



**York County
Economic Development Committee
Minutes
May 1, 2025**

Regular Meeting

**Eastern Maintenance Facility
177 Central Carolina Parkway
Fort Mill, South Carolina 29715**

4:30 PM

Call to Order

Chairman, Watts Huckabee

Order of Business

1. Introduction of Guests

Matt Dosch (RHEDC Chair), Rick Norwood (RHED Staff), Jason Flora (RHED Staff), Consultant Mark Farris

Committee member Tom Audette provided the invocation

2. Approval of the minutes from the April 3, 2025 Economic Development Committee meeting.

Passed	Yes 2, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Ansel Watts Huckabee Sr, Tom Audette
NAYS:	None
ABSENT:	Christi Cox
RECUSED:	None

3. Presentation from Economic Development Director, Mitch Miller and Jason Flora with Rock Hill Economic Development regarding International Drive and Aspen Drive.

Jason Flora of Rock Hill Economic Development led a discussion regarding International Drive and Aspen Drive. Mr. Flora explained that RHEDC is formally requesting that York County Council consider allocating up to \$1 million of economic development C-funds toward the completion of International Drive at the Aspen Business Park. Mr. Flora explained that this is a \$6.5million project and will be a significant economic development opportunity for the county and will serve a vital role in bringing new industrial sites to market, while offering local firms a place to grow. Mr. Flora said that this project will also improve safety and reduce traffic congestion at signalized intersections in the area by making a key local road connection between Old York Road and Heckle Boulevard. Mr. Flora also stated that the \$1M could be distributed over 1-2 years. Additional funding is coming from the following sources:

CMAQ - \$2M
2024 Comporium UTC - \$415,000
2024 AT&T UTC - \$250,000
Childress Klein Commitment - \$964,488
RHEDC Commitment - \$542,512
2025 Additional UTC Request - \$350,000
City Funds - \$1,023,000

A motion was made to approve a recommendation to the full council for the \$1M C-Fund allocation for the Aspen Business Park.

Passed	Yes 2, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Ansel Watts Huckabee Sr, Tom Audette
NAYS:	None
ABSENT:	Christi Cox
RECUSED:	None

4. Discussion regarding Economic Development Fund - Targeted Initiatives

Mitch Miller, Economic Development Director, explained the targeted initiatives:

Wage Growth: York County aims to grow the average annual wage by X percent by 2030.

Higher wages mean families can afford better housing, healthcare, education, and other essential needs, leading to a higher quality of life. Increased consumer spending and business activity fueled by higher wages can lead to overall economic expansion, creating more jobs and opportunities.

Community Investments: York County aims to be intentional with future investments that focus on strategic land development, infrastructure, and addressing the needs for the future. Building economic systems that can withstand external shocks, such as economic downturns, requires diversification and focus on the future. Developing robust and resilient infrastructure, including transportation networks, is essential for connecting communities and attracting investment.

Small Business Support: York County aims to create a small business health index in partnership with local municipalities or agencies, allowing us to identify key metrics to create a vibrant environment for small businesses. Small businesses contribute significantly to GDP growth by generating revenue, paying taxes, and stimulating demand for goods and services. Small businesses help create a more resilient local economy, as their direct reinvestment in the community fosters stability and sustainability.

Workforce Development: York County aims to increase the educational attainment of individuals earning at least an associate's degree by X percent by 2030. An educated workforce is more likely to be able to adopt new technologies, improve existing processes, and develop innovative solutions, all of which contribute to economic growth. Communities' highly educated workforce are more attractive to businesses and investors, as they can be assured of

having a skilled workforce to support their operations.

Enhanced Mobility/Quality of Life: York County aims to partner with economic development allies to add/extend over X miles of trails by 2050. Trails connect neighborhoods, parks, and employment centers, improving accessibility and less dependency on cars. Trails create spaces for social interaction, promoting a sense of community and belonging. Trails provide opportunities for physical activity while promoting a healthier lifestyle.

The Committee members stated that the "how" for all of these initiatives will be discussed at the next Economic Development Committee meeting.

Mr. Miller also provided a draft copy of the application for the Economic Development Fund. Mr. Miller stated that the application requires the applicant to be clear about what they are requesting and how they plan to apply the funding.

5. Director's Report

Mitch Miller listed the priorities:

1. Small Business - YCED, Chamber and Visit YC will launch the small business tool-kit on May 4th and release a series of videos throughout the week to align with small business week.
2. Agriculture - Currently working with York County 4H/Clemson Extension, the City of York and Nations Ford Land Trust on an Ag-related initiative
3. Business Development - Activity has picked up with a heavy emphasis on corporate office
4. Partnerships - Make it York County (Branding/Marketing)

6. Future Discussions

Chairman, Watts Huckabee, requested that Mitch Miller and Mark Farris develop an agenda on topics that should be discussed based on the strategic plan that was developed. Committee member Tom Audette requested that staff review how county projects tie in with local bid preference.

Executive Session

Motion to go into Executive Session for an Economic Development Matter: Project Unagi

Passed	Yes 2, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Ansel Watts Huckabee Sr, Tom Audette
NAYS:	None
ABSENT:	Christi Cox
RECUSED:	None

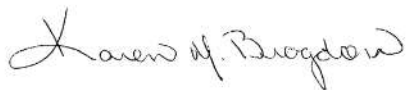
1. Economic Development Matter: Project Unagi

Matters for consideration following Executive Session

No matters for consideration following Executive Session.

Adjourn

Passed	Yes 2, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Ansel Watts Huckabee Sr, Tom Audette
NAYS:	None
ABSENT:	Christi Cox
RECUSED:	None



Karen M. Brogdon, Clerk to Council