



**MINUTES  
FAIRFIELD COUNTY COUNCIL  
ECONOMIC DEVELOPMENT COMMITTEE  
MONDAY, NOVEMBER 14, 2022  
5:30 P.M.**

**Committee Members:**

Mrs. Shirley Greene, Chair  
Mr. Moses Bell  
Mr. Tim Roseborough

**Others Present:**

Mr. Doug Pauley  
Mr. Malik Whitaker (Administrator)  
Mrs. Synthia Williams (Deputy Administrator)  
Mrs. Ann Broadwater (Dir. Economic Development)

**I. CALL TO ORDER** Chairwoman Shirley Greene

**II. INVOCATION** Councilman Roseborough

**III. PARCEL 9 MASS GRADING**

Chairwoman Greene invited Economic Development Director, Ann Broadwater to the podium for the update. She presented the following PowerPoint presentation:

Parcel 9 Mass Grading

- LCI-Lineberger began rough grading Parcel 9 on October 3<sup>rd</sup>
  - Expected to be substantially complete as of April 1, 2023
- (She referenced a slide of what the property looked like as of that day).

Variance for FCC Codes & Covenants

- Our speculative building is designed to initially be approximately 100,000 sf with the ability to expand to 250,000+ sf in the future.
- As a cost-saving measure, our engineers and contractor have suggested that the expansion wall be constructed with architectural steel instead of pre-cast concrete panels.
- Currently, the codes, covenants and restrictions (CCR's) prohibit any metal siding.
- The County Council may grant a variance when considered necessary.
- Fairfield County granted this variance to BOMAG Americas for their expansion walls.

- The metal wall will not be seen from the front of the building and will have a shadowline profile.
- By using a metal wall, the county can save money on material cost and will provide an easier process for expansion for the future user. (She referenced a slide of what it would look like).

#### Speculative Building Funding Request

- Currently, Fairfield County has no existing industrial buildings available.
- We have engaged engineers Davis & Floyd and THS Constructors to build an approximately 100,000 square foot speculative building in the Fairfield Commerce Center.
- Because of the fluctuating cost of construction materials, the County has elected to develop our new speculative building using the Construction Manager at Risk (CMAR) method.
- Our building contractor must provide the County with a Guaranteed Maximum Price (GMP) for the project. Using the CMAR method, the County can avoid change orders on construction costs.
- As of 11/10/22, we have received our GMP for the project and the total cost to build the spec building will be \$5,995,000.
- When we developed our budget in late 2021, we expected to be able to build our speculative building for \$5,000,000.
- But due to rising cost of building materials and the time associated with completing the design, more than that estimated budget is required.
- Because of that, Fairfield County Economic Development recommends that we allocate the remaining \$695,000 in proceeds from the sale of speculative building in Walter B. Brown Industrial Park and \$322,000 in funds from the sale of the Fairfield Memorial Hospital towards the construction of a new speculative building.

Mrs. Greene asked for questions and there were none. Mr. Bell made a motion to accept the request from the Economic Development Department and forward to full Council, seconded by Councilman Roseborough. ***The motion carried 3-0.***

- IV. AN ORDINANCE TO APPROPRIATE \$1,027,000 TO THE ECONOMIC DEVELOPMENT DEPARTMENT TO USE AS ADDITIONAL FUNDS FOR THE CONSTRUCTION OF A SPECULATIVE BUILDING ON PARCEL 9 OF THE FAIRFIELD COMMERCE CENTER (TMS#: 184-00-00-096-000) FOR FUTURE ECONOMIC DEVELOPMENT NEEDS, DERIVED FROM A PORTION OF THE PROCEEDS RECEIVED FROM THE SALE OF THE FAIRFIELD COUNTY PROPERTY TO OLDCASTLE APG, SOUTH INC. IN 2021, WHICH WAS APPROVED BY THE FAIRFIELD COUNTY COUNCIL IN ORDINANCE 754 AS PART OF THE PROJECT WINDSOR AGREEMENT AND FROM A PORTION OF THE PROCEEDS RECEIVED FROM THE SALE OF FAIRFIELD COUNTY PROPERTY TO EAU CLAIRE COOPERATIVE HEALTH CENTER IN 2022, WHICH WAS APPROVED THE**

**FAIRFIELD COUNTY COUNCIL IN ORDINANCE 775. ACTION ITEM**

It was previously voted on in Item III.

- V. A RESOLUTION TO APPROVE A VARIANCE OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE FAIRFIELD COMMERCE CENTER (TMS#: 184-00-00-096-000) AS TO PARCEL 9 ON THE MASTER DEVELOPMENT PLAN, SO THAT THE NORTH WALL OF THE SPECULATIVE BUILDING BEING CONSTRUCTED BY THE COUNTY ON THAT PARCEL 9 MAY BE CONSTRUCTED WITH ARCHITECTURAL STEEL. ACTION ITEM** Motion made by Councilman Bell to approve the resolution and forward to full Council for approval, seconded by Councilman Roseborough. *The motion carried 3-0.*

**VI. ADJOURN**

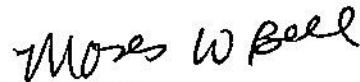
At 5:37pm, motion made by Councilman Bell to adjourn the meeting, seconded by Councilman Roseborough. *The motion carried 3-0.*

Fairfield County is now open to a certain number of citizens abiding by social distancing rules in order to mitigate the spread of COVID-19 in our community. We will follow advice from federal and state leaders and implement guidance issued by the CDC and DHEC. We also strongly recommend that masks be worn while in the Administration Building. Fairfield County will continue to live stream its meetings via the County YouTube page in order to provide information to our citizens and in the interest of transparency.



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KIM W. ROBERTS, Ed. D.  
CLERK TO COUNCIL



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MOSES BELL  
CHAIRMAN