now to extend the roadway as planned in the 2010 CPST ballot project. The County would then reimburse itself in late 2016, at which time the CPST bonds will have been paid off and the extra revenue needed for this project will have been collected. For cash flow purposes, the County would borrow \$930,000 on a general-obligation-debt basis, to fund a current project for which it had originally intended to use its own cash – the Sheriff's building. Two of the three years of the borrowing term for the general obligation debt could be on an interest-only basis.

Mr. Hipp asked how this would impact the County's borrowing limit. Mr. Adams responded that the County could easily accommodate this.

Staff stressed that this plan would not place the substation at the very back of the park but somewhere further along the transmission line right-of-way. The Committee discussed various options for locating the substation off of this extended roadway.

Mr. Cain asked what action the Committee needs to take. Mr. Adams explained that Council would need to pass a reimbursement resolution at the December 16<sup>th</sup> Council meeting to preserve this financing option. However, this would not obligate Council to borrow the money. Staff was directed to proceed with placing this resolution on the agenda.

### **B. Spec Building Update**

Ms. Powers informed the Committee that the steel framing and some concrete panels are in place. Construction is proceeding on schedule. The Committee discussed pricing options on the building.

## **6. Mega Site Update**

The Mega Site was announced November 20<sup>th</sup>. Both WIS TV and WLTX covered the story, as well as the Newberry Observer.

Regarding certification, we submitted "Step 3" to McCallum Sweeney Consulting (MSC) and received their feedback on October 24, 2013. They had thirteen items which required follow up. The additional information will be submitted by Alliance Consulting Engineers this week. MSC can either award certification or request further clarification.

## **7. Marketing Update**

Mr. Adams gave an overview of the SEUS-Japan conference attended in November. Highlights of the conference included a presentation on the Yokohama Tire site selection process, interfacing with several site selection consultants, and connecting with high-ranking Komatsu officials.

Ms. Powers will go on a marketing mission with SCDOC and the SC Power Team next week. They will be meeting with various companies on the west coast.

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.

## **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 7:57 PM.

### **NEWBERRY COUNTY COUNCIL ECONOMIC DEVELOPMENT COMMITTEE**

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**Leslie Hipp, Committee Chairman**

**APPROVED:**

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**Teresa Powers, Secretary**