***Laurens County Development Corporation***

Board Meeting – **Minutes**

Tuesday – September 11, 2018

Attendees:

Shawn Bell, Jon Caime, Rusty Denning, Jeff Field, Randy Garrett, Amanda Munyan, Dr. David O’Shields, Dr. David Pitts, Rodney Smith, Mayor John Stankus, John Young, Collie Lehn

Guests:

Don Walker (Laurens Trails Association), Jamie Adair (GHS)

Staff:

Jon Coleman, Lynn Finley, Whitney Robertson, Sandy Cruickshanks

Press:

Randy Stevens (WLBG), John Clayton (Advertiser)

Chairman Field called the meeting to order at 12:07 and gave the invocation.

*Minutes and Financials*

Chairman Field asked the Board for a motion to approve the meeting’s agenda. John Young made the motion to approve and Randy Garrett seconded the motion. The Board unanimously approved the agenda.

Chairman Field then asked the Board for a motion to approve the minutes from the 07/17/18 meeting. Randy Garrett made the motion to approve the minutes as presented and John Young seconded the motion. The Board unanimously approved the minutes.

Lynn Finley provided a recap of expenses for July and August 2018. The financials were accepted as information only.

*Prospect Activity – Jonathan Coleman*

Mr. Coleman began with an overview of prospect activity. There have been 44 requests for information this year (13 in July and August) and 6 prospect visits since July which is 13 for the year. In a week, Mr. Coleman is planning to participate in a marketing mission trip with the Upstate Alliance team to Vancouver, Canada. Since the last board meeting Mr. Coleman attended an event that hosted the Industrial Assets Management Council in Atlanta and a luncheon where international consulates, located in Atlanta, were invited. There were about 12 different countries represented. At the Upstate Alliance’s mid-year meeting, Mr. Coleman participated in a panel presentation to discuss workforce and other initiatives in the upstate. SCEDA (SC Economic Development Association) will be including a feature article in their 3rd Qtr state newsletter focusing on the workforce initiatives in Laurens County.

*Marketing Update – Whitney Robertson*

The Higher Opportunity initiative remains a strong focus as well as promoting that message to students and residents in Laurens County. In a partnership with several of the local utility companies, a promotional sized flyer was created inhouse and will be inserted into utility bills this cycle. A similar piece was given to all middle and high school students last school year and this is a follow up effort to also reach their parents. This message will reach approximately 32,000 households. The partnering utilities are City of Clinton, Laurens CPW, and the LCWSC.

*Industry Showcase – Lynn Finley*

There was a recent expansion announcement for Flame Spray North America. Flame Spray is located in the Woodfield Park in Fountain Inn and specializes in thermal spray coating. They announced a $4 million investment with 20 jobs over the next 3 years. They have actually expanded their footprint by purchasing the building on the adjacent property. Planning is underway for the Business & Industry Showcase which will be held on October 9 at Piedmont Tech’s CAM Center. The website for this event is [www.lcncshowcase.com](http://www.lcncshowcase.com). MFG Day is planned for October 5 and there are two manufacturers panning to host high school students. Teknor Apex in Fountain Inn and Mogul Nonwovens in Gray Court are the confirmed companies.

*Product Development Update – Jonathan Coleman*

Mr. Coleman provided a brief update on the progress at the Connexial Center. Laurens Electric Co-op has partnered with a marketing firm in Greenville to develop marketing materials and a website for the park. There has been a meeting with SC DOT to address concerns on the increase in traffic and a pre-construction meeting with all parties involved. Grading should begin sometime in October and the team is still waiting to hear an update on the $1.6 million build grant applied to from the Federal Department of Transportation.

Update on the Hunter Park Spec Building – the contract has been signed and grading is expected there as well in October. There was a three-month lead time on the steel and pre-cast concrete panels.

*Nominating Committee Assignment – Jeff Field*

Chairman Field stated that it is time for the LCDC Board to elect new officers which is done every two years per the bylaws. A nominating committee needs to be formed to take the lead on this process and bring back a slate of proposed officers to the board for consideration at the next meeting. Chairman Field appointed Stan Bryson as chair of the committee, Justin Benfield, and Amanda Munyan to serve on that committee.

*Facilities Agreement – Jeff Field*

This topic is to address the need to update the current lease agreement with the Laurens County Chamber of Commerce. The executive committee met on September 5 to review the proposed agreement and approved the agreement that Jonathan Coleman will present. Mr. Coleman stated that copies are included in the board packets and that it is very much the same as the original which has been in place for many years but was five years out of date. The new agreement is for a period dated 01/01/19 – 12/31/24. Instead of a flat rental fee it now breaks out the amount for rent and then the amount used for utilities, maintenance and insurance. The total amount is the same as it has been. Coming as a recommendation from the executive committee, no motion is needed but it does need to be approved, contingent on the Chamber Board also approving at their next meeting. Chairman Field called for a vote which was unanimously approved. Amanda Munyan abstained from voting because of her connection with the agreement.

*Laurens Trails Assoc. Introduction – Jamie Adair and Don Walker*

Jamie Adair and Don Walker gave an informative presentation on the efforts of the Laurens County Trails Association (LCTA). This is a grass roots, all volunteer, non-profit organization and about 4 years old. Their mission is to provide leadership, collaboration and organization to build trails in Laurens County. This is to improve health, encourage conservation, and stimulate economic development. The master plan includes trails for hiking, biking, and water with a top priority of extending the Swamp Rabbit Trail from Greenville. Current focus is working on easements to connect the cities of Laurens and Clinton. For more information visit [www.lctrails.org](http://www.lctrails.org).

*Other Reports:*

None

With no other business, the meeting was adjourned at 1:10 p.m.

Respectfully submitted,

Lynn S. Finley