



**MINUTES  
FAIRFIELD COUNTY COUNCIL  
WORKSESSION  
(JOINT MEETING WITH FAIRFIELD COUNTY DELEGATION)  
MAY 11, 2011**

**PRESENT:**

**County Council**

David L. Ferguson  
Dwayne Perry  
Mary Lynn Kinley  
R. David Brown  
Carolyn B. Robinson

**Staff**

Philip L. Hinely  
Davis Anderson  
Shryll Brown

**Delegation**

Senator Creighton Coleman  
Representative Boyd Brown

**Guests**

Secretary Bobby Hitt, Dept. of Commerce  
Maceo Nance, Dept. of Commerce  
Rich Fletcher, SCANA  
Doug Payne, Fairfield Electric  
Geoff Penland, Santee Cooper

In accordance with the South Carolina Code of Laws, 1976, Section 30-4-80 (e), as amended, the following persons and/or organizations have been notified of the time, date, and location of this meeting: The Herald-Independent, The State, and Winnsboro Cablevision, and fifty other individuals.

**1. CALL TO ORDER**

Chairman Ferguson called the meeting to order at 6:12 P.M.

**2. INVOCATION**

Council Member Kinley led in the invocation.

**3. ITEMS FOR DISCUSSION**

**A. Economic Development Presentation – Mr. Phil Hinely**

**Fairfield Commerce Center**

- Lack of industrial site product on the I-77 Corridor north of Columbia: Focused on commercial, retail and residential development along I-77 in Northeast Columbia.
- 1 hour drive to Charlotte Douglas International airport; Within 90 miles of 5 major Interstates; 30 minute drive to downtown Columbia; 2 hour drive via interstates to Port of Charleston.
- 5 interchanges on I-77: Traversed by US Hwy 321 and 21. SC Hwy 34 , 200 and 215 provide additional accessibility; served by Norfolk Southern Railways.
- Location, Connectivity & Access to markets but no substantial industrial park or site "product". No sites in County-owned or controlled parks/sites more than 20 acres.
- Peach Road Interchange: Completed in December 2006. Constructed to serve the Fairfield County Industrial Corridor.
- Fairfield County's Industrial Corridor: Workforce of more than 475,000 people within a 60-minute drive time.
- Existing Industrial Parks Leverage Existing water, sewer & gas infrastructure.
- Off-site And Phase I Infrastructure Improvements For The Class A Business/Industrial Park: Located between 2 Interchanges on I-77: State Hwy 34 (Exit 34) and Peach Road (Exit 32). Less than 1 mile from the Peach Road Interchange.
- Fairfield Commerce Center Master Plan: 80-acre site capable of accommodating 1 million SF. Phase I infrastructure extension design completed. Construction to begin 6/11. Completed Summer 2012. In process of completing Step 3 of SCDOC Site Certification. Target Industry Analysis completed. 240 companies identified.
- Funded by Fairfield County via general obligation bond issuance--no millage increase for the taxpayers. \$1 million infrastructure grant from the SC Department of Commerce. Technical assistance from our partners at the SCDOC, Central SC Alliance and SCANA Corporation.

{Council recessed at 6:22 P.M.; returned from recess at 7:00 P.M.}

**Comments:**

- Economic Development Plan is a good study.
- Think that having a public, private group involving citizens representing businesses and others to put some private sector money in; work together with public money for the purpose of developing the county in making good choices of the types of companies the county wants to fit with the profile and infrastructure. Need buy-in.
- Certain Fairfield is not going to get to the point of having a road map, but let it sit on the shelf. Public/private partnership is a great approach. Can be structured a lot of different ways. Support the plan that was put together.
- Seem to be doing the same thing over and over again in Fairfield County. Time to mix it up a little bit and get some input from the private sector and push and drive for new industry and employment opportunities. Put confidence and enthusiasm behind this.
- Don't look at it as having been sitting still. Have had education problems in the past, but have had a complete turn. Educated workers bring good and new jobs. Did not have this in the past, but have worked hard with the school district. The new board has business people who are aggressive. Have asked for an economic development board in years past. Private sector does need to have input, but ultimately will be Council's decision. Have to really sit and discuss this endeavor.
  
- Need economic development organization mainly for continuity. Economic development corporation could take care of the business for the county. The Alliance and Commerce Department will know, when they come here, that whoever they will be dealing with will be a good, steady group of people who can sit down and meet and agree that Fairfield County is a good place to live and hire people. Back in the 90's, the county had a team of people to meet when companies came.
- Think the County has done a good job, but can go to the next level. Want constituents to know am trying to help the county bring jobs. If Council elects not to go forward, that would be its decision.
  
- In Chester County, instead of Council having to take time out of their schedule to take on the burden of recruiting industry or their economic development person having to do it on their own, the economic development board, along with their economic developer, was sent to another state to discuss economic development matters; however, their Council had the final say. Fairfield County Council has a lot of responsibility. Let's throw the responsibility around. There are private investors ready to chip in on this and fund the bulk of it. There are people ready to invest in something like this.
- Once the report came to the Council, it was presented to the elected officials at its quarterly meeting. All who attended the meeting bought in to the presentation as to what the game plan could do for the county. The county is doing well with the 600 acres. Two sites could be going up at the same time to have it ready for those people who don't want to travel all the way through Fairfield. The county can be innovative with its resources to be in a position to go forward. A private sector board can bring something to the table that elected officials cannot—which is private money. They will be able to go out and recruit donations that elected officials cannot.
- The study indicates the county needs to have a water/sewer board. If the county had someone like this, they would be the impetus to move the idea forward. Some of these ideas have been on the table for some time and have not moved fast enough.
- Two things have been holding the county back. One is water. Have invested a lot of money on the new industrial site. If companies require any water volume, the county cannot meet that. The other problem was with training employees. The county now has a way, through the QuickJobs Center, to train employees. For the first time in four meetings, had a positive meeting with the SACS evaluation committee. The county has a good rapport with the school board. There are some parts of the plan that the county could embrace. Council's next approach would be to set up two additional meetings on the Economic Development Strategic Plan, two weeks apart; and probably a third one to invite the public in.

- Welcome guidance from Department of Commerce and from the Delegation.
- Want to do anything possible to support the county in its efforts. The study is a good idea.
- Happy to support the study. Came into the process through the encouragement of Mr. Coleman, Mr. Brown and the Co-ops and through a program that the Co-ops have. Co-op, SCANA and V. C. Summer station are very important.
- As one looks around the state, every county has always tackled water and sewer issues. Will stay in solid support of Fairfield County. Fairfield County has the right idea and right approach.
- When first meeting of the plan was held, had about 250-300 people who bought into the plan. It covered all aspects of the county.
- Comment was made that an organization was willing to "help fund" the cost of this endeavor. Quantify "help fund"?
- Would help organize and go to different people to try to raise the money. Santee-Cooper supplies all the utilities to the Co-ops.
- The Co-op has been a partner in the private sector. Can't quantify how much funds. The Co-op has access to a pot of funds from a company that will support the Co-op.
- Santee Cooper paid for 90% of this study.
- In respect to the question, there is not an answer. Whatever the structure is, the utility companies would have to be partners in that group. Everyone in that partnership will probably contribute, primarily, a like amount across the board to attempt to reach that goal.
- The review of the capital outlay and sustained outlay year by year in the plan indicate a lot of things that have set-aside money from the county. Set aside money from Council is not a reality at the present time. Not all of the study has a cost associated with it. Most of it will be volunteer. Some things in the plan will have to be worked out by private and public assistance.
- Some of the set aside money is money that is raised that are not public dollars. When industry is located and FILOT agreements are made, some of the tax dollars could be set aside for further economic development growth.
- The sooner the county moves forward, the better.
- Would Commerce be willing to share with the Council its concept of how to get started.

**4. ADJOURN**

The meeting was adjourned at 8:00 P.M., upon unanimous approval by Council.

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SHRYLL M. BROWN  
CLERK TO COUNCIL

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DAVID L. FERGUSON, SR.  
CHAIRMAN