

MARLBORO COUNTY COUNCIL

MARLBORO COUNTY ECONOMIC DEVELOPMENT PARTNERSHIP BUILDING

COUNCIL CHAMBERS

MONDAY, AUGUST 10, 2015

WORK SESSION MEETING

5:30 PM

CHAIRMAN

RON MUNNERLYN

VICE-CHAIRMAN

JASON STEEN

ADMINISTRATOR

JIM HAYNES

CLERK TO COUNCIL

PATRICIA M. BUNDY

COUNTY ATTORNEY

HARRY EASTERLING, JR.

COUNCIL:

JASON STEEN,  
RON MUNNERLYN,  
DR. CAROLYN PRINCE,  
STEVE BLACKMON, AND

WILLIE GLADDEN,  
CORRIE H. PLATO,  
\* KEN ALLEN,  
ANTHONY WOODS

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\*Absent

Others Present: None

A notice of the work session of Marlboro County Council was emailed to Lynn McQueen of the Herald Advocate, and posted on the front door of the William P. Wallace, Sr. Administration Building and on the county's website ([www.marlborecounty.sc.gov](http://www.marlborecounty.sc.gov)).

Mr. Ron Munnerlyn, Chairman, opened the meeting by advising this work session was to have discussion about concerns of a proposed spec building from Marlboro Electric Cooperative, Inc. Mr. Munnerlyn stated that he had had a very positive lunch meeting with Mr. William Fleming of MEC, and also Mr. Fleming had positive contact with Mr. Jim Haynes, the County Administrator, and Mr. Ron King, Director of Economic Development. He stated that initial conversations about costs of the proposed spec building was that it was not going to cost the county anything, but now the conversations are not as sweet as staff thought. Mr. Munnerlyn stated that a site which is located at the intersection of Coxe Road and SC Highway 38 South is on the right of the intersection headed towards I-95 is being considered. He stated that this was a nice piece of property and the front would be serviced by the MEC. He stated that there are many acres available at this site but that MEC is considering about 30 acres for the location of the spec building.

Mr. Ken Allen asked if this location was close enough to I-95 to attract new industry. Mr. Munnerlyn stated that that need a site which is located on a property that the MEC can

**Page Two – August 10, 2015 County Council Work Session Meeting**

provide the service. Mr. Munnerlyn stated that he thought the county needed some type of spec building somewhere in the county.

Mr. Steve Blackmon stated that his electrical service was provided by Duke.

Mr. Ken Allen stated that he did not feel that this was the right proximity for a spec building for the county.

Mr. Willie Gladden agreed that he liked the idea of having a spec building but did not like the location. He stated that he felt the spec building needed to be closer to I-95.

Mr. Jason Steen asked if the site was within 10 miles would the state consider incentives. Mr. Munnerlyn agreed that this was true.

Discussion was held about the distance from the location to I-95 but no one actually knew the true distance.

Mr. Munnerlyn stated that he understood from most of the members of Council that this Coxe Road location was not a good location but asked Mr. Jim Haynes, County Administrator, that if a good location could be found, what the cost of the building would be. Mr. Haynes stated that a glass front building with a height of 24 – 26' tall with concrete flooring would be estimated to cost somewhere around \$2.9 million for a 60,000 square foot building. He stated that a 50,000 square foot building would cost somewhere around \$2,5 million. He stated that loans were available for this property through MEC from Santee Cooper to pay for it without having to have true bonds in the county. On the loans with Santee Cooper, the building would actually be the collateral. Mr. Haynes stated that in addition, MEC will give the county over a five year period of time a \$1,000,000.00 in partnership credits. He stated that these credits could be used to make down payments on the building or towards the purchase price of the building. He stated that the County would buy the building from MEC and all details on this transaction would have to be worked out and placed in writing or an agreement of some kind.

Mr. Ken Allen stated that if the building would cost \$2.9 million and we will have \$1,000,000.00 credit from MEC, the county would still have to spend \$1.9 million. Mr. Munnerlyn agreed that to be true and stated that was a great concern to him, especially when he was led to believe that it would not cost the county anything.

Mr. Haynes stated that the Dillon Tri-County Park would create somewhere between \$250,000.00 and \$500,000.00 in tax income.

Mr. Allen stated that he felt this could be a good thing for Marlboro County but the location is just not a good one. Mr. Allen stated that the Winn-Dixie building would a better location than the site at the Coxe Road intersection.

**Page Three – August 10, 2015 County Council Work Session Meeting**

Mr. Steen stated that he thought it would be very nice to have a spec building that staff could show to prospects but was not aware that we would be having to pay for it.

Mr. Munnerlyn stated that he felt that he had heard from members of Council that the location and money were great concerns. He stated that he felt that MEC was tied to that site. Mr. Munnerlyn asked members of Council if there was a number that they felt we could work with if MEC could be negotiated down.

Mr. Steve Blackmon stated that he thought if MEC would take the Winn-Dixie building as a trade off to get the debt down, it might be worth talking about.

Mr. Munnerlyn stated that he felt if a better location could be found and a better deal on the money, this might be something that the County would be interested in. He stated that the location and money at this time would be too much of a gamble in his opinion.

Mr. Munnerlyn suggested that staff take this information back to MEC and see what better deal, if any, could be worked out to bring back to members of Council for consideration.

Mr. Haynes agreed.

The work session meeting ended at 6:00 p.m.

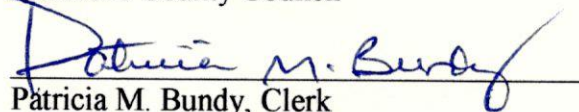
(SEAL)

ATTEST:

Adopted: September 8, 2015



J. Ron Munnerlyn, Chairman  
Marlboro County Council



Patricia M. Bundy, Clerk  
Marlboro County Council