



**York County
Economic Development Committee
Minutes
August 28, 2025**

Regular Meeting

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

4:30 PM

Call to Order

Chairman Watts Huckabee

Order of Business

1. Introduction of Guests

Guests in attendance were David Martin, Elizabeth Bowers, Jason Flora, Mariah Price, David Buist, Renee Miller, and Mark Farris.

2. Approve minutes from the July 10, 2025 Economic Development Committee meeting.

Motion to approve

Passed **Yes 3, No 0, Abstained 0**

MOVANT: Christi Cox

SECOND: Ansel Watts Huckabee Sr

AYES: Ansel Watts Huckabee Sr, Christi Cox, Tom Audette

NAYS: None

ABSENT:

RECUSED: None

3. Economic Development Strategic Plan

Economic Development Director, Mitch Miller provided a brief update on the Economic Development Strategic Plan. Mr. Miller provided a list of goals and initiatives that the department is working on:

Economic Development Advisory Board

Project Trail Mil

Identify top future employment sites and needed infrastructure

Plan uses for Economic Development fund

Target incentives and initiatives

Project Next Crop

Support local vendors in county procurement

Project Digital Main Street

Create a Small Business Council

Create stakeholder engagement plan

This was for information only and no action was taken.

4. Fort Mill Economic Partners – Presentation & Consideration

Members of the Fort Mill Economic Partners presented information regarding the Micro Transit Pilot Program. It was explained that the purpose of the program is to evaluate the feasibility of utilizing micro transit as an economic development drive in the Northern York County area by implementing a pilot program between major lifestyle districts.

- Drive economic impact by connecting key commercial hubs
- Reduce congestion and enhance mobility
- Serve as a community guide

Scope of Service

- Service Type: Turnkey on Demand, Door to Door
- Vehicles: 3-4 Tesla Model Y + Toyota Sienna
- Operating Time: 40 hours a week, year-long program

Pricing

- 3 vehicles: \$320,306 Annual Pilot; \$180,165 6 month Pilot
- Start up Fee: \$15,000
- Estimated Marketing and Advertising: \$62,000
- Estimated Charging Station Installation: \$10,000
- Estimated Total 1-year Pilot Program Cost: \$407,306

Next Steps

Identify Funding Partners

- Fort Mill Economic Partners: \$40,000
- Town of Fort Mill: \$200,000
- York County: \$100,000
- Grants and Businesses: \$67,000

Contract with Freebee

Create an integrated marketing campaign

Committee members would like additional information regarding revenue projections, economic impact and the service area.

Information will be gathered, and an update will be provided at a future Economic Development Committee meeting.

5. Aspen Business Park Update

A motion was made by Council member Tom Audette to refer this item to staff for further review and to develop a plan on how to approach.

Motion fails for lack of a second.

Council member Audette left the meeting early.

Jason Flora with Rock Hill Economic Development provided an update on the Aspen Business Park. Mr. Flora explained that CMAQ did not authorize their funding due to the project not qualifying for air quality funding. Mr. Flora explained that the request from York County remains \$1M.

Motion was made by Council member Christi Cox and seconded by Council member Watts Huckabee to go into Executive Session for receipt of legal advice.

Motion Carried

Matters for Consideration Following Executive Session

A motion was made by Council member Christi Cox and seconded by Council member Watts Huckabee to recommend taking this under advisement and getting an update at the next Council meeting on September 2 during Executive Session.

Motion Carried.

6. Discussion regarding identifying areas that may qualify for corridor studies and/or small area plans.

Assistant County manager, Tom Couch, provided an overview of Corridor Studies and Small Area Plans.

Small Area Plan (Land Use Focused)

- Strategies to preserve, improve or redevelop a specific geographic area
- Addresses and guides decisions
 - Land use/zoning
 - Urban design
 - Infrastructure
 - Economic Development

Corridor Plan (Transportation Focused)

- Strategic to preserve or improve the safety and mobility of major thoroughfares
- Decision guidance
 - Access management/ROW

- Connectivity
- Multi-modal

SMART Goas Approach

Specific: Target an area for improvement

Measurable: quantifiable, key performance measures and benchmarks, where possible

Achievable: Identify stakeholders and responsible parties

Relevant: What results can feasibly be achieved

Time-Bound: When will the results be achieved (fiscal/calendar year, or on-going)

Potential Next Steps

- Select candidate areas/corridors
- Consultant likely needed (speed and non-bias expertise)
- Ways to mitigate consulting costs
 - Informal design charette(s) - define a signature look or vision
 - Existing condition analysis
 - Be specific about what we want (share vision)

Council member Watts Huckabee and Council member Christi Cox would like the following information addressed by staff:

- A blend of a small area plan and a transportation corridor for the south side of the County
- Research where the high impacts are
- Proposed plan for the entire County
- Collaboration with the City of Rock Hill

Staff will provide an update at the next Economic Development Committee meeting.

7. Future Discussions

Economic Development Director, Mitch Miller, reported that he would like to give a presentation at the next meeting regarding engagement, new website, new initiatives and communications with citizens.

County Manager, Josh Edwards, stated that staff needed an official referral to the Committee if they wanted the discussion regarding site clearing to continue.

Council member Watts Huckabee, would like to have a future discussion regarding workforce development.

Council member Christi Cox and Council member Watts Huckabee would like to see an

application process for requests that are coming to the Economic Development Committee.

Executive Session

A motion was made by Council member Christi Cox and seconded by Council member Watts Huckabee to go into Executive Session for Economic Development Matters/Receipt of Legal Advice: Project Elevate, Project Dinger and MCIP.

Motion Carried.

1. Economic Development Matters/Receipt of Legal Advice: Project Elevate, Project Dinger, and MCIP

Matters for consideration following Executive Session

None

Adjourn

A motion was made by Council member Christi Cox and seconded by Council member Watts Huckabee to adjourn the meeting.

Motion Carried.



Karen M. Brogdon, Clerk to Council