



**MINUTES  
REGULAR MEETING  
FAIRFIELD COUNTY COUNCIL  
OCTOBER 23, 2023**

**Present:** Clarence Gilbert, Cornelius Robinson, Dan Ruff, Shirley Greene, Tim Roseborough, Doug Pauley, Peggy Swearingen, (Council Members); Laura Johnson (Interim County Administrator); Synithia Williams (Deputy County Administrator); Tommy Morgan (County Attorney); Dr. Kimberly Roberts (Clerk to Council)

**Absent:** None.

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 Independent Voice of Blythewood and Fairfield, The Country Chronicle and one hundred forty two other individuals.

Due to COVID-19 (Coronavirus), the meeting is being live-streamed through the County's YouTube page in order to keep citizens informed.

**1. CALL TO ORDER**

Chairman Pauley called the Regular Meeting to order at 6:01pm.

**2. PLEDGE OF ALLEGIANCE**

Chairman Pauley called for the recitation of the Pledge of Allegiance.

**3. APPROVAL OF THE AGENDA**

Motion made by Councilman Gilbert to move Item 9B until after Executive Session, seconded by Councilwoman Greene. ***The motion carried 7-0.***

Motion made by Councilman Ruff to approve the agenda as amended, seconded by Councilman Gilbert. ***The motion carried 7-0.***

**4. INVOCATION**

Pastor Larry Irby (Wayman Chapel) led the invocation.

**5. APPROVAL OF MINUTES**

Motion made by Councilman Ruff, seconded by Councilman Gilbert to approve the minutes from Budget Work Session IV 5/17/23 and Regular Meeting 10/9/23. ***The motion carried 7-0.***

**6. PUBLIC PRESENTATIONS**

**A.** Central SC Alliance – Mrs. Johnson introduced Jason Giulietti, CEO/President. He said he was new to the position (5 weeks) and to South Carolina. He came from Texas and had 20 years of experience in economic development in the statewide, regional and local levels. With his last organization, he helped grow

it from two employees to 13. In its 10-year history, it closed about \$250 million in capital investment. In his five years, they closed \$5.5 billion and attracted more than 12,000 jobs to the community. He wanted to share that to show where Central South Carolina was going. He saw tremendous opportunity to reset the Central SC 3.0. He had some primary tenants for their success. The first was return on investment. Fairfield County would see a significant amount of focus on ensuring their individual needs - their feedback and what they wanted to see from the organization was critical. He and his team would be full extensions of the county's team. There was plenty to go around in the economic world and they wanted to ensure that Fairfield and the Midlands got their piece. The second tenant was collaboration. They wanted to be a part of their team and wanted to make sure their staff had the support they needed. He and his staff would visit frequently to make sure they were a visible resource. They were resource driven and would provide more resources. The last two tenants were transparency and accountability. They would change the organization significantly showing how they deployed their resources knowing the public funds they received from Fairfield and other counties were critical. His job was to leverage those funds and get the private sector funds to match two to one. He would make himself available to meet with Council and the constituents to make sure they were servicing the needs of the county.

Mr. Ruff and Mr. Pauley welcomed him to South Carolina and said they looked forward to working with him.

- B. I-77 Alliance - Mrs. Johnson introduced Christopher Finn, Interim President/CEO. He said he and Mr. Giulietti were two regional economic development alliances but by the end of his presentation they would see the difference in value between the two. They were complimentary of each other - not in competition. He said they were the county's marketing firm when it came to economic development - they advocated on the county's behalf. He was available for comments or questions. Mrs. Greene was the Council representative and she could be reached as well. Mrs. Greene thanked him. See attached Power Point presentation.

- 7. **1<sup>st</sup> PUBLIC COMMENT SESSION:** All public comments made during this session must pertain to items on the agenda for which no Public Hearing is scheduled. Each speaker is allocated three (3) minutes for comment. The total time allocated for the public comment portion of the meeting is thirty (30) minutes. Those wishing to make public comment must sign to do so prior to the Council Chair calling the meeting to order. The Clerk to Council will make a public comment sign-up sheet available at least fifteen (15) minutes prior to the scheduled start time of the meeting.

- Kathy Faulk
- Jeff Schaffer
- Randy Bright

## 8. PUBLIC HEARINGS

- A.** An Ordinance by Fairfield County Council Authorizing the Execution and Delivery of an Amendment to Special Source Revenue Credit Agreement by and Between Fairfield County, South Carolina and Healthcare SC, LLC Relating To, Without Limitation, the Provision of Special Source Revenue Credits; and Other Matters Relating Thereto. Mr. Pauley opened the public hearing at 6:29pm. Randy Bright signed up to speak. Mr. Pauley closed the public hearing at 6:31pm.

## 9. ORDINANCES, RESOLUTIONS AND ORDERS

- A. Third & Final Reading Ordinance No. 826:** An Ordinance by Fairfield County Council Authorizing the Execution and Delivery of an Amendment to Special Source Revenue Credit Agreement by and Between Fairfield County, South Carolina and Healthcare SC, LLC Relating To, Without Limitation, the Provision of Special Source Revenue Credits; and Other Matters Relating Thereto. Motion made by Councilman Robinson seconded by Councilwoman Greene. Mr. Ruff asked for an explanation. Mr. Morgan said the ordinance allowed for an amendment between the previously established special source revenue credit that the county had with M Lily. The South Carolina Legislature passed Senate bill 1087 (after the county entered into the original agreement). It changed the computation of the credits that would come to the counties, which meant the taxes coming from M Lily to the county would be about 40% less than the previous agreement. The ordinance was to continue the original agreement between the county and M Lily, which would be a greater tax revenue for the county. M Lily agreed to continue to pay \$495,000 annually. ***The motion carried 7-0.***
- B. First Reading (By Title Only) Ordinance No. 827:** An Ordinance by Fairfield County Council Authorizing the Sale of Certain Real Property in Fairfield County, South Carolina; and Other Related Matters. Motion made by Councilman Gilbert, seconded by Councilman Ruff. ***The motion carried 7-0.***
- C. Resolution No. 2023-04:** A Resolution to Provide Authorization for the Exchange of Property Securing Installment Purchase Revenue Bonds and Other Matters Related Thereto. Motion made by Councilman Gilbert, seconded by Councilwoman Greene. Mr. Ruff asked for an explanation. Mrs. Johnson said the matter was discussed at the previous meeting. The resolution would allow a collateral transfer from the old Administration building to the DSS/DHEC building. They requested that a decision not be

made right away as to the plight of the old Administration building because they were waiting for the results of a grant application. ***The motion carried 7-0.***

**10. BOARD AND COMMISSION MINUTES (For information only)**

None.

**11. BOARD AND COMMISSION APPOINTMENTS**

**A. Behavioral Health Services – Willie Menia Robinson (District 4)**

Motion made by Councilman Gilbert to appoint Willie Menia Robinson to the Behavioral Health Services for District 4, seconded by Councilman Ruff. ***The motion carried 7-0.***

**B. Planning Commission – David Brown (District 7)**

Motion made by Councilman Gilbert, seconded by Councilman Ruff to appoint David Brown to the Planning Commission for District 7. ***The motion carried 6-0 with Councilman Robinson abstaining.***

**12. OLD BUSINESS**

None.

**13. NEW BUSINESS**

None.

**14. COUNTY ADMINISTRATOR'S REPORT**

**A. Introduction of New Animal Control Director –** Mrs. Johnson introduced Joanna Shaw who worked in the Animal Control department for over six years. She was already familiar with the policies and procedures and she was sure she would do an excellent job. Councilmen Ruff and Pauley thanked her for accepting the position.

**B. Public Services & Development Committee Meeting –** Mrs. Williams said they would get with the committee (hopefully in November) to discuss some recommendations for short-term rentals. They worked on drafted recommendations for an ordinance. They formed an internal work group, which consisted of the Magistrate, Sheriff's Office, Fire Department, Community Development and Code Enforcement because all of those departments would have to be involved. They also wanted to have a public stakeholder meeting (date to be determined) for citizens input. After which, they would bring the recommendations to the Public Services & Development Committee for review and approval before it was presented to full Council. They wanted to ensure that the ordinance was enforceable because if not, it would not be useful.

Mrs. Johnson announced that Daryl Stout, who worked in the Transit Department, lost his 19-year old son on October 19<sup>th</sup>. The service would be held on Saturday, October 28<sup>th</sup> at the Church of Jesus Christ of Latter Day Saints. The STEM school had a go-fund-me page for the family and flowers could be sent to Camp Chemo thru the Prisma Health Midlands Foundation. She asked that the family be kept in prayer.

#### **15. CLERK TO COUNCIL'S REPORT**

None.

#### **16. COUNTY COUNCIL TIME**

Mrs. Greene said she appreciated Administration's work towards short-term rentals and ensuring the community had input. She said she attended the South Carolina Economic Update session with the South Carolina Association of Counties. She thought there were many good things happening in the state that were good but not expected economically. Unemployment was still down, they were still able to collect taxes and the state was in a good financial position. Electric cars were on the radar and there might be a need to change the way gas taxes were collected to fund road construction and repairs. The legislature would probably be addressing that soon. She said the monies collected for Homestead rebates continued to exceed the amount spent and legislature would probably look at ways to redistribute those funds. She thought counties would be affected and wanted everyone to be aware.

Mr. Robinson said he recently visited Washington and as of October 15<sup>th</sup>, the First Florida Avenue and New York Avenue was now known as "Mamie Peanut Johnson Plaza". She was the first African-American female pitcher for the Negro League.

Mrs. Swearingen said she received a request for Council from Tangee Jacobs for a letter of support for "Solar For All" (for the rural areas). There was not enough time to submit the letter of support or for a proclamation but she sent a personal letter of support. Solar power was a big deal. VC Summers was building two solar powered plants. They were hiring (about 200 people), were in phase two and the project should be completed by the end of 2025. It was about \$180 million investment. They had a meeting and she and Councilman Roseborough attended. She asked if Administration could provide a link on the county's website for the application for employment. Mrs. Johnson said she would talk with the PIO to get that information to the public. She thought solar power was just as important to the rural areas as the internet.

Mr. Ruff said in regards to Mr. Robinson's announcement about Mamie Johnson there was a street in Ridgeway named after her.

Mr. Roseborough said he wanted to correct Mrs. Swearingen in that the plants being built were gas powered and not solar.

Mr. Pauley thanked the citizens for attending the meeting. He thanked Administration, Council members and the Clerk for working together to make Fairfield County a better place to live and work. He said there were questions about the County Administrator's position. Instead of hiring an expensive firm to recruit, the decision was made to advertise the position through the Human Resources process. He was working with the committee to revise and update the County Administrator's job description. He received job descriptions from the South Carolina Association of Counties and would use those examples to update their job description so that their announcement would be similar to the description used by other counties. His goal was to have the position posted on the county's website along with the South Carolina Association of Counties and the Municipal Association of South Carolina's websites by November 1<sup>st</sup>. The position would remain open for four weeks. The committee would narrow the applicants to the top candidates before interviews were conducted. The goal was to have a selection made by January 1, 2024. He said he recently attended a ribbon cutting for the River Road Fire Station. He gave a presentation and thanked previous and present Council members, Administration and Mrs. Greene for their hard work to ensure the fire station was completed.

**17. EXECUTIVE SESSION: (The following statement is provided in compliance with the South Carolina Freedom of Information Act: Subsequent to Executive Session, Council may take action on matters discussed in Executive Session.)**

- A.** Receipt of legal advice and discussion regarding matters relating to the proposed location, expansion, or the provision of services encouraging expansion of industries in the area pursuant to S.C. Code Ann. § 30-4-70(a)(5).

At 6:50pm, motion made by Councilman Gilbert, seconded by Councilman Ruff to go into executive session. ***The motion carried 7-0.***

At 7:11pm, motion made by Councilman Ruff, seconded by Councilman Gilbert to come out of executive session. ***The motion carried 7-0.***

Mr. Pauley said no action was taken during executive session.

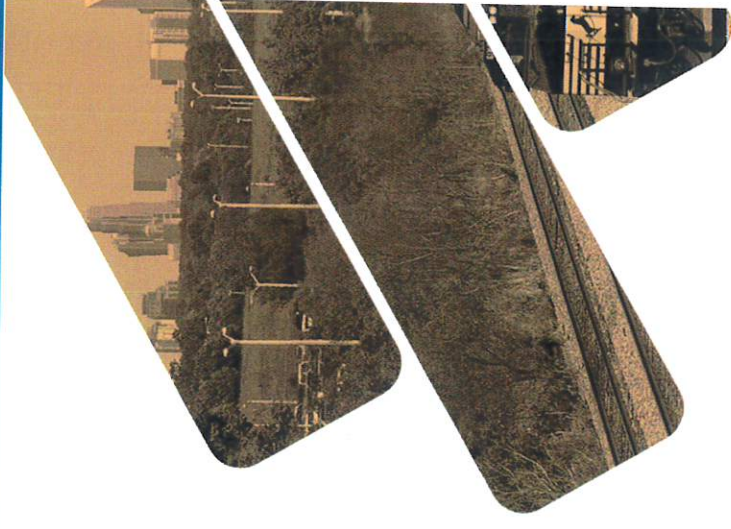
After the vote for Item 9B, Mr. Pauley announced on October 28<sup>th</sup>, the Museum would host "1780 Returns to Winnsboro" at 2pm. The Fairfield County's Sheriff's Office was hosting a "Ghost & Goblins 5K" at 6pm starting at the Old Armory on Park Street. Lastly, he announced a ghost



# SOUTH CAROLINA I-77 ALLIANCE

# THE I-77 ALLIANCE TODAY

- 1) FIVE-COUNTY EDO
- 2) PUBLIC | PRIVATE BOARD
- 3) 501(c)(3) NON-PROFIT
- 4) MARKETING | LEAD GEN | VALUE-ADDED & SUPPORT SERVICES



# HOW WE GOT HERE



- STRATEGIC PLANNING
- BOARD PLACEMENTS
- SERVICES PROVIDED
- NO SERVICE DUPLICATION
- REGIONAL STUDIES

# HOW WE GOT HERE

## SERVICE OFFERINGS

FOUNDATIONAL

TRANSITIONAL

EVOLUTIONARY



GIS WebTech



D&B Hoovers

LEAD FORENSICS



Meltwater



JOBSEQ



HEADLIGHT DATA  
Visualize / Discover / Decide

GAZZELLE

SOUTH CAROLINA  
I-77 ALLIANCE

# STAGES OF GROWTH



## REVISED STRATEGIC PLAN

### CORE VALUES

The I-77 Alliance is...

- Dedicated to serving the customers & stakeholders first with integrity
- Selfless, regional focus
- Committed to doing the next right thing for the right reason
- Innovative visionaries who see the big picture
- Adaptive to change, open to taking risks & not fearful of asking questions

### CORE FOCUS

The I-77 Alliance...

Strives to enable positive change and enriching lives through nimble, customer-driven marketing and lead generation

### MISSION

Position and market Chester, Fairfield, Richland, York, and Lancaster Counties as a world-class business location to attract investment & high-quality jobs to the region.

# STAGES OF GROWTH

FOUNDATIONAL

TRANSITIONAL

EVOLUTIONARY

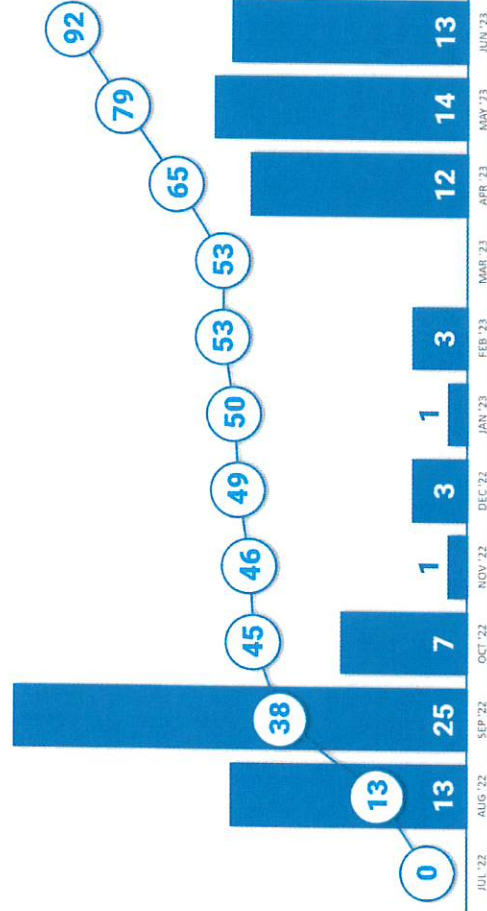
- BYLAW & BOARD REVISIONS
- OPERATIONS RETREAT
- PRELIMINARY INVESTOR RELATIONS
- FUNDRAISING
- EXECUTIVE SEARCH

# 2022 | 2023 METRICS

## COMPANY VISITS

■ MONTHLY —○— CUMULATIVE

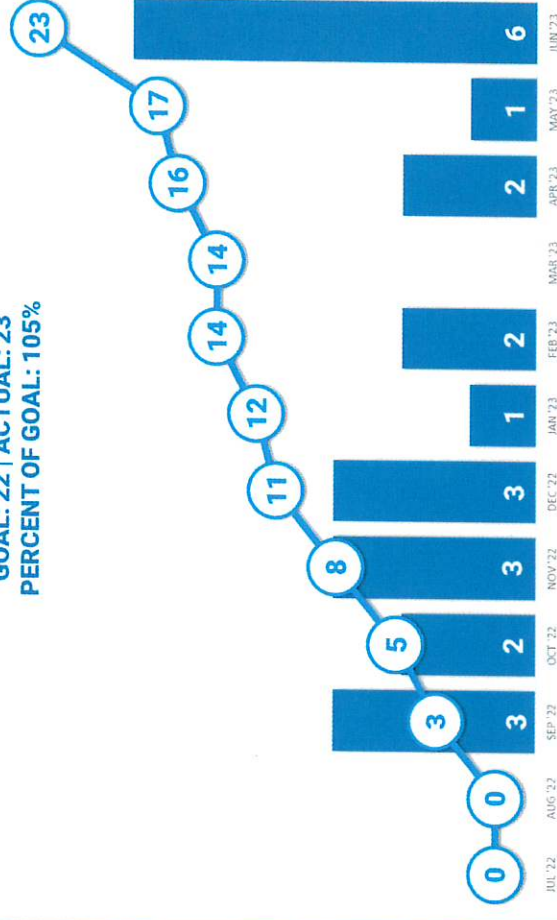
GOAL: 100 | ACTUAL: 92  
PERCENT OF GOAL: 92%



## LEADS: I-77 ALLIANCE LEADS

■ Monthly —○— Cumulative

GOAL: 22 | ACTUAL: 23  
PERCENT OF GOAL: 105%



# REGIONAL ASSETS

- **EAST COAST LOCATION**

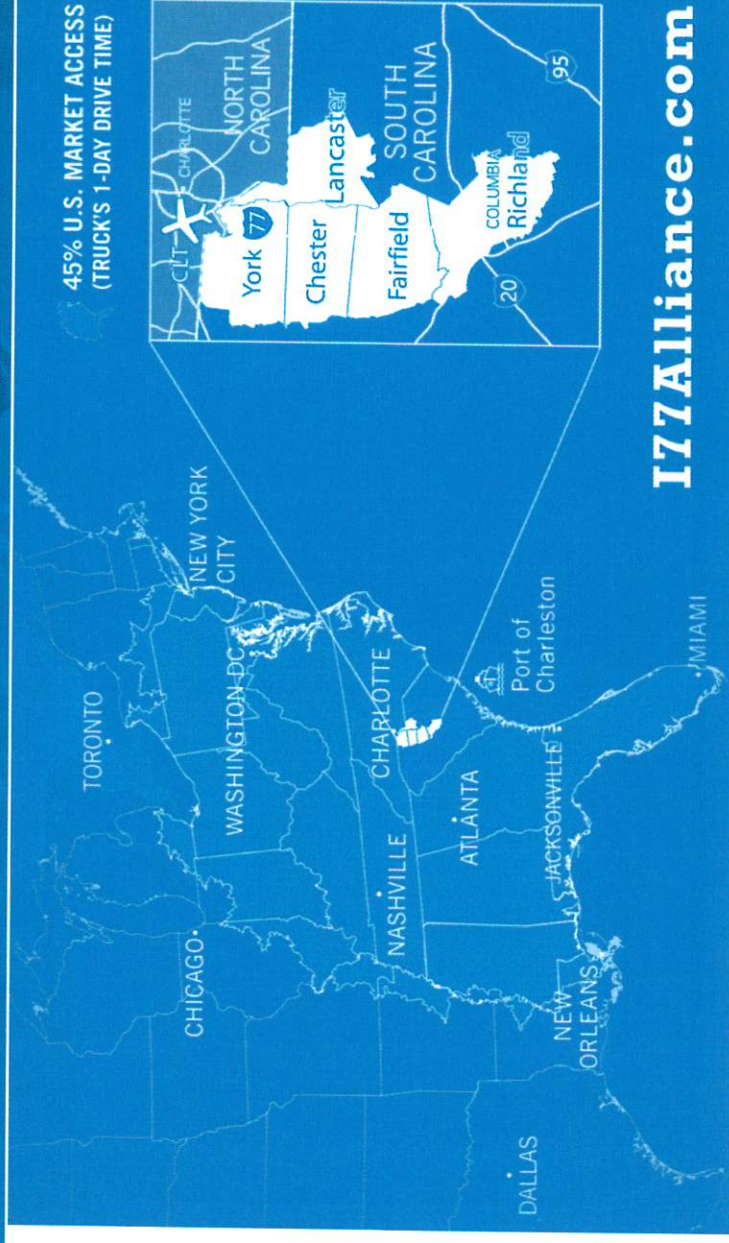
- MIDPOINT BETWEEN NEW YORK CITY AND MIAMI
- MARKET ACCESS

- **MULTI-FACETED LOGISTICS**

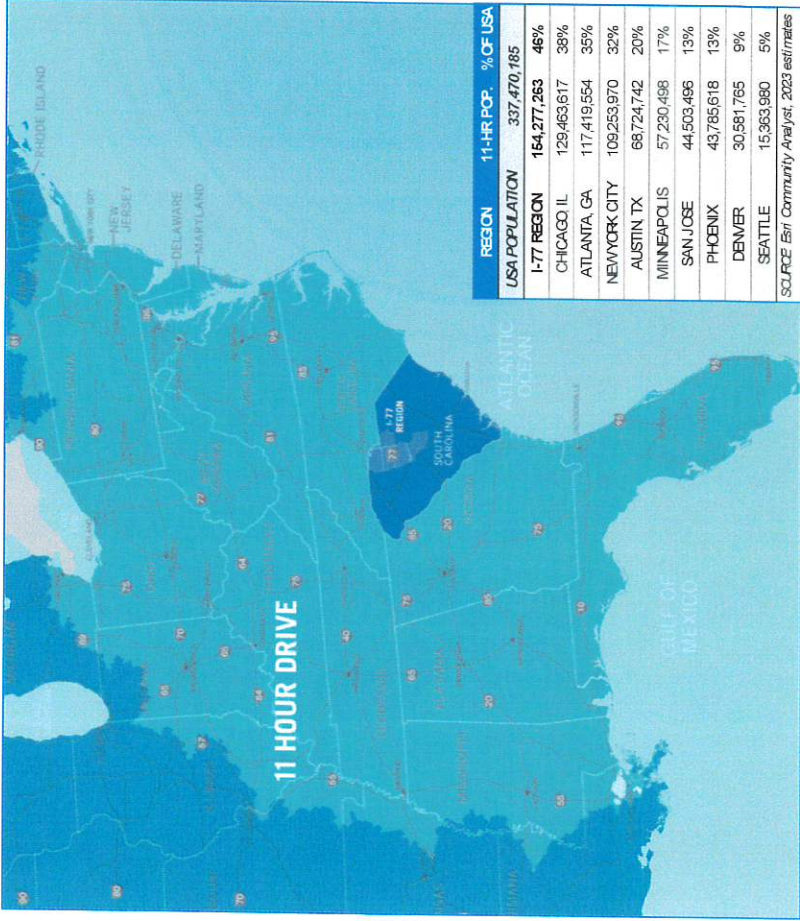
- TWO COMMERCIAL AIRPORTS
- SOUTH CAROLINA PORTS
- INTERSTATE ACCESS

- **CROSSROADS OF DUAL MAJOR METRO AREAS**

- CHARLOTTE, NC/SC
- COLUMBIA, SC



# LOCATION AND MARKET ACCESS



**METRO CHARLOTTE**

**EAST COAST'S**

**10<sup>th</sup>**

**LARGEST METRO AREA**

**4<sup>th</sup>**

**LARGEST GROWTH**

**METRO COLUMBIA**

**CAROLINA'S**

**5<sup>th</sup>**

**LARGEST METRO AREA**

**DUAL METROS** TOTAL POPULATION (2023 EST): 3.6M | TOTAL LABOR FORCE:

**EAST COAST** **UNITED STATES**

**2<sup>nd</sup>**

**LARGEST LABOR**

**GROWTH**

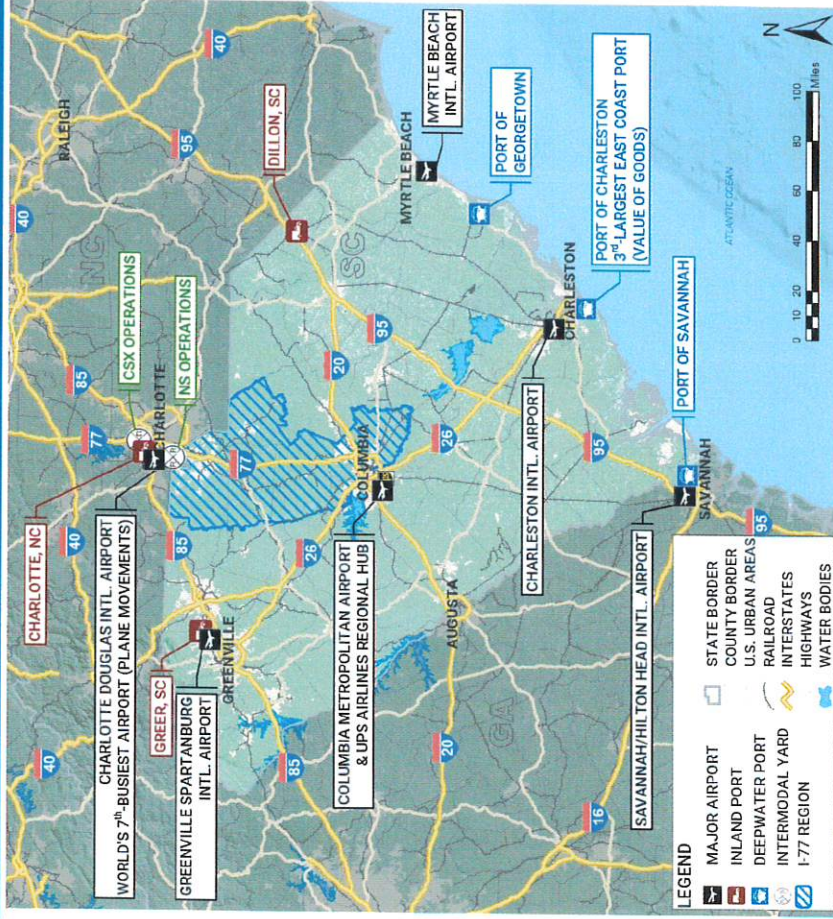
**6<sup>th</sup>**

**FASTEST GROWING**

**LABOR FORCE**

**SOUTH CAROLINA**  
**I-77 ALLIANCE**

# LOCATION AND MARKET ACCESS



CHARLOTTE DOUGLAS INTL. AIRPORT (CLT)  
NON-STOP INTERNATIONAL FLIGHTS

7<sup>th</sup>

**BUSIEST  
AIRPORT**  
AIR TRAFFIC  
(TAKE OFFS/LANDINGS,  
2022)

LATIN AMERICA/CARIBBEAN: 33

EUROPE: 5

CANADA: 2

STATES'

10<sup>th</sup>

**BUSIEST  
AIRPORT**

PASSENGER TRAFFIC  
(2022)

RAILROAD ACCESS | CLASS 1 & SHORT-LINE

MULTIPLE CLASS 1 RAIL LINES (**NORFOLK SOUTHERN AND CSX**)

**L&C RAILROAD** (CHESTER & LANCASTER COUNTIES) ONE OF TWO SOUTH

CAROLINA SHORT-LINE RAILROADS CONNECTING TO **MULTIPLE CLASS 1**

RAILROAD OPERATORS

**PORT OF CHARLESTON  
EAST COAST 5**

NE ASIA  
N EUROPE  
SE ASIA

4<sup>th</sup>

**LARGEST**

**PORT**

(VALUE OF GOODS,  
2022)

TOP 3  
ROUTES

INTERSTATE ACCESS

DIRECT CONNECTION: I-77

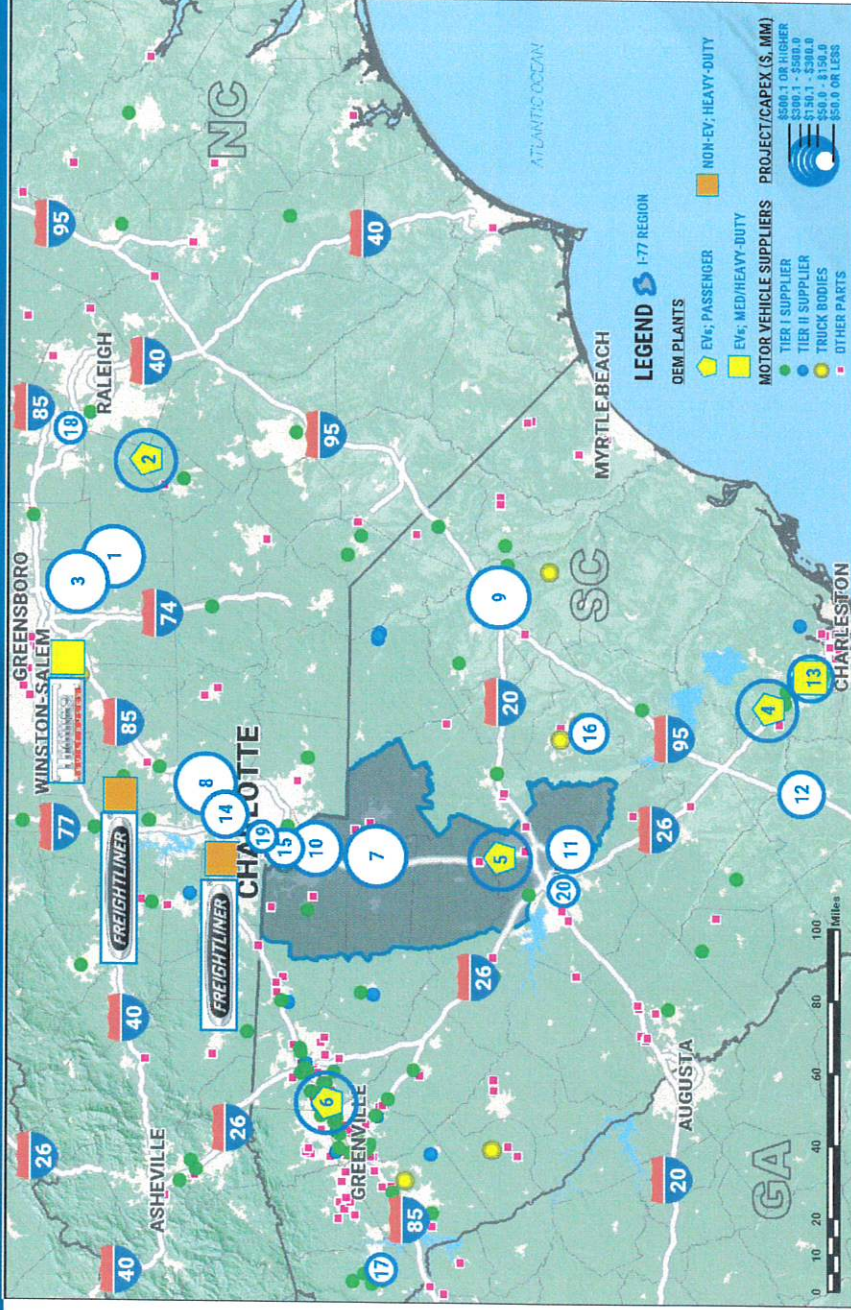
INDIRECT CONNECTIONS:

I-20 (COLUMBIA, SC TO ATLANTA,  
GA)

I-95 (MIAMI, FL TO MAINE)

**SOUTH CAROLINA  
I-77ALLIANCE**

# TOP EV/ADVANCED MANUFACTURING PROJECTS



20 LARGEST (CAPEX) ADVANCED MFG PROJECTS, CAROLINAS

KEY COMPANY	SECTOR	DETAIL	JOBS	CAPEX (\$MM)
1 WOLF SPEED	ELECTRONICS PRODUCTS	Silicon-carbide materials	1,900	\$5,000.0
2 VINFAST	TRANSPORTATION EQUIPMENT	Electric Vehicles (EV)	7,500	\$4,000.0
3 TOYOTA	TRANSPORTATION EQUIPMENT	EV batteries	2,100	\$3,800.0
4 REDWOOD MATERIALS	ELECTRONICS PRODUCTS	Lithium-ion battery recycling	1,500	\$3,500.0
5 SCOUT MOTORS	TRANSPORTATION EQUIPMENT	Electric Vehicles (EV)	4,000	\$2,000.0
6 BMW	TRANSPORTATION EQUIPMENT	Electric Vehicles (EV)	300	\$1,700.0
7 ALBEMARLE CORPORATION	CHEMICAL PRODUCTS	Lithium hydroxide	300	\$1,300.0
8 ELI LILLY	CHEMICAL PRODUCTS	Injectable products and devices	589	\$1,000.0
9 ENVISSION AESC US	TRANSPORTATION EQUIPMENT	EV batteries	1,170	\$810.0
10 PALUDIUS	ELECTRONICS PRODUCTS	Silicon-carbide wafer semiconductors	405	\$443.0
11 CIRBA SOLUTIONS	ELECTRONICS PRODUCTS	Lithium-ion battery recycling	300	\$300.0
12 KONTRONIKATIK TECHNOLOGIES	ELECTRONICS PRODUCTS	Lithium-ion batteries	575	\$279.0
13 BOSCH	TRANSPORTATION EQUIPMENT	EV motors	350	\$260.0
14 ALBEMARLE CORPORATION	CHEMICAL PRODUCTS	Advanced lithium R&D park	200	\$200.0
15 SILFAB SOLAR	ELECTRONICS PRODUCTS	Solar panels	800	\$150.0
16 SEMI WAFERTECH SOLAR AMERICA	ELECTRONICS PRODUCTS	Silicon wafers	300	\$65.9
17 BORGWARNER	TRANSPORTATION EQUIPMENT	EV batteries	122	\$42.7
18 KEMPPOWER	ELECTRONICS PRODUCTS	EV chargers	600	\$41.0
19 ALPITRONIC AMERICAS	ELECTRONICS PRODUCTS	EV chargers	300	\$18.0
20 ABB INC.	ELECTRONICS PRODUCTS	EV chargers	100	\$4.0

BUSINESS CLUSTER (# OF PROJECTS)	JOBS	CAPEX (\$MM)
ELECTRONICS PRODUCTS (11)	6,680	\$9,800.9
TRANSPORTATION EQUIPMENT (6)	15,542	\$12,612.7
CHEMICAL PRODUCTS (3)	1,089	\$2,500.0

**SOUTH CAROLINA MOTOR VEHICLE OEMS**

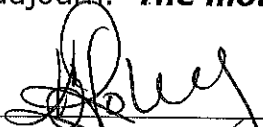
**VOLVO** *Scout* **SPRINTER**

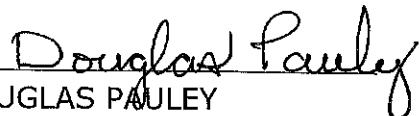
**SOUTH CAROLINA**  
**I-77 ALLIANCE**

walk on October 28<sup>th</sup> at 7pm and 8:30pm at the Winnsboro Women's Club.

**18. ADJOURN**

At 7:13pm, motion made by Councilman Ruff, seconded by Councilwoman Greene to adjourn. ***The motion carried 7-0.***

  
\_\_\_\_\_  
KIM W. ROBERTS Ed. D.  
CLERK TO COUNCIL

  
\_\_\_\_\_  
DOUGLAS PAULEY  
CHAIRMAN