

DATE: 10/21/25 FILE: DATE656
TO: Cherokee County Council
SUBJECT: Minutes of PH & Regular Meeting, 10/20/25

There was a Public Hearing & Regular Meeting of County Council on Monday, 10/20/25, 5 PM in Council Chambers. Chairman Spencer presided with Pastor Will Vergara leading in prayer. All council members were present along with Admin. Bishop, Asst. Admin. Bradley, Attorney Mathis and Master Clerk Doris Pearson. The news media was informed by agenda and it was posted in accordance with the SCFOIA. Two news media were present along with 26 visitors.

Councilman Donnie Hardin made the motion to adopt the agenda of the Public Hearing & Regular Meeting of Monday, 10/20/25 as received and posted in accordance with the SCFOIA. David Smith seconded and council voted in favor.

Councilman David Smith made the motion to approve the minutes of the Regular Meeting of 10/6/25 and Special Call Meeting of 10/10/25 as received. Donnie Hardin seconded and council voted in favor.

Councilman Donnie Hardin made the motion to approve payment of the claims for Cherokee County as presented in the amount of \$500,224.05. Billy Hardin seconded and council voted in favor.

Executive Pastor at Kirby Church Duck McAbee spoke to council regarding the BRE Facility. He stated he understood that Council had chosen to move forward with another proposal. Our offer to purchase the BRE property was approximately \$4.265 million in cash with minimal contingencies & no real estate agent fees required to be paid by the county. Our plan for the BRE Facility included public access for ministry events, indoor recreation opportunities, open spaces, shared facility that could host both faith-based & community-centered activities 7 days a week, not just on Sundays. Kirby Church will continue doing what we have always done, loving our neighbors, serving our county and believing the best is yet to come. (A copy of his letter presentation is attached.)

Senior Pastor of Kirby Church Pastor Will Vergara spoke to council regarding the BRE Facility. Our vision wasn't simply about renovating a building for our Kirby Faith family to worship. Our vision was about creating a true hub for community connection, a place that could bring people together in meaningful ways, far beyond Sunday services. We dreamed of partnering with Cherokee County to develop a space that serves everyone, a shared resource where families can gather, children & youth have safe & engaging spaces to play & grow, and local organizations have the facilities they need to host programs & events that strengthen the community. We envisioned activity centers for sports & recreation, office spaces for community counseling & support services, and areas where vital needs, whether emotional, educational, or physical can be met. I understand that growth, business and jobs are vital to Cherokee County's future, but I also believe that for a community to truly flourish, it needs

more than economic development, it needs spiritual & social development and strength as well. It needs places that build people, not just buildings. (A copy of his letter presentation is attached.)

Chairman Spencer opened the public hearing on two matters: **1) Ordinance No. 2025-29** authorizing the execution & delivery of a Second Amended & Restated Fee in Lieu of Tax & Special Source Credit Agreement between Cherokee Co., SC and CCC-85 2A Owner, LLC, a Delaware limited liability company with respect to the acquisition, installation & construction of certain land, improvements, fixtures, machinery, equipment, furnishings and/or other real and/or tangible personal property to a new manufacturing/distribution facility in the County. Pursuant to the Agreement, the Company will pay an annual fee in lieu of ad valorem taxes to the county. The Agreement will be delivered by the County pursuant to Title 12, Chapter 44, Code of Laws of SC, 1976, as amended, and the Ordinance. **2) Ordinance No. 2025-30** authorizing the delivery by Cherokee Co., SC of a Second Amended and Restated Fee in Lieu of Tax and Special Source Credit Agreement between the County and CCC-85 Landco Owner, LLC a Delaware limited liability company, with respect to the Owner, LLC, a Delaware limited liability company, with respect to the acquisition, installation and construction of certain land, improvements, fixtures, machinery, equipment, furnishings and/or other real and/or tangible personal property to a new manufacturing/distribution facility in the county. Pursuant to the Agreement, the Company will pay an annual fee in lieu of ad valorem taxes to the County. The Agreement will be delivered by the County pursuant to Title 12, Chapter 44, Cod of Laws of SC 1976, as amended and the Ordinance. No one was present to speak and the public hearing was closed.

Councilman Tracy McDaniel made the motion to adopt the 3rd Reading of Ordinance No. 2025-29 authorizing the execution & delivery of a Second Amended and Restated Fee in Lieu of Tax Agreement by & between Cherokee Co., SC and CCC-85 2A OWNER, LLC 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 and will be designated as being in a Multi-County Industrial & Business Park; and other matters related thereto. David Smith seconded and council voted in favor.

Councilman Tracy McDaniel made the motion to adopt the 3rd Reading of Ordinance No. 2025-30 authorizing the execution & delivery of a Seconded Amended and Restated Fee in Lieu of Tax Agreement by & between Cherokee County, SC and CCC-85 LANDCO OWNER, LLC 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 and will be designated as being in a Multi-County Industrial & Business Park; and other matters related thereto. David Smith seconded and council voted in favor. Cherokee Co. Development Board Director Ken Moon announced that this is the former Glenstar.

Councilman Tracy McDaniel made the motion to adopt the 2nd Reading of Ordinance No. 2025-31 authorizing, pursuant to Title 4, Chapters 1 and 29 of the Code of Laws of SC, 1976, as amended, the execution & delivery of Special Source Revenue Credit Agreement by & between Cherokee Co., SC

and Legal Entity Identified by the County as Project Quantum Leap, acting for itself, one or more current or future affiliates and other Project Companies; providing for Certain Special Source Revenue Credits; designating certain property to be included in a Multi-County Industrial Park and providing for other related matters. Elliott Hughes seconded and council voted in favor.

Councilman Elliott Hughes made the motion to adopt 2nd Reading of Ordinance No. 2025-33 authorizing the execution & delivery of a Fee in Lieu of Tax Agreement by & between Cherokee Co., SC, Baker Street Acquisitions LLC and Apollo Acquisitions LLC, previously known to the county 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 and will be eligible to receive certain tax credits; and other matters related thereto. David Smith seconded and council voted in favor.

Councilman Billy Blanton made the motion to adopt 2nd Reading of Ordinance No. 2025-34 authorizing the execution & delivery of a Fee in Lieu of Tax Agreement by & between Cherokee Co., SC (“County”) and Project Oranges (“Company”) with respect to certain economic development property in the County, whereby such property will be subject to certain payments in Lieu of Taxes; and providing for other related matters. Tracy McDaniel seconded and council voted in favor.

Councilman Tracy McDaniel made the motion to adopt 1st Reading of Ordinance No. 2025-36 to amend the agreement for development of a Joint County Industrial Park by & between Spartanburg & Cherokee Counties, SC so as to include additional property in Spartanburg County as part of the Joint County Industrial Park, and other matters relating thereto. (Pigg Town, LLC; Mid-South Management Co., Inc.; Joey E. Harrison; Pacolet Milliken, LLC; Wildcat Rentals and Drayton Townhomes, LLC.) David Smith seconded and council voted in favor.

Councilman David Smith made the motion to adopt 1st Reading of Ordinance No. 2025-37 authorizing the sale of certain real property in Cherokee County, SC and other related matters. Donnie Hardin seconded. Voting in favor: Donnie Hardin, Tracy McDaniel, David Smith & Elliott Hughes. Opposed: Billy Blanton. Abstained: Tim Spencer & Teresa Bonner. Motion carried.

Councilman David Smith made the motion to adopt 1st Reading of Ordinance No. 2025-38 to authorize and approve an agreement for the development of a Joint Industrial & Business Park also known as Project DRY FLY by & between Cherokee Co. & Spartanburg Co., such Industrial & Business Park to be geographically located in Cherokee & Spartanburg Counties, established pursuant to Section 4-1-170 of the Code of Laws of SC 1976, as amended; and other matters related thereto. Donnie Hardin seconded. Voting in favor: Donnie Hardin, Tracy McDaniel, David Smith & Elliott Hughes. Opposed: Billy Blanton & Teresa Bonner. Abstained: Tim Spencer. Motion carried.

Councilman David Smith made the motion to adopt 1st Reading of Ordinance No. 2025-39 authorizing the execution & delivery of an Infrastructure Credit Agreement between Cherokee County and Project DRY FLY to provide for the issuance of Special Source Revenue Credits; authorizing the Execution of a Lease Agreement between the County and Project DRY FLY; and addressing other

related matters. Donnie Hardin seconded: Voting in favor: Donnie Hardin, Tracy McDaniel, David Smith & Elliott Hughes. Opposed: Billy Blanton & Teresa Bonner. Abstained: Tim Spencer. Motion carried.

Councilman Billy Blanton made the motion to adopt 1st Reading of Ordinance No. 2025-40 authorizing the execution & delivery of an Infrastructure Credit Agreement between Cherokee Co., SC and PROJECT SALON to provide for the issuance of Special Source Revenue Credits; and addressing other related matters. Donnie Hardin seconded and council voted in favor.

Councilman Tracy McDaniel made the motion to adopt 1st Reading of Ordinance No. 2025-41 to authorize and approve an Agreement for the Development of a Joint Industrial & Business Park (SALON PARK), as known as PROJECT SALON by & between Cherokee County & Spartanburg County, such Industrial & Business Park to be geographically located in Cherokee County and Spartanburg County and established pursuant to Section 4-1-170 of the Code of Laws of SC 1976, as amended: and other matters related thereto. David Smith seconded and council voted in favor.

Administrator Merv Bishop reported that the SC General Assembly enacted a bill which imposes a 2% tax on all accommodations within the state of SC with the goal to assist in the development of a strong tourism industry throughout SC. A portion of the collected tax is to be used for activities relating to tourism and these funds are disbursed to eligible local agencies for projects & activities that directly promote tourism in Cherokee County. The Accommodations Tax Advisory Committee is David (Shag) Stepp/Daddy Joe's BBQ, Bobby Beattie/Logan Street Hotdogs; Ken Moon, Director Cherokee Co. Development Board; Cline Gore, IIC/White Columns Funeral Home, LLC; Brooks Allison/Cherokee Co. Veterans Museum; Lisa Butler/Iron City Campground; and Amanda Walker/Pine Haven Campground, LLC. Their recommendation to disburse the 2025 A Tax Monies are: 1) Blacksburg Business Asso. - \$12,605.47; 2) Broad River Antique Power Asso. - \$7,858.19; 3) CAVA - \$2,092.86; 4) CHAPS - \$11,248.33; 5) Cherokee Co. Meals on Wheels - \$12,153.90; 6) Cherokee National Golf Club - \$3,357.14; 7) Community 4 Life Makers - \$2,178.57; 8) Downtown Business Asso. - \$6,676.90; 9) Gaffney Little Theatre - \$ 4,357.14; 10) Palmetto Christian Academy - \$1,785.71; and 11) SC Peach Festival - \$24,404.79 for a grand total of \$88,719. **[Councilman Tracy McDaniel made the motion to award the Local Accommodations Tax Monies to the agencies as presented for a grand total of \$88,719.00. David Smith seconded and council voted in favor.]**

Administrator Merv Bishop reported that administration would like to begin a new initiative where, each month, we recognize a government or public organization that provides valuable services throughout Cherokee County. Tonight, we would like to recognize our Cherokee County Public Library Director Mr. Heath Ward.

Cherokee County Library Director Heath Ward gave his annual report. We have had over 56,547 visits to the libraries in Cherokee Co. for 2025; total hours open systemwide were 6,032; 9,070 reference questions were answered; 70,617 items such as books, other printed items, DVDs, CDs, eBooks, audio, video, periodicals & other items were used; we offered 442 programs with 14,978 attending; 217

child's programs and 83 young adult programs. The bookmobile had 178 stops and 21,602 children & young adult items were checked out.

Administrator Merv Bishop recognized our new Cherokee County EMS Director Rob McGraw. Rob gave a synopsis of his background history and stated he is excited about working here in Cherokee Co. and plans to go forward with the EMS Program.

Asst. Administrator Kristy Bradley updated council on the County's 1st Animal Shelter Adoption Day which was Sat., 10/18/25. It was a huge success. \$4,400 was raised and people brought donations of food, litter, treats, etc. for the animals. We had an animal costume contest and the winner chosen was adopted. We had 20 adoptions that day. It took a lot of work & preparation but was very successful.

Asst. Administrator Kristy Bradley reminded Council of the Zoning Public Outreach which will be here in the Administration Bldg., County Council Chambers, Tuesday, 10/21/25 from 12:00 Noon to 7 PM. There will be maps showcased throughout the room and representatives will be present to answer questions.

As there was no other business to come before council at this time, Chairman Spencer adjourned the meeting at 5:50 PM.

APPROVED: 11/3/25

BY ITS CHAIR: Tim Spencer

Respectfully submitted,

Doris F. Pearson, Master Clerk to Council