MINUTES
UNION COUNTY COUNCIL MEETING
TUESDAY, FEBRUARY 11, 2025, AT 5:30 P.M
103 WEST MAIN STREET UNION, SC

Present: Chairman Phillip Russell, II, Councilman Danny Bright, Councilman John Glenn, Vice chair David Sinclair, Councilwoman Annie Smith, Councilwoman Carolyn Rutherford, Councilman John Flood, County Attorney Jennifer Williams, and Clerk to Council Kindra Horne.

Notice of the meeting and a copy of the agenda giving the date, time, and place of the meeting was posted on the bulletin board in the hall of the Union County Courthouse and on the bulletin board in the Union County Government Building, a copy was mailed or emailed to the members of the Union County Council, the County Attorney, Daniel Prince at WBCU Radio Station, Anna Brown at the County News, as well as to elected officials and heads of various county departments and offices. A notice of the meeting and a copy of the agenda were also posted on the County's website.

Chairman Russell opened the meeting at 5:30 PM. Councilman Danny Bright gave the invocation and Vice chair David Sinclair led the Pledge of Allegiance. The Clerk performed the roll call with the following results:

District 1 Danny Bright was present.
District 2 John Glenn was present.
District 3 David Sinclair was present.
District 4 Annie Amith was present.
District 5 Carolyn Rutherford was present.
District 6 John Flood was present.

Chairman Russell stated that the first item on the agenda was for Council to approve the minutes for the January 14 2025 Council meeting. Chairman Russell stated that he would like to request a motion to approve a corrected version of the minutes that had been sent out prior to the meeting. The minutes reflected an error that Councilperson Annie Smith served on the Council Standing Committee for Law Enforcement, Judiciary, and Recreation. It should read that Councilperson Carolyn Rutherford serves on the Committee. Vice Chairman Sinclair made a motion to accept the minutes as written, Councilman Glenn seconded. Chairman Russell called for a vote, which carried unanimously.

Chairman Russell presented a service award to Tim Roark with the Building Maintenance Department for 15 years of service. Chairman Russell noted that Tim, along with other employees of the building maintenance department, have worked on the 103 W Main Street Building so that tonight's meeting could be held there.

Chairman Russell introduced Resolution 2025-01 authorizing the execution and delivery of an inducement agreement by and between Union County and Project Panama (Eaton Corporation). Councilman Flood made a motion to dispense with referring to Committee and accept the resolution as presented, Vice chairman Sinclair seconded. Chairman Russell asked if there were any questions, there were none. He called for a vote, which carried unanimously.

Chairman Russell introduced 2nd Reading of an Ordinance authorizing the sale and conveyance of certain Union County owned real property to the Union County-Laurens Commission on Higher Education and other matters related, thereto. Chairman Russell stated that Councilperson Smith has provided documentation to recuse herself from the vote, as it deals with her place of employment. Councilman Glenn made a motion to dispense with referring to Committee and proceed with 2nd reading, Councilman Bright seconded. There were no questions or discussion. Chairman Russell called for a vote; it carried 5 in favor with 1 recusal.

Chairman Russell stated that the next item on the agenda was 3rd and Final Reading of Ordinance 399 authorizing and executing a FILOT Agreement for Buffalo PV1 LLC. Chairman Russell stated that this would be a solar farm in the Cross Keys area of Union County. Vice Chairman Sinclair made a motion to dispense with referring to Committee and adopt the Ordinance as presented, Councilperson Smith seconded. There were no questions. Chairman Russell requested a vote, it carried unanimously.

Chairman Russell stated that he would like to turn the meeting over to representatives of Eaton Corporation, who would be introducing themselves and giving a brief overview of the Company. Nick D'Angelo, Director of Public Affairs at Eaton, expressed his appreciation and excitement for the Company's opportunity to expand in Union County. Mr. D'Angelo thanked Union County, Union County's Economic Development Team, and others who helped in the process. Chris Hess, Local Public Affairs Vice President, stated that the experience he and his team received when working with Union County has been second to none. He expressed his gratitude and thanked Council and the public for the warm welcome to Union. Mike Yelton, President of Electrical Sector Americas, stated that he is familiar with Union as he grew up in Western North Carolina. He stated that the site opening up in Union will be one of their largest. He stated that the largest population of employees for Eaton comes from the Hodges/Greenwood area. Mike stated that for over a hundred years, Eaton has been supplying reliable and efficient power management to customers. There are two primary divisions to Eaton; the first being industrial such as aerospace, filtration, vehicle, and e-mobility. The second, and largest portion of the business is the electrical sector. The Jonesville site will join that electrical sector; mainly focusing on power distribution, power delivery, and power reliability. Mike stated that there is an increase in transformer shortages and lack of utility power. Union County will have the opportunity to provide those solutions to the United States through Eaton. This will be Eaton's single largest investment, at 340 million dollars in investment. Mr. Yelton thanked Council for the opportunity to speak and turned the presentation over to Angie McMillen, President of Energy Services and Solutions at Eaton. Ms. McMillen expressed the impact of Eaton in Jonesville and explained why it is relevant to the Community. Ms. McMillan reiterated that there is a shortage of transformers in the last several years which has led to high demand. With an

increased electric energy usage, the site in Jonesville will be used to facilitate the demands for reliable power sources. The site in the Jonesville will be used as a showcase site for future establishments. Ms. McMillan expressed her gratitude and excitement for the opportunity to partner with Union County. Gil Moore, stated that he was also excited to work with Union County. He stated that Union County stood out among hundreds of other communities when looking at a location for Economic Development. Mr. Moore stated that they will be refurbishing the 900,000 sq./ft. building and creating a state-of-the-art facility to manufacture transformers. He stated that Eaton's team will be present in the Community, as they are not only here to produce transformers but to partner with Union County and be present with the citizens. Mr. Moore thanked everyone and stated that Eaton was looking forward to the years of partnership to come, as they will be here for a long time.

Chairman Russell stated that he wanted to thank each of the representatives from Eaton. He expressed his excitement to stop calling the building the "Old Belk Building" as it is now the new Eaton Building. He also thanked the State Commerce Department, Daniel Beaty, State Delegation, and the Governor's Office for supporting the project. He also thanked the Economic Development Team, Dolton Williams and Jami Trammell and Economic Development Board Chairman, Andrena Powell-Baker. He thanked Union County's power team, Broad River Electric, the City of Union, and the City of Jonesville for working to make this project possible.

Chairman Russell announced the 3rd and Final Reading of an Ordinance authorizing and executing a FILOT agreement for Eaton Corporation (formally identified as Project Panama). Councilman Flood made a motion to dispense with referring to committee and adopt the Ordinance, Councilperson Smith seconded. There were no questions. Chairman Russell called for a vote; it carried unanimously.

Chairman Russell announced the 3rd and Final Reading of an Ordinance authorizing and approving a Joint Multi-County Industrial Business Park with Spartanburg County. Councilman Bright made a motion to dispense with referring to committee and adopt the Ordinance, Councilman Glenn seconded. There were no questions. Chairman Russell called for a vote, which carried unanimously.

There were no Committee Reports. Chairman Russell stated that there would be a Committee meeting held on Thursday, February 13th.

Chairman Russell recognized Elected Officials that were present. Sheriff Jeff Bailey, Clerk of Court Stephanie Kitchens, Treasurer Debbie Robertson were present.

Chairman Russell stated that the Supervisor's Report had been sent to members of Council and members of the Press via email. He asked that any questions or concerns regarding the report be emailed to him.

Chairman Russell announced that there would be refreshments available at the close of the meeting.

Councilman Glenn made a motion to adjourn, Councilman Bright seconded. The meeting adjourned at approximately 5:55PM.

Phillip G. Russell, II, Chair, Union County Council

Kindra W. Horne, Clerk to Council