***Laurens County Development Corporation***

Board Meeting - **Minutes**

Tuesday – September 15, 2015

Attendees:

Stan Bryson, Greg Alexander, Rich D’Alberto, Jeff Field, Randy Garrett, Tom Hardy, Randy Lis, David Pitts, Ernie Segars, Frank Stovall, Mayor John Stankus, Jennifer Wilbanks, John Young

Guests:

Aimee Redick (Upstate SC Alliance), Diane Anderson (Laurens County Council), Kyle Edney (Agracel)

Staff:

Marvin Moss, Jon Coleman, Lynn Finley, Sandy Cruickshanks.

Press:

Jennifer Brown (golaurens.com), Vic MacDonald (Chronicle).

Chairman Bryson called the meeting to order at 12:02 and gave the invocation.

*Minutes and Financials*

Chairman Bryson asked the Board for a motion to approve the meeting’s agenda. Mayor Stankus made the motion to approve and Frank Stovall seconded the motion. The Board unanimously approved the agenda.

Chairman Bryson then asked the Board for a motion to approve the minutes from the 07/21/15 meeting. Randy Garrett made the motion to approve the minutes as presented and Ernie Segars seconded the motion. The Board unanimously approved the minutes.

Lynn Finley provided a recap of expenses for July and August. With no questions or comments, the financials were accepted as information only.

Update on Investors: No change in investors in the past two months. There are 46 current investors.

*Existing Industry/Retail Update – Jon Coleman:*

* Have visited with 11 of the existing industries and have come upon 2 new potential expansion projects. Have another that should announce on October 13.
* Attended an Upstate Alliance sponsored local developers event in Columbia with the Department of Commerce. Also attended the Upstate Alliance mid-year meeting and a SCEDA membership meeting.
* Chick-fil-A has officially opened.
* Upper Savannah will be hosting their semi-annual job fair on September 30 at the Greenwood Mall. Currently have 10 confirmed employers from Laurens County planning to attend.
* The Ten at the Top will be hosting a bus tour of Laurens County on September 23 and showcasing different areas of the county. Gregg Alexander added that the Chamber put together an agenda for the tour to showcase tourism, economic development, local government and education.
* Met with Piedmont Tech which is preparing to begin phase 3 for the Center for Advanced Manufacturing. The facility is growing and they are conducting studies of how best to utilize existing and new space.

*Economic Development Update – Marvin Moss:*

* Had two announcements since last meeting. Project DVZ which was ZF and Project Lace which was a Turkish company called Mogel. Expect to have a couple more by the end of the year.
* Site Visits: 2 in July, 1 in August
* Have had a good number of conference calls with projects: 3 in July, 7 in August
* RFIs: 5 in July, 4 in August – YTD: 36
* YTD have had 9 RFIs where no submission could be made. One each in July and August.
* Attended the RAI ground breaking in Owings and the CPW board meeting
* Currently working with Dr. Cynthia Pitts and Piedmont Tech on a promotional video to be used with school students in promoting manufacturing as a future career.
* Greg Alexander covered an upcoming seminar on improving maintenance and quality controls with QualPro for existing industry. It will be October 7-9 at the Hampton Inn in Clinton. Currently have 5 companies planning to attend. Two in county three outside county.
* Jon is working on writing two grants with Duke Energy. One is funding for students to complete certificates at the Center for Advanced Manufacturing and the second is funding to support the Future Scholarship initiative. Each grant is $50,000.

*CEDC Update – Frank Stovall:*

* There are two manufacturing projects they have shown property to since the past meeting. They are also working with a restaurant considering to locate on the interstate.
* The frontage road should be approximately 90 days from completion. All utilities will be in place within the next week. Curbing has been poured and just waiting on paving.

*Laurens ED Update – John Young:*

* Pleased to report that since January, 20 new jobs have been added primarily on the square.
* As a result of the new financial arrangement with the city, work will begin around the first of the year on a new master plan for the downtown area and rest of the city.
* Plan to also get back on offering the jump start program to new restaurants and businesses interested in opening inside the city.

*Upstate SC Alliance Update – Aimee Redick:*

* Summer has not been a real active time for them with travel but hosted a consultant and broker event in Charlotte along with several inbound events into SC highlighting a couple of the main target industries.
* The fall, from a marketing perspective, is a really busy time with the Upstate Alliance in both their targeted industry and international focuses.
* August seemed to be busier than normal with inbound prospect visits. Continue to see a lot of international companies and the majority of those are related to automotive.
* Have had some recent restructuring at the Upstate Alliance due to staff turnover.

*Sale of Property – Marvin Moss:*

* Several meetings ago the board gave approval to buy land at the Owings Industrial Park. Some was sold to Agracel but there is another parcel of approximately 20 acres that will be sold to a project called Lambeau 2. LCDC attorney, Sandy Cruickshanks, stated the resolution is to authorize Mr. Moss and Mr. Bryson to execute any documents necessary to enter into contract and close out the sale at $25,000 per acre. The property is along Owings Park Boulevard and backs up to property owned by RAI. Chairman Bryson asked for a motion to approve this resolution. Ernie Segars motioned to approve the resolution and Mayor John Stankus seconded the motion. The Board unanimously approved the resolution.

*Finance Committee Update – Frank Stovall:*

The finance committee has made a few actions since the last meeting they wish to brief the board about.

* First was to approve the use of $384,294.01 from land sale money on deposit at Frist Citizens Bank to pay off a loan and avoid paying more interest. Twenty acres is anticipated to sale in Owings Industrial Park in the next few weeks. This land sale money will be repaid after the closing.
* The second action was to approve the transfer of $34,560.04 which was remaining in an account that was to be used in the construction of a turn lane at ZF. The money has been moved to pay the costs associated with a sewer project for ZF.
* The third action taken was to approve an expenditure of $4,825.00 for an engineering study on a property that can be potentially used for future economic development near exit 19 on I-385.

*Executive Session:*

Chairman Bryson asked for a motion to go into Executive Session at 12:49 to discuss an employment matter. Frank Stovall motioned to enter into executive session and Randy Garrett seconded the motion. The Board unanimously approved moving into executive session.

The Board returned to open session at 12:54. The Chairman stated that during executive session the search committee had come to make their recommendation on the LCDC’s new Executive Director. The search committee chairman, Dr. David Pitts, reported that it is their recommendation to approve Mr. Jonathan Coleman as the new Executive Director of Laurens County Development Corporation. Chairman Bryson asked for a motion to approve Jon as the Executive Director of the LCDC following Marvin Moss’s retirement. Frank Stovall motioned to approve Jonathan Coleman as the new executive director of the LCDC and Ernie Segars seconded the motion. The Board unanimously approved the motion.

*Other Business – None*

With no other business, the meeting was adjourned at 12:56 p.m.

Respectfully submitted,

Lynn S. Finley