



**York County
Economic Development Committee
Minutes
March 12, 2026**

Regular Meeting	Large Conference Room, Heckle Complex 1070 Heckle Boulevard Rock Hill, SC	6:00 PM
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Call to Order

Chairman, Watts Huckabee

Council members Tom Audette and Christi Cox were present for the meeting.

Assistant County Manager, Tom Couch, Economic Development Director, Mitch Miller, Eduardo Venegas, Caroline Floyd and Jose Cervantes-Jimenez were present as well.

Introduction of Guests

Dean Faile and Celeste Tiller for the York County Regional Chamber were in attendance.

Order of Business

1. Committee to approve the minutes from the December 16, 2025 Economic Development Committee meeting.

Motion to approve

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

MOVANT: Tom Audette

SECOND: Ansel Watts Huckabee Sr

AYES: None

NAYS: None

ABSENT: Christi Cox

RECUSED: None

2. York County Regional Chamber - Presentation on Workforce Efforts

Dean Faile, President and CEO and Celeste Tiller, Vice-President of York County Chamber provided a report on the LIFT Program, outcomes and ROI.

School Districts

Winthrop University Honor's College

Laurel Institute

Atrium/York Tech Nursing Pathway

EPIC (Employer Provided Innovation Challenges)

Leadership CORE

Return on Investment

Annual Wages created — \$5.6million

Revenue generated into the York County economy — \$8 million

Property Taxes collected — \$300,000

Celeste Tiller provided an overview of the Talent and Workforce Development. Ms. Tiller reviewed the programs that are offered by the Chamber:

EPIC (Employer Provided Innovation Challenges)

Business Expedition

WOW (World of Work)

Dean Faile asked that the County continue to partner with the Chamber by contributing \$100,000 a year for an additional 5 years.

3. Bailey Bill

Mitch Miller, Economic Development Director, introduced Eduardo Venegas.

Mr. Venegas discussed the Bailey Bill and provided follow-up information:

Local and state examples of Bailey Bill adoption - York, Clover, Fort Mill, Greenville County, Beaufort County and Richland County

Typical ordinance structures used by other jurisdictions

- Purpose of the program
- Eligible historic properties
- Minimum rehabilitation investment
- Assessment freeze period
- Application and certification process
- Compliance monitoring
- Coordination with municipalities
- Program review

Administrative oversight considerations:

- Application review
- Verification of rehabilitation investment
- Historical eligibility confirmation
- Compliance monitoring

Fort Mill, York, and Clover have already adopted the Bailey Bill, locally. Greenville County, Beaufort County and Richland County have also adopted the bill. Options for York County could be between 10-15 years with a 20%-30% investment and to consider completion time limit, program review clause and apply only where municipalities have adopted it.

Potential locations are: American Thread Building in Clover.

Staff will create a draft ordinance and present it to the ED Committee for consideration.

4. Small Business Road Map - Eduardo Venegas

Eduardo Venegas, presented the small business strategies:

3 phase plan over the next 18 months:

Phase 1: Listen and Building Foundation (Months 1-6)

Phase 2: Pilot Programs and Promote (Months 7-12)

Phase 3: Scale and Sustain Growth (Months 13-18)

This strategy lays the foundation for:

- Stronger local entrepreneurship ecosystem
- Greater collaboration across municipalities
- Data-driven small business policy
- Increased local economic resilience

5. Aspen Business Park Update

Mitch Miller, ED Director provided an update on the Aspen Business Park.

Anticipated Schedule:

1. Complete phase 2 design, including spine road - June 1, 2026
2. Permitting complete by August 15th
3. Bid complete by October 1st
4. Start construction November 1st
5. Finish construction October/November 2027

6. Future Discussions

Council member Christi Cox requested that staff consider finding a different way to do FILOT's to help the citizens understand the process more. Requested that staff be in a position to provide some very basic details to the public of the proposed company.

Staff and Management will provide a report on ways to be as transparent as possible with the community.

Council member Tom Audette asked how are we approaching the value of South Carolina being a right to work state from a non-union perspective?

Executive Session

Economic Development Matter: Project Utopia and Project Palmetto Rock

Motion to go into Executive Session to discuss Project Utopia and Project Palmetto Rock.

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

MOVANT: Tom Audette

SECOND: Christi Cox

AYES:	Ansel Watts Huckabee Sr, Christi Cox, Tom Audette
NAYS:	None
ABSENT:	
RECUSED:	None

Matters for consideration/actions following Executive Session

Adjourn

Motion to adjourn.

Passed	Yes 3, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Christi Cox
AYES:	Ansel Watts Huckabee Sr, Christi Cox, Tom Audette
NAYS:	None
ABSENT:	
RECUSED:	None



Karen M. Brogdon, Clerk to Council