

# CHEROKEE COUNTY

110 RAILROAD AVENUE  
GAFFNEY, SC 29340-3136  
TELEPHONE (864) 487-2560  
TELEFAX (864) 487-2594



COUNTY ADMINISTRATOR  
STEVE BRATTON

ASST. ADMINISTRATOR  
MERV BISHOP

## COUNTY COUNCIL:

Dist. 1 LYMAN DAWKINS III  
Dist. 2 MIKE FOWLKES  
Dist. 3 QUAY LITTLE, VICE-CHAIRMAN  
Dist. 4 TIM SPENCER, CHAIRMAN  
Dist. 5 ELLIOTT HUGHES  
Dist. 6 DAVID SMITH  
Dist. 7 TRACY A. MCDANIEL

MASTER CLERK TO COUNCIL  
DORIS PEARSON

**AGENDA FOR THE PUBLIC HEARING & REGULAR MEETING OF COUNTY COUNCIL  
MONDAY, DECEMBER 20, 2021, 5:00 P.M.  
CHEROKEE COUNTY ADMINISTRATION BUILDING  
COUNTY COUNCIL CHAMBERS, 1<sup>st</sup> FLOOR  
110 RAILROAD AVENUE, GAFFNEY, SC 29340**

**1. INVOCATION:**

**2. ROLL CALL:**

**3. ADOPT AGENDA:**

**4. APPROVAL OF MINUTES: Public Hearing & Regular Meeting of 12/6/21.**

**5. APPROVAL OF CLAIMS FOR CHEROKEE COUNTY in the amount of \$416,472.61.**

**6. PUBLIC HEARINGS:**

- **Ordinance No. 2021-28 to amend Chapter 17, Article II of the Cherokee County Code of Ordinances - Uniform Road Naming & Property Numbering System.**
- **In regards to the Natural Hazard Mitigation Plan for Cherokee County.**

**7. EXECUTIVE SESSION ON TWO MATTERS:**

- **Pursuant to Section 30-4-70(a)(2): discussion of negotiations incident to proposed contractual arrangements & proposed sale or purchase of property, the receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim.**

## **PAGE 2 – AGENDA FOR THE PH & REGULAR MEETING, 12/20/21**

### **07. EXECUTIVE SESSION CONTINUED:**

- Pursuant to Section 30-4-70(a)(5) discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body.

### **08. ACTION TAKEN FROM EXECUTIVE SESSION:**

### **09. RESOLUTIONS:**

- **NO. 2021-14** authorizing (1) the execution & delivery of a Fee in Lieu of Tax Agreement by & between Cherokee County, SC (The “County”) and a Company identified for the time being as Project Eclipse, acting for itself, one or more affiliates, and/or other Project Sunshine (collectively, The “Company”), pursuant to which the County shall covenant to accept certain negotiated Fees In Lieu of Ad Valorem Taxes with respect to the establishment and/or expansion of certain facilities in the county (collectively, (the “Project”); (2) the benefits of a Multi-County Industrial or Business Park to be made available to the Company and the Project; (3) certain Special Source Revenue Credits in connection with the Project; and (4) other matters relating thereto.
- **No. 2021-15** to express the intention of Cherokee County, SC to cause the County to be reimbursed with the proceeds of Tax-Exempt Obligations.
- **No. 2021-16** Whereas, Cherokee County is authorized & empowered to enter into agreements with Project Gold Rush whereby the Industry would pay Fees-in-Lieu-of Taxes with respect to qualified projects will be promoted and trade developed through the expansion of its facility for the purpose of manufacturing and distribution of home goods and furnishings in the County.
- **No. 2021-17** authorizing under certain conditions, the execution & delivery of a Fee in Lieu of Tax Agreement by & between Cherokee County, SC and one or more companies known to the County at this time as “Project Paint” with respect to certain Economic Development Property in the County, whereby such property will be subject to certain payments in Lieu of Taxes, will be designated as being in a Multi-County Industrial & Business Park, and will be eligible to receive certain tax credits; authorizing the execution & delivery of a Multi-County Industrial & Business Park Agreement with Spartanburg County to include such Economic Development Property; and other matters related thereto.

**PAGE 3 – AGENDA FOR PH & REGULAR MEETING, 12/20/21**

**10. ACTION ITEM:**

- **Double Creek Subdivision**

**11. ORDINANCES:**

- **3rd Reading of Ordinance No. 2021-28 to amend Chapter 17, Article II of the Cherokee County Code of Ordinances – Uniform Road Naming and Property Numbering System.**
- **2<sup>nd</sup> Reading of Ordinance No. 2021-30 to amend the Agreement for Development for Joint County Industrial Park by & between Spartanburg County and Cherokee County, SC, so as to include additional property in Spartanburg County as part of the Joint County industrial Park, and other matters relating thereto. (AGA Tag Solar II, LLC; RG Frontage, LLC; JSD Flatwood PV-1, LLC; The Cubes at Fort Prince, LLC; Fort Prince Logistics, LLC; SC Global Logistics, LLC.)**
- **2nd Reading of Ordinance No. 2021-31 to amend the Agreement for Development for Joint County Industrial Park by & between Spartanburg County & Cherokee County, SC, so as to include additional property in Spartanburg County as part of the Joint County Industrial Park, and other matters relating thereto. (Eastgroup Properties, LP; SCP Acquisitions, LLC; Big Acquisitions, LLC; ILJIN American Corporation; Greer South Carolina Becknell Onvestors, LLC; Walmart Stores East, LP.)**
- **2nd Reading of Ordinance No. 2021-32 authorizing (a) the execution & delivery of a Fee in Lieu of Tax Agreement by & between Cherokee County, SC (“County”), and Project Herbie with respect to certain Economic Development Property in the County, whereby such property will be subject to certain payments in Lieu of Taxes, including the provision of Certain Special Source Credits; (b) the County to create a Multi-County Industrial/Business Park with Spartanburg County, SC, and designate the property to be owned by Project Herbie as Multi-County Park Property; and (3) other related matters.**
- **2nd Reading of Ordinance No. 2021-33 authorizing the execution & delivery of a Fee in Lieu of Tax Agreement by & between Cherokee County, SC and (Project Alpha1) with respect to Certain Economic Development Property in the County, whereby such property will be subject to certain special source credits; and other matters related thereto.**

**11. ORDINANCES CONTINUED:**

- **1<sup>st</sup> Reading of Ordinance No. 2021-34 authorizing a Fee in Lieu of Tax & Infrastructure Credit Arrangement pursuant to a Fee in Lieu of Tax Agreement between Cherokee Co., SC and Project Eclipse, a company code name for a Delaware Corporation; and other matters relating to the foregoing.**
- **1<sup>st</sup> Reading of Ordinance No. 2021-35 authorizing the purchase of real property.**
- **1<sup>st</sup> Reading of Ordinance No. 2021-36 authorizing the Execution & Delivery of a Fee in Lieu of Tax Agreement between Cherokee County, SC and Project Gold Rush; and other matters relating thereto including, without limitation, payment of a Fee in Lieu of Taxes; the authorization of a Special Source Revenue Credit; the placement of the Project in a Joint County Industrial & Business Park; and related matters.**
- **1<sup>st</sup> Reading of Ordinance No. 2021-37 authorizing the Execution & Delivery of a Fee in Lieu of Tax Agreement between Cherokee County, SC and one or more companies known to the county at this time as “Project Paint” with respect to certain Economic Development Property in the county, whereby such property will be subject to certain payments in Lieu of Taxes, will be designated as being in a Multi-County Industrial & Business Park, and will be eligible to receive certain Tax Credits; authorizing the Execution & Delivery of a Multi-County Industrial & Business Park Agreement with Spartanburg County to include such Economic Development Property; and other matters related thereto.**

**12. ATTORNEY JOE MATHIS:**

**13. ADMINISTRATOR STEVE BRATTON:**

- **authorization to purchase roll carts**
- **approval of Splash Pad Contractor**

**14. ASSISTANT ADMINISTRATOR MERV BISHOP:**

**15. APPOINTMENTS:**

**16. NEW/OLD/OTHER BUSINESS:**

**17. ADJOURNMENT**