Teddie Pryor, Chair Henry Darby Jenny Costa Honeycutt Anna B Johnson Kylon Jerome Middleton Brantley Moody Herb Sass Dickie Schweers Robert L Wehrman



Finance Committee Agenda October 7, 2021 at 5:00 PM 4045 Bridgeview Drive, North Charleston, SC 29405.

1 APPROVAL OF MINUTES OF SEPTEMBER 23, 2021

2	CONSE	NT AGENDA	
	2A	Allocation of Funds from the Ernest E. Kennedy Center	- Request to Accept
	2B	Accommodations Tax Advisory Board Qualifications	- Request to Amend
	2C	Planning Commission Appointment (Honeycutt)	- Appointment (1)
3	FINANC	E DIRECTORATE	
	3A	Holiday Calendar	- Request to Consider
4	PUBLIC	DEFENDER'S OFFICE	
	4A	State Legislature Fund Positions	- Request to Approve
5	SHERIF	F'S OFFICE	
	5A	FY 2021-2022 Victims of Crime Act (VOCA)	- Request to Accept
	5B	Grant Law Enforcement Victim Advocacy DNA Lab Funding Request - Sheriff	- Presentation
6	AUDITO	R'S OFFICE	
	6A	Auditor's Salary	- Request to Consider
7	GENER	AL SERVICES DIRECTORATE	
	7 A	Lease Request for Cumberland Garage with Church Street Inn	- Request to Approve
	7B	Commissioner of Public Works Easement Request	- Request to Approve
8	ELECTI	ONS AND VOTER REGISTRATION	
	8A	Town of Rockville Transfer Election Authority to BEVR	- Request to Approve
9	ECONO	MIC DEVELOPMENT	
	9A	Multi-County Industrial Park Incentives for Properties Located within a Tax Increment Finance District	- Request to Approve
	9B	Multi-County Industrial Park Incentives	- Request to Approve
	9C	Financial Incentives for CK Crosspoint II, LLC and Argents Air Express Ltd.	- Request to Approve

Charleston County Council

Memorandum

To: Members of Øð að & Committee

From: Kristen Salisbury, Clerk of Council

Date: September 30, 2021

Subject: Minutes of Ù^] c^{ à^{A}, 2021

At the $\mathcal{A}_{\bar{B}}^{a}$ \hat{A}^{b} Committee meeting of October 7, 2021, the draft minutes of \hat{U}^{a} \hat{A}^{c} $\hat{$

To: From: Subject: Request:	From:Sheriff Kristin GrazianoSubject:Allocation of Funds from the Ernest E. Kennedy Center			Sheriff
Committee:	Finance Committee		Date:	October 07, 2021
Department		Approver		
Grants		Gail Marion		
Budget		Mack Gile		
Legal		Marc Belle		
Administrator		Bill Tuten		
Clerk		Kristen L. Sa	lisbury	

Fiscal Impact:

No match required.

Funding: Was funding previously approved? N/A

If yes, please provide the	Org	Object	Balance in Account	Amount Needed for item
following:				

Situation:

The Ernest E. Kennedy Center is a private, non-profit organization based in Moncks Corner, SC, which is designated as a county substance abuse provider by the South Carolina Department of Alcohol and Other Drug Abuse Service (SC DAODAS).

The Kennedy Center is partnering with the Charleston County Sheriff's Office (CCSO) to reduce underage drinking and underage smoking. CCSO is the lead agency for the Ninth Judicial Circuit's Alcohol Enforcement Team Grant. This funding is a sub-award from the Federal Center for Substance Abuse Prevention (CSAP) block grant prevention funds. The CCSO has been sub-awarded \$6,500 of these funds to use for the enforcement of underage drinking and smoking laws, and educational training through the Alcohol Enforcement Team.

The funds were remitted to the CCSO on June 29, 2021, and were available for expenditure as of that date.

There are no FTE's requested in this funding and no match is required.

Department Head Recommendation:

Allow the Sheriff's Office to accept pass-through Federal CSAP funding of \$6,500.00 from The Ernest E. Kennedy Center to use for the enforcement of underage drinking and smoking laws with the understanding that:

- The funding was available for expenditure as of June 29, 2021.
- No FTE's or matching funds are associated with this funding.

Charleston County Council

Memorandum

To:Members of the Finance CommitteeFrom:Kristen Salisbury, Clerk of Council

Date: October 1, 2021

Subject: Accommodations Tax Advisory Board Qualifications

Charleston County Council established an Accommodations Tax Advisory Committee on November 27, 2018. Pursuant to Section 6-4-25, Code of Laws of South Carolina, there shall be a local advisory committee consisting of seven members. The majority of these members shall be selected from the hospitality industry, of which at least two must be from the lodging industry, and one member shall represent the cultural organizations.

The Committee is composed of seven (7) members who must be residents of Charleston County. The membership of this committee was originally established as follows: Two representatives of the lodging industry whose business is located in unincorporated

Charleston County One representative of the hospitality industry whose business is located in unincorporated Charleston County

One representative of cultural organizations located in unincorporated Charleston County One representative who resides in unincorporated Charleston County West of the Ashley One representative who resides in unincorporated Charleston County East of the Cooper One member at large who resides in any area of unincorporated Charleston County.

Members are appointed by County Council for three-year terms.

To ensure compliance with state law, which requires a majority of the membership to represent the hospitality industry, it is recommended that Council change the membership to include two representatives of the hospitality industry and remove the member at large. This recommendation has been reviewed by the Budget Director and Legal Department.

Charleston County Council

Memorandum

To: Finance Committee

From: Kristen Salisbury, Clerk of Council

Date: October 5, 2021

Subject: Planning Commission Appointment (Honeycutt)

Councilwoman Honeycutt has notified the Clerk's Office that her recommended appointee to the Planning Commission, Bruce Miller, has resigned. Mrs. Honeycutt recommends Logan Davis be appointed to serve on the Planning Commission for a term to expire December 31, 2022.

To: From: Subject: Request: Committee:	Bill Tuten, County Administrator Patricia Holden Holiday Calendar Request to Consider Finance Committee	Dept.: Date:	Human Resources October 07, 2021	
Department		Approver		
Deputy County Administrator		Corine Altenhein		
Budget		Mack Gile		
Legal		Marc Belle		
Administrator		Bill Tuten		
Clerk		Kristen L. Salisbury		

Fiscal Impact:

County will incur approximately \$100,000 in holiday pay costs for those positions required to work on a holiday. Personnel lapse should cover the additional costs.

Funding: Was funding previously approved? N/A

If yes, please Org provide the following:	Object	Balance in Account	Amount Needed for item
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Situation:

On June 18, 2021, President Biden signed the National Independence Day Act designating Juneteenth National Independence Day as a legal public holiday. The Human Resources department is requesting Council direction on the making this a County observed holiday.

Department Head Recommendation:

Consider adding June 19th to the list of County recognized holidays and, if approved, amend Charleston County Personnel Procedure Title: Holiday Leave and Holiday Pay Number: 6.13 Procedure A to reflect this new County holiday.

То:	Bill Tuten, County Administrator			
From:	Ashley Pennington		Dept.:	Public Defender
Subject:	State Legislature Fund Positions			
Request:	Request to Approve			
Committee:	Finance Committee		Date:	October 07, 2021
Department		Approver		
Budget		Mack Gile		
Legal		Marc Belle		
Administrator		Bill Tuten		
Clerk		Kristen L. Sa	alisbury	

Fiscal Impact:

No fiscal impact.

Funding: Was funding previously approved? N/A

If yes, please Org provide the following:	Object	Balance in Account	Amount Needed for item
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Situation:

The State Legislature has provided funding in FY 22 for a new FTE attorney position and a new FTE investigator position at the Berkeley County Public Defender's Office. The Legislature also approved FY 22 full funding for a new FTE investigator position at the Charleston County Public Defender's Office. Charleston County is the County of Record for the Ninth Circuit Public Defender's Office so employees for both the Charleston County and Berkeley County offices are reported by Charleston County.

The Public Defender plans to hire one new attorney and one new investigator for the Berkeley office in October 2021. The Public Defender also plans to hire one new investigator for the Charleston office in October 2021.

Please note that Charleston County is not funding any of these position expansions in any way.

Department Head Recommendation:

Approve 2 FTEs for the Public Defender's Berkeley County office and 1 FTE for the Public Defender's Charleston County office with the understanding that funding is available from the State Legislature funding available for FY 22 and that Charleston County is under no obligation to continue funding these positions if this funding stream is discontinued.

To:Bill Tuten, County AdministratorFrom:Sheriff Kristin GrazianoSubject:FY 2021-2022 Victims of Crime Act (VOCA) Grant Law Enforcement Victim Advocacy			Dept.:	Sheriff
Request:	Request to Accept			
Committee:	Finance Committee		Date:	October 07, 2021
Department		Approver		
Grants		Gail Marion		
Budget		Mack Gile		
Legal		Marc Belle		
Administrator		Bill Tuten		
Clerk		Kristen L. Sa	alisbury	

Fiscal Impact:

Cash match of \$45,015 is available in the Sheriff's Law Enforcement budget.

Funding: Was funding previously approved? YES

If yes, please	Org	Object	Balance in Account	Amount Needed for item
provide the following:	124500001	66731	46,000	45,015

Situation:

The Victims of Crime Act (VOCA) was signed into law on October 12, 1984. The purpose of the Act was to enhance and expand direct services to victims of crime. The Act established within the U.S. Treasury a separate account known as the Crime Victims Fund. The fund is not supported by tax dollars, but rather is generated entirely by fines, penalty assessments, and forfeited bonds collected by the federal government. The U.S. Department of Justice, Office for Victims of Crime, makes annual VOCA crime victim assistance grants to the states, from the Crime Victims Fund housed in the U.S. Treasury.

In South Carolina, the primary purpose of the VOCA grant is to support the provision of direct services to victims of violent crime throughout the state for projects that will provide, enhance, improve, and expand direct services to victims of violent crime.

The Sheriff's Office is requesting permission to accept the award of funding from the SC Department of Public Safety's (SCDPS) VOCA grant to support the provision of direct services to victims in Charleston County.

The purpose of these funds is to fund four Law Enforcement Victim Advocates (LEVAs) within the Sheriff's Office. The funds will cover four grant-funded FTEs. Two LEVAs will serve in law enforcement and two LEVAs will serve at the detention center. There is one bilingual Spanish-speaking LEVA at each (one in law enforcement and one at detention). There is a cash match

of \$45,015, which will come from the General Fund. We are requesting \$180,063 from the grantor. The grant period is October 1, 2021 through September 30, 2022.

Department Head Recommendation:

Allow the Sheriff's Office to accept the Victims of Crime Act (VOCA) grant in the amount of \$180,063 with the understanding that:

- The grant period is October 1, 2021 through September 30, 2022.
- There is a cash match of \$45,015 that will come from the Sheriff's Law Enforcement budget.
- Grant funds will cover four FTEs.
 - o One FTE Bilingual Law Enforcement Victim Advocate (LEVA) at the Detention Center
 - o One FTE LEVA at the Detention Center
 - o One FTE Bilingual LEVA in Law Enforcement
 - o One FTE LEVA in Law Enforcement.
- At the conclusion of the grant period, the County is under no obligation to retain these positions after the grant period has expired.

Charleston County Council

Memorandum

To:	Members of Finance Committee
From:	Kristen Salisbury, Clerk of Council
Date:	September 29, 2021
Subject:	DNA Lab Funding Request - Sheriff

At the Finance Committee meeting of October 7, 2021, Sheriff Kristin Graziano will make a presentation regarding a funding request to partner with the City of Charleston's DNA Lab.

Frequently, Sheriff's Office investigations uncover multiple items in need of specific DNA analysis, each requiring a different type of testing. Currently, there is no expectation of being able to get DNA test results returned in a timely fashion. DNA analysis is a time-consuming process. The South Carolina Law Enforcement Division (SLED) operates the forensic DNA laboratory used by the majority of agencies in the state. Due to the overwhelming amount of analysis requests received by SLED, DNA analysis results take at least three months for violent crimes and over one year for property crimes. Emergency requests will be considered; however, these exceptions are rare.

In an effort to enhance the quality of the law enforcement services to the citizenry of Charleston County, it has become paramount that the Sheriff's Office establishes a DNA Laboratory capability to improve the identification process backlog and solve investigations in a timely manner. By establishing a DNA Laboratory capability in Charleston County, DNA results can be routinely processed in 24-48 hours.

To have a DNA capability here in Charleston is within reach. The Sheriff's Office and CPD partnership is that opportunity. The Sheriff's Office's share is to fund the three (3) DNA Lab FTEs and to purchase the initial lab equipment (one time cost).

As a result of these factors, the Sheriff is requesting funding to purchase required DNA Lab equipment--initial DNA Scientific Instrumentation and Equipment totaling \$828,111 and three (3) FTEs to staff lab in the amount of \$308,371.

Charleston County Council

Memorandum

To: Members of Finance Committee

From: Kristen Salisbury, Clerk of Council

Date: September 28, 2021

Subject: Auditor's Salary

At the Finance Committee meeting of October 7, 2021, Charleston County Auditor Peter Tecklenburg will request that County Council increase the Auditor's salary.

To: From: Subject:	Bill Tuten, County Administrator Philip A. Sabatino Lease Request for Cumberland G Church Street Inn	arage with	Dept.:	Facilities Management
Request:	Request to Approve			
Committee:	Finance Committee		Date:	October 07, 2021
Department		Approver		
Deputy Coun	Walt Smalls			
Budget		Mack Gile		
Legal		Marc Belle		
Administrator		Bill Tuten		
Clerk		Kristen L. Sa	alisbury	

Fiscal Impact:

Lease revenues will be recorded in the Parking Garage Enterprise Fund

Funding: Was funding previously approved? N/A

If yes, please provide the following:	Drg Object	Balance in Account	Amount Needed for item
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Situation:

Church Street Inn, a hotel in downtown Charleston, began leasing parking spaces in the nearby Cumberland Parking Garage, located at 90 Cumberland Street, in 2004 and currently leases 39 parking spaces on a monthly basis. The current monthly parking rate at the Cumberland Garage is \$160.00 per space. Church Street Inn's current monthly rent amount is \$6,240.00 for 39 parking spaces.

Church Street Inn is requesting to enter into a new ten (10) year lease for the same 39 parking spaces at the current monthly parking rate in the Cumberland Garage. These spaces will allow Church Street Inn to remain in compliance with parking regulations required by the City of Charleston. The lease will include language stating that the rental rate is subject to increase if the monthly parking rate of the garage increases and includes a termination clause allowing the County to terminate the lease with a 45-day written notice.

Department Head Recommendation:

Authorize the Chairman of County to execute a lease agreement between the County of Charleston and Festiva Real Estate Holdings (parent company of Church Street Inn), to lease 39 parking spaces in the Cumberland Garage for ten (10) years at a rate of \$6,240 per month or \$74,880 annually.

Legal Department to review the documents.

7A



August 4, 2021

VIA EMAIL

Charleston County Council ATTN: Laurel L. Lambrecht 4045 Bridge View Drive North Charleston, SC 29405 LLambrecht@charlestoncounty.org

RE: Request for Parking Lease

Dear Ms. Lambrecht:

Festiva Real Estate Holdings, LLC ("FREH") is requesting to lease 39 spots in the Charleston County parking lot located at 174 Church Street, Charleston, SC 29401. We are requesting a ten-year lease at a rate of \$160 per month per pass. These are the same 39 spots that have been leased by Church Street Inn/Church Street Inn Owners Association, Inc. ("HOA") since 2004. We would like to have FREH as the lessee instead of the HOA. A ten-year lease is necessary for the Church Street Inn to be in compliance with applicable zoning regulations. Thank you for your attention to this request.

Sincerely,

Elleveve Donahue General Counsel

To: From: Subject:	Bill Tuten, County Administrator Phil Sabatino Commissioner of Public Works Ea Request		Dept.:	Facilities Management
Request: Committee	Request to Approve Finance Committee	г	Date:	October 07, 2021
Department		Approver	2410.	
Deputy County Administrator Walter L. Si		Walter L. Sma	nalls	
Budget Mac		Mack Gile		
Legal		Marc Belle		
Administrator	•	Bill Tuten		
Clerk		Kristen L. Sali	isbury	

Fiscal Impact:

None.

Funding: Was funding previously approved? N/A

If yes, please Org provide the following:	Object	Balance in Account	Amount Needed for item
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Situation:

The Commissioners of Public Works, (CPW) has requested a right of way and utility easement on a portion of County owned property located at 3765 Leeds Avenue (TMS 412-00-00-012). The utility easement will provide water services to the entire corrections campus. The easement will allow CPW to operate, maintain, and repair water utility lines. The easement area is 15' in width and extends approximately 3,527 sq. ft. (0.08 acres). (See the attached Easement Drawing).

The easement is on the CPW form and contains standard utility easement terms. CPW will only accept their easement form and language without modification.

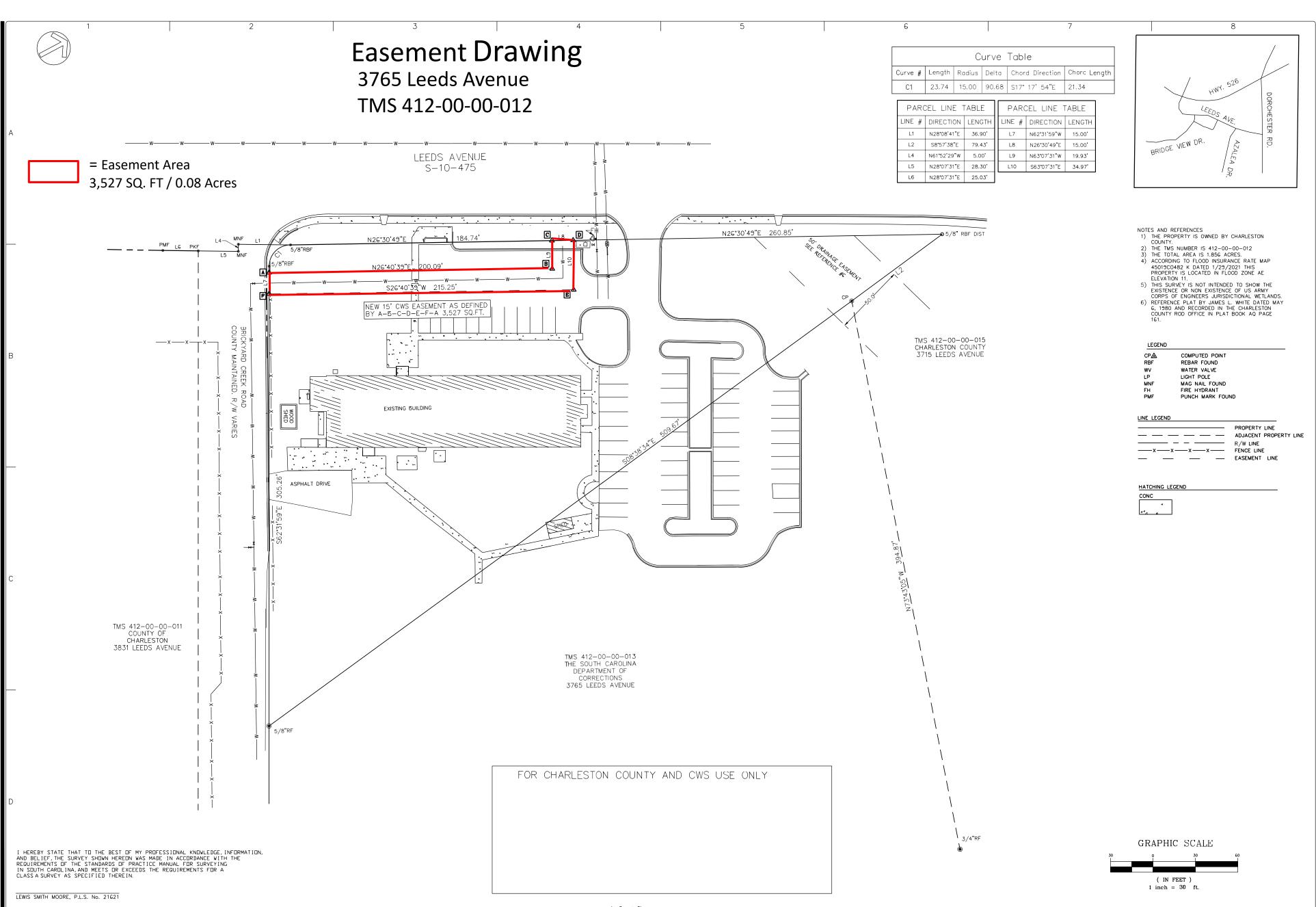
Department Head Recommendation:

Authorize Chairman of Council to execute the Right of Way and Utility Easement with the Commissioners of Public Works of the City of Charleston, South Carolina on a portion of County Property located at 3765 Leeds Avenue (TMS 412-00-00-12) to provide water utility services to the corrections campus.

Approve and give first reading to an Ordinance authorizing the Chairman to execute the easement. The Ordinance title is "AN ORDINANCE

APPROVING AND AUTHORIZING THE GRANT OF A UTILITY EASEMENT TO THE COMMISSIONERS OF PUBLIC WORKS OF THE CITY OF CHARLESTON, SOUTH CAROLINA, ON A PORTION OF A COUNTY PROPERTY IDENTIFIED AS TAX MAP PARCEL NUMBER 412-00-00-012 AND LOCATED AT 3765 LEEDS AVENUE, NORTH CHARLESTON, SOUTH CAROLINA"

All documents to be reviewed by the Legal Department.



IF SHEET IS LESS THAN (22" X 34") IT IS A REDUCED PRINT, SCALE REDUCED ACCORDINGLY

7B

FORSBERG ENGINEERING AND SURVEYING, INC. 1587 SAVANAH HIGHWAY SUITE B.

CHARI (843)

D

FORSBER

ENGINEERING SURVEYING, IN No. COO34

C-D-E-F-A

PLAT

DATE

T SHOWING A NEW 15' CWS EASEME AS DEFINED BY A-B-C-D-E-F-A PROPERTY OF CHARLESTON COUNTY TMS 412-00-012 - 3765 LEEDS AVENUE CITY OF NORTH CHARLESTON COUNTY, S.C.

LAND SURVEYOR

LEWIS SMITH MOORE

09/28/2021

LSM

1"=30' PROJECT NO.

5255-7

SHEET NUMBER

DRAWN/CHECKED LSM/JSC LAST REVISED

APPROVED

SCALE

AN ORDINANCE

APPROVING AND AUTHORIZING THE GRANT OF A UTILITY EASEMENT TO THE COMMISSIONERS OF PUBLIC WORKS OF THE CITY OF CHARLESTON, SOUTH CAROLINA, ON A PORTION OF A COUNTY PROPERTY IDENTIFIED AS TAX MAP PARCEL NUMBER 412-00-00-012 AND LOCATED AT 3765 LEEDS AVENUE, NORTH CHARLESTON, SOUTH CAROLINA

WHEREAS, Charleston County owns real property located at 3765 Leeds Avenue, North Charleston, South Carolina, further identified as Tax Map Parcel Number 412-00-00-012 (the "Property"); and

WHEREAS, the Commissioners of Public Works of the City of Charleston, South Carolina ("CPW") requested the grant of a permanent easement containing approximately 0.08 acres / 3,527 square feet and is 15 feet in width across a portion of the Property ("the Easement") to lay, construct, locate, install, operate, maintain, inspect, repair, relocate and replace an underground water line with necessary valves, valve boxes, meters, fittings, manholes, service lines, controls, devices, equipment, fire hydrants and other usual appurtenances to provide water service to the Detention Center Campus as shown in Exhibit A, and according to that specific location of the Easement and scope of work shown in Exhibit B, both exhibits attached hereto and made apart hereof by reference; and

WHEREAS, CPW will pay for all costs of constructing, installing, maintaining, and repairing the Easement, as needed, and will have the right of access to and from the Property as may be necessary for its purposes relating to the Easement; and

WHEREAS, CPW will be responsible for any damages to the Property occurring during its use, maintenance, repair or replacement of the Easement; and

WHEREAS, Charleston County Council finds that granting the Easement is an appropriate public use for this Property which will benefit the County and its citizens, and it consents to CPW having the Easement across and upon the Property.

1

NOW, THEREFORE, BE IT ORDAINED by Charleston County Council in meeting duly assembled finds as follows:

SECTION I. FINDINGS INCORPORATED

The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.

SECTION II. EASEMENT GRANTED; AUTHORITY TO EXECUTE DOCUMENTS

A. Charleston County Council grants a permanent Easement containing approximately 0.08 acres / 3,527 square feet and is 15 feet in width across a portion of the Property to allow CPW to install and maintain utility lines and appurtenant facilities to provide water utilities.

B. CPW shall be responsible for any damages to County property occurring during its use of the Easement, and to all persons acting on its behalf and all property which may be in or upon the Easement and Property. All persons and property of every kind which may be in or upon the Easement and Property shall be there at the sole risk of CPW.

CPW shall pay for all costs to construct, install, maintain and repair the Easement, as needed. The location of the Easement is shown on the drawing attached as Exhibit A.

C. The Chairman of Council is authorized to execute and deliver all documents and instruments necessary for the grant of this easement.

SECTION III. SEVERABILITY

If, for any reason, any part of this Ordinance is invalidated by a court of competent jurisdiction, the remaining portions of this Ordinance shall remain in full force and effect.

SECTION IV. EFFECTIVE DATE

This Ordinance shall become effective immediately upon approval following third reading.

2

CHARLESTON COUNTY COUNCIL

By: _____

Teddie E. Pryor, Sr. Chairman of County Council

ATTEST:

By: ______ Kristen L. Salisbury Clerk to County Council

First Reading:	, 2021
Second Reading:	, 2021
Third Reading:	, 2021
Public Hearing:	, 2021

EXHIBIT "A"

Drawing of the Easement

EXHIBIT "B"

Specific Location of the Easement and Scope of Work to Construct and Install Water Line

Charleston County Council

Memorandum

To:	Finance Committee
From:	Kristen Salisbury, Clerk of Council
Date:	September 30, 2021
Subject:	Town of Rockville Transfer Election Authority to BEVR

The Town of Rockville recently adopted an ordinance (attached) providing the transfer of authority for conducting municipal elections to the Board of Elections and Voter Registration of Charleston County. An ordinance accepting the transfer of certain authority to the Board of Elections and Voter Registration of Charleston County will be drafted by the County Attorney's Office.

AN ORDINANCE PROVIDING FOR THE TRANSFER OF AUTHORITY FOR CONDUCTING MUNICIPAL ELECTIONS TO THE BOARD OF ELECTIONS AND VOTER REGISTRATIONS OF CHARLESTON COUNTY:

WHEREAS, ection 5-15-145 of the South Carolina Code of Laws, 1976, as amended, provides for the transfer of the powers, duties, and responsibilities for conducting municipal elections from municipal election commssions to county election commssions upon the adoption of appropriate ordinances by those municipalities desiring to effect such transfer, and WHEREAS, the Town of Rockville desires to transfer authority for conducting municipal Elections to the Registration and Elections Commission for Charleston County. NOW, THEREFOR, BE IT ORDAINED by the governing body of the Town of Rockville duly assembeled in Council this 20 day of 507, 2021, that authority for the conduct of municipal elections is hereby transferred to the Registration and Elections Commissions for Charleston County in the following particulars:

Continued The state of the stat

Section 1: That this ordinance is being adopted in order to effect proper compliance with the provisions of the Home Rule Act of 1975, now South Carolina Code of Laws for 1976, Section 5-7-260, and Section 5-15-145 and the UDO of the Town of Rockville.

Charleston County shall conduct the Town of Rockville's municipal elections in accordance with Title 7 of the SC Code of Election Laws unless otherwise specified by Title 5. The Registration and Elections Commission will certify the results of each election to the Town of Rockville immediately following the cast of votes in each election.

Section 2: The Town of Rockville shall reimburse the Registration and Elections Commission of Charleston County (*hereinafter Comm.*) for all costs incurred in providing ballots, advertising elections, printing costs, poll managers compensation and other related expenses. Poll managers will be paid at the standard rate set by the State Election Commission. In the event a protest is filed or litigation is commenced in connection with the conduct of the Town's elections, the

Town of Rockville shall pay all fees, costs, and expenses incurred in such protest or litigation. Section 3: That all ordinances or parts of ordinances inconsistent with this ordianace are hereby repealed to the extent of inconsistency. The Town of Rockville UDO chapters related to the same shall be amended. Section4: That this Ordinance shall become finally binding immediately after same shall have received 1st and 2nd readings, given in manner required by law.

DONE AND RATIFIED in Council assembled on this ______2 _day Sontember of Mayor Councilman Councilman Councilman Councilman_ First reading date:_ Second reading date:_ Oleer Attest

Town of Rockville Clerk

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To: From: Subject:	Bill Tuten, County Administrator Steve Dykes Multi-County Industrial Park Incentives for Properties Located within a Tax Increment Finance District		Dept.:	Economic Development
Request: Committee:	Request to Approve Finance Committee		Date:	October 07, 2021
Department		Approver		
Budget		Mack Gile		
Legal		Marc Belle		
Administrator		Bill Tuten		
Clerk		Kristen L. Sa	lisbury	

Fiscal Impact:

No additional financial impact.

Funding: Was funding previously approved? N/A

If yes, please Org provide the following:	Object	Balance in Account	Amount Needed for item
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Situation:

Since 1995, Charleston County has utilized an economic development tool known as the "multicounty industrial park" (MCIP) designation to leverage a large percentage of the \$6.7 billion in capital investment and over 37,819 new jobs created within Charleston County boundaries in that timeframe. The MCIP incentive is important for its positive impact on state corporate income tax relief and greater property tax flexibility. The MCIP agreement with partner Colleton County has been amended several times since 1995, with the most recent amendment occurring in 2020.

Because the 1995 Charleston-Colleton MCIP diverts some revenues to the "partner county" and to the "Charleston County Economic Development Fund," it is incompatible when used within a Tax Increment Finance (TIF) district. This is because the TIF lays advance legal claim to the "increment" of future valuation and revenue growth that will result from public improvements to real property (land and buildings) occurring in a re-development area.

To overcome the incompatibility, County Council in 2016 created a new MCIP for TIF properties, specifically designed to accommodate locations within a TIF.

It features:

1. Ability to add a property, allowing benefits of the enhanced "job tax credits" for a relocating company.

2. Protection of the real property "increment" and safeguarding of the anticipated municipal TIF real property revenues.

3. Distribution of the "partner county" and Economic Development Fund" shares from the current real property "base," and from business personal property that is added by the relocating companies.

The MCIP for TIFs amendment for 2021 adds three new properties representing two companies with recent relocations and expansions. All told, these companies represent an additional \$29.4 million in new capital investment and the creation of approximately 548 new jobs within Charleston County.

Department Head Recommendation:

Approve and give first reading to an ordinance amending Ordinance #1914, adopted on September 20, 2016 (as previously amended) to add new properties to the Charleston-Colleton Multi-County Industrial Park for properties located in a redevelopment project area (MCIP for TIFs) as reflected in the 2021 ordinance.

ORDINANCE

AN ORDINANCE TO FURTHER AMEND THE AGREEMENT FOR THE ESTABLISHMENT OF A MULTI-COUNTY INDUSTRIAL/BUSINESS PARK FOR PROPERTIES LOCATED IN A REDEVELOPMENT PROJECT AREA BY AND BETWEEN CHARLESTON COUNTY, SOUTH CAROLINA AND COLLETON COUNTY, SOUTH CAROLINA, PROVIDING FOR THE DEVELOPMENT OF A MULTI-COUNTY INDUSTRIAL/BUSINESS PARK, SO AS TO INCLUDE ADDITIONAL PROPERTY IN CHARLESTON COUNTY AS PART OF THE MULTI-COUNTY INDUSTRIAL PARK.

WHEREAS, Charleston County, South Carolina (the "County") and Colleton County, South Carolina (jointly the "Counties") are authorized under Article VIII, Section 13 of the South Carolina Constitution to jointly develop an industrial or business park within the geographical boundaries of one or more of the member Counties; and

WHEREAS, in order to promote the economic welfare of the citizens of the Counties by providing employment and other benefits to the citizens of the Counties, the Counties entered into an Agreement for the Establishment of a Multi-County Industrial/Business Park for Properties Located in a Redevelopment Project Area, effective as of December 6, 2016 (the "Original Agreement"), to develop jointly an industrial and business park (the "Park"), as provided by Article VIII, Section 13 of the South Carolina Constitution and in accordance with Section 4-1-170 of the Code of Laws of South Carolina, 1976, as amended, (the "Act"); and

WHEREAS, the Original Agreement was initially approved by Charleston County Council Ordinance 1914, enacted on September 20, 2016, and by Colleton County Ordinance 16-O-08, enacted on December 6, 2016; and was further amended from time-to-time to add or remove property to or from the Park; and

WHEREAS, the Original Agreement, as amended, is referred to herein as the "Agreement," and

WHEREAS, the Agreement contemplates the inclusion and removal of additional parcels within the Park from time to time; and

WHEREAS, the Counties desire to amend the Agreement to include certain additional parcels in order to fulfil commitments made to companies which are considering expansion or location decisions;

NOW, THEREFORE, BE IT ORDAINED BY THE CHARLESTON COUNTY COUNCIL:

<u>SECTION 1.</u> The Agreement is hereby amended so as to expand the Park premises located within Charleston County. Attached hereto as <u>Exhibit A</u> is the property description of the parcels to be added to the Park premises within Charleston County.

<u>SECTION 2.</u> All resolutions, ordinances, or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed.

<u>SECTION 3.</u> This amendment to the Agreement shall become effective on the date of the later of (i) enactment of this Ordinance by the Charleston County Council, after third and final reading and public hearing, (ii) adoption of a resolution by Colleton County Council approving expanding the Park premises to add the property described in <u>Exhibit A</u>, and (iii) adoption of a resolution by the Charleston City Council consenting to the inclusion in the Park premises of the property described in <u>Exhibit A</u> located within the City of Charleston. The Charleston City Council, and Colleton County Council have been requested to give their respective approval(s) to this amendment by resolution.

<u>SECTION 4.</u> Should any part of this ordinance be determined by a court of competent jurisdiction to be invalid, illegal, or against public policy, said offending section shall be void and of no effect and shall not render any other section herein, nor this ordinance as a whole, invalid. Any terms which, by their nature, should survive the suspension, termination, or expiration hereof shall be deemed to survive.

CHARLESTON COUNTY, SOUTH CAROLINA

By: _____ Chairman, County Council of Charleston County, South Carolina

ATTEST:

Clerk to County Council Charleston County, South Carolina

First Reading: October 12, 2021

Second Reading: October 26, 2021

Public Hearing: November 9, 2021

Third Reading: November 9, 2021

EXHIBIT A

PROPERTY DESCRIPTION CHARLESTON COUNTY ADDITIONAL PARCELS

PROPERTY DESCRIPTION FOR EACH PARCEL ADDED TO THE PARK BY THIS AMENDMENT AND INITIAL TAX YEAR (FOR TAXES WHICH WILL BE LEVIED ON PROPERTY OWNED ON DECEMBER 31 OF THE PRIOR CALENDAR YEAR).

Parcels to be Added	Property Description	Initial
		Tax Year
ViKor Scientific	460-00-034	2021
Flagship III	461-13-01-056	2021
Flagship III	461-13-01-057	2021

SCHEDULE 1

PROPERTY DESCRIPTIONS

EXHIBIT "A" (Legal Description)

All that piece, parcel or lot of land situate, lying and being in the City of Charleston, State of South Carolina, shown and designated as "PARCEL 'I-B' 26,857 SQ.FT. 0.62 Ac.", more or less, on a plat entitled "FINAL SUBDIVISION PLAT OF PARCEL I-B (4.81 Ac.) TO CREATE PARCEL I-B (0.62 Ac.) AND RESIDUAL PARCEL II-B (4.21 Ac.) WESTEDGE PHASE 1, CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA" prepared by Thomas & Hutton Engineering Co., under seal of F. Elliotte Quinn, III, RLS 10292, dated June 30, 2017, and recorded on July 24, 2017 2017, in Plat Book L17, Page 0396 in the RMC Office for Charleston County.

Together with an easement for access, ingress and egress shown and designated as "New 80' Ingress-Egress Easement" on the above-referenced plat.

The foregoing property is a portion of that certain real property conveyed to The Medical University of South Carolina Foundation by deed of The Medical University of South Carolina dated December 16, 2014 and recorded December 16, 2014 in Book 0446, Page 780 in the RMC Office for Charleston County.

TMS 460-00-00-

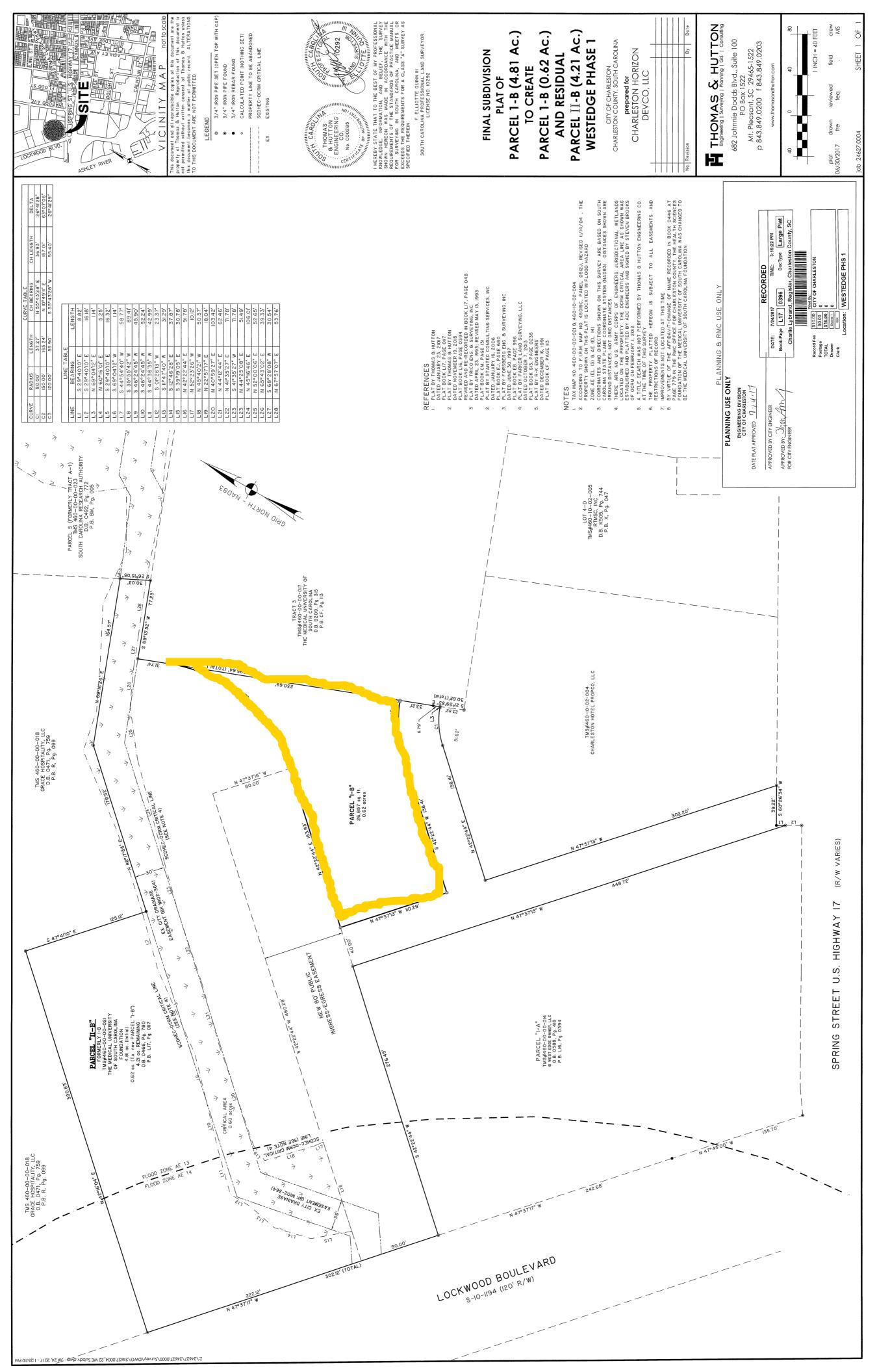


EXHIBIT "A"

(legal Description)

All that certain piece, parcel or tract of land, with the building and improvements thereon, situate, lying and being in the City of Charleston, State of South Carolina, known and designated as Parcel 1 on a plat prepared by E.M. Seabrook, III, dated October 23, 1990, and recorded in the RMC Office for Charleston County in Plat Book CB, Page 57. Said lot having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully appear.

Said property also being shown as "999 Morrison Drive 1.85 acres" on that certain plat entitled "AN ALTA/ACSM LAND TITLE SURVEY OF 999 MORRISON DRIVE OWNED BY: 999 MORRISON DRIVE, LLC, CITY OF CHARLESTON CHARLESTON COUNTY, S.C." prepared by Thomas & Hutton Engineering Co., dated August 24, 2006 and last revised on December 12, 2006, and having the following metes and bounds, according to said plat:

Beginning at a point at the intersection of the southeast right-of-way of Romney Street and the western right-of-way of Morrison Drive, said point being the POINT OF BEGINNING, thence turning and running S45°57'36"E for a distance of 317.37 feet along the southwestern right-of-way line of Morrison Drive to a point; thence turning and running S62°40'30"W for a distance of 318.26 feet along the northwestern right-of-way line of Conroy Street to a point; thence turning and running N27°36'36"W for a distance of 300.69 feet to a point; thence turning and running N62°39'46"E for a distance of 218.35 feet along the southeastern right-of-way line of Romney Street to a point; being the POINT OF BEGINNING. Said property containing 1.85 acres, more or less, according to said plat.

This being the same property conveyed to Ginn-LA Fund IV Promenade FBT, LLC, a Georgia limited liability company, by deed from 999 Morrison Drive, LLC, a South Carolina limited liability company, recorded in Book V608 at page 824 in the office of the RMC for Charleston County. See also Quit Claim Deed recorded in Book V608 at page 829.

TMS# 461-13-01-038

**Later subdivided into 461-13-01-056 and 461-13-01-

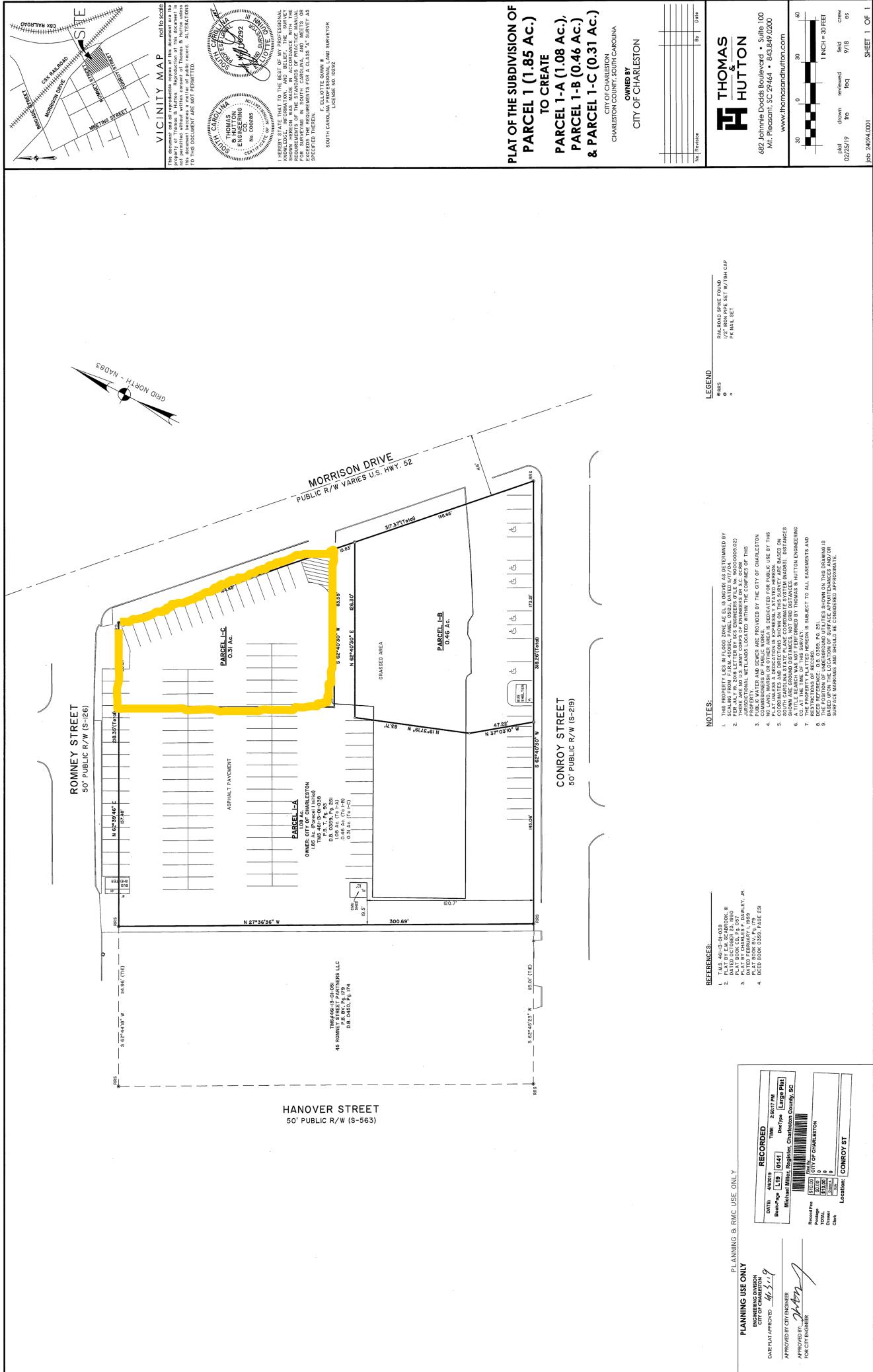


EXHIBIT "A"

(legal Description)

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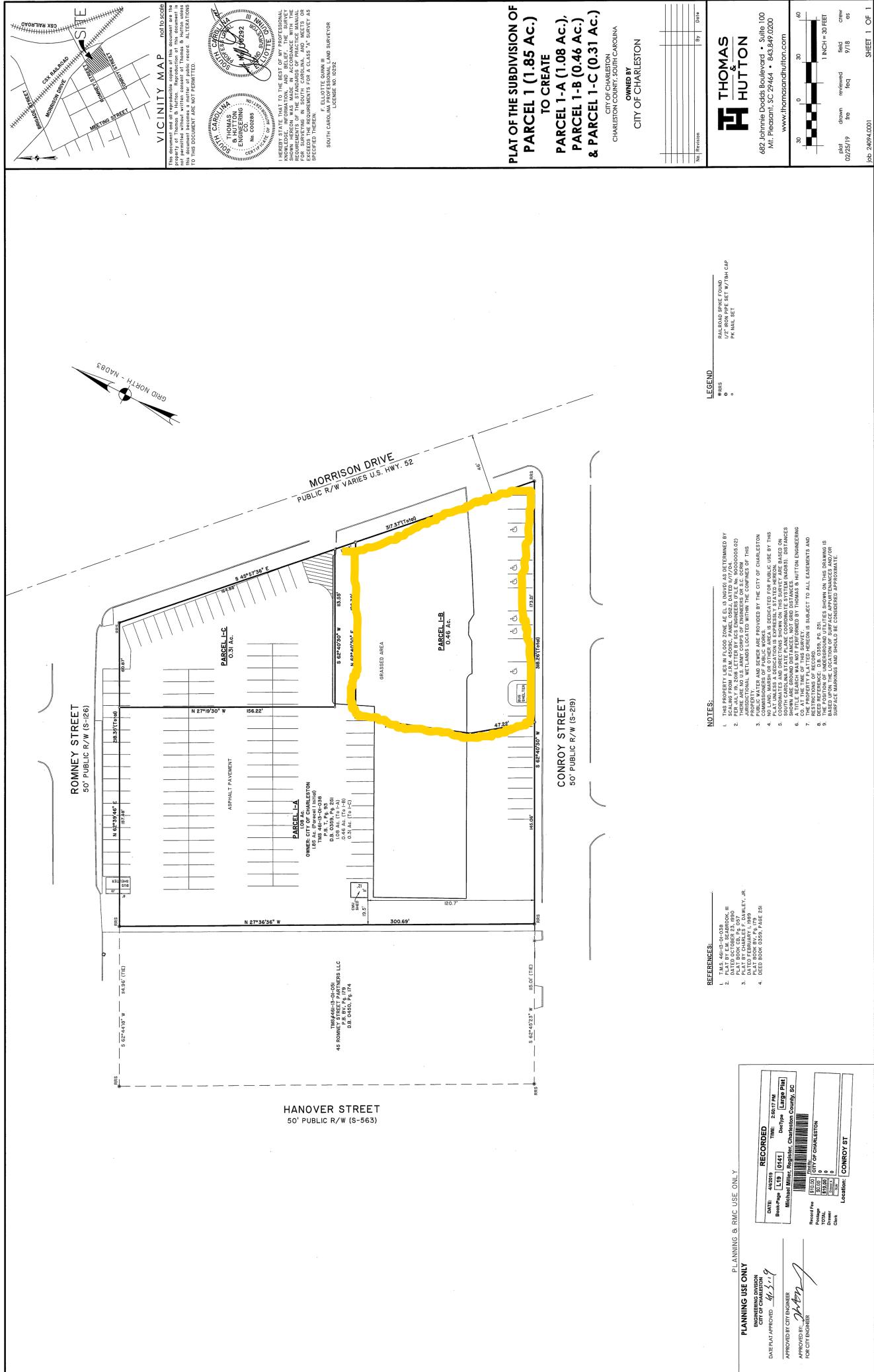
Said property also being shown as "999 Morrison Drive 1.85 acres" on that certain plat entitled "AN ALTA/ACSM LAND TITLE SURVEY OF 999 MORRISON DRIVE OWNED BY: 999 MORRISON DRIVE, LLC, CITY OF CHARLESTON CHARLESTON COUNTY, S.C." prepared by Thomas & Hutton Engineering Co., dated August 24, 2006 and last revised on December 12, 2006, and having the following metes and bounds, according to said plat:

Beginning at a point at the intersection of the southeast right-of-way of Romney Street and the western right-of-way of Morrison Drive, said point being the POINT OF BEGINNING, thence turning and running S45°57'36"E for a distance of 317.37 feet along the southwestern right-of-way line of Morrison Drive to a point; thence turning and running S62°40'30"W for a distance of 318.26 feet along the northwestern right-of-way line of Conroy Street to a point; thence turning and running N27°36'36"W for a distance of 300.69 feet to a point; thence turning and running N62°39'46"E for a distance of 218.35 feet along the southeastern right-of-way line of Romney Street to a point; being the POINT OF BEGINNING. Said property containing 1.85 acres, more or less, according to said plat.

This being the same property conveyed to Ginn-LA Fund IV Promenade FBT, LLC, a Georgia limited liability company, by deed from 999 Morrison Drive, LLC, a South Carolina limited liability company, recorded in Book V608 at page 824 in the office of the RMC for Charleston County. See also Quit Claim Deed recorded in Book V608 at page 829.

TMS# 461-13-01-038

**Later subdivided into 461-13-01-056 and 461-13-01-



Committee Agenda Item

To: From: Subject: Request:	Bill Tuten, County Administrator Steve Dykes Multi-County Industrial Park Incen Request to Approve	tives	Dept.:	Economic Development
Committee:	Finance Committee		Date:	October 07, 2021
Department		Approver		
Budget		Mack Gile		
Legal		Marc Belle		
Administrator	•	Bill Tuten		
Clerk		Kristen L. S	alisbury	

Fiscal Impact:

No additional financial impact.

Funding: Was funding previously approved? N/A

If yes, please Org provide the following:	Object	Balance in Account	Amount Needed for item
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Situation:

Since 1995, Charleston County has utilized an economic development tool known as the "multicounty industrial park" (MCIP) designation to leverage a large percentage of the \$6.7 billion in capital investment and 37,819 new jobs created within Charleston County boundaries in that timeframe. The MCIP agreement with partner Colleton County has been amended several times since 1995, with the most recent amendment occurring in 2020.

The MCIP incentive is important for two reasons: state corporate income tax relief and greater property tax flexibility.

State Corporate Income Tax Relief: Companies that: 1). declare a large share of their profits at their South Carolina based facility and 2). are subject to a substantial burden with regard to state corporate income taxes, can earn 'job tax credits' to help offset this tax burden based upon their hiring of new employees. The MCIP designation by County Council provides a significant competitive advantage because it enables such companies to claim a 67% greater level of "job tax credits" (JTC) as they hire new employees.

Property Tax Relief: The MCIP incentive enables the County to provide a greater range of property tax relief in selected cases as well, because the County can opt to offer a Special Source Revenue Credit (SSRC) drawn from the potential revenues of all taxing entities.

The MCIP amendment for 2021 adds thirteen new properties representing thirteen companies with recent relocations and expansions. All told, these companies represent an additional

\$113.1 million in new capital investment and the creation of approximately 661 new jobs within Charleston County.

Department Head Recommendation:

Approve and give first reading to an ordinance amending Ordinance #972, adopted on September 19, 1995 (as previously amended), to add new properties to the Charleston-Colleton Multi-County Industrial Park (MCIP) as reflected in the 2021 ordinance.

ORDINANCE

AN ORDINANCE TO FURTHER AMEND THE AGREEMENT FOR DEVELOPMENT OF A JOINT COUNTY INDUSTRIAL PARK, BY AND CHARLESTON BETWEEN COUNTY. SOUTH CAROLINA AND COLLETON COUNTY, SOUTH CAROLINA, PROVIDING FOR THE DEVELOPMENT OF А JOINTLY OWNED AND **OPERATED** INDUSTRIAL/BUSINESS PARK, SO AS TO INCLUDE ADDITIONAL PROPERTY IN CHARLESTON COUNTY AS PART OF THE JOINT COUNTY INDUSTRIAL PARK.

WHEREAS, Charleston County, South Carolina (the "County") and Colleton County, South Carolina (jointly the "Counties") are authorized under Article VIII, Section 13 of the South Carolina Constitution to jointly develop an industrial or business park within the geographical boundaries of one or more of the member Counties; and

WHEREAS, in order to promote the economic welfare of the citizens of the Counties by providing employment and other benefits to the citizens of the Counties, the Counties entered into an Agreement for Development for a Joint County Industrial Park effective as of September 1, 1995 (the "Original Agreement"), to develop jointly an industrial and business park (the "Park"), as provided by Article VIII, Section 13 of the South Carolina Constitution and in accordance with Section 4-1-170 of the Code of Laws of South Carolina, 1976, as amended, (the "Act"); and

WHEREAS, the Original Agreement was initially approved by Charleston County Council Ordinance 972, adopted September 19, 1995; was further amended from time-to-time to add or remove property to the Park; and, in particular, was substantively amended by (i) the First Modification to Agreement for Development for Joint County Industrial Park, effective December 31, 2006 (the "First Modification"), which First Modification was approved by Charleston County Council Ordinance 1475, enacted December 5, 2006; and by Colleton County Council Ordinance 06-O-20 enacted January 2, 2007; and (ii) the Second Modification to Agreement for Development of Joint Industrial Park, dated as of December 31, 2014 (the "Second Modification"), which Second Modification was approved by Charleston County Ordinance 1828, enacted on September 9, 2014, and by Colleton County Ordinance 14-O-13, enacted on December 11, 2014; and (iii) the Third Modification to Agreement for Development of Joint Industrial Park, effective as of November 29, 2017 (the "Third Modification"), which Third Modification was approved by Charleston County Council Ordinance 1982, enacted on October 24, 2017, and by Colleton County Ordinance 17-O-08, enacted on November 7, 2017; and

WHEREAS, the Original Agreement, as amended, is referred to herein as the "Agreement," and

WHEREAS, the Agreement contemplates the inclusion and removal of additional parcels within the Park from time to time; and

WHEREAS, the Counties desire to amend the Agreement to include certain additional parcels in order to fulfil commitments made to companies which are considering expansion or location decisions;

NOW, THEREFORE, BE IT ORDAINED BY THE CHARLESTON COUNTY COUNCIL:

<u>SECTION 1.</u> The Agreement is hereby amended so as to expand the Park premises located within Charleston County. Attached hereto as <u>Exhibit A</u> is the property description of the parcels to be added to the Park premises within Charleston County.

<u>SECTION 2.</u> All resolutions, ordinances, or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed.

<u>SECTION 3.</u> This amendment to the Agreement shall become effective on the date of the later of (i) enactment of this Ordinance by the Charleston County Council, after third and final reading and public hearing, (ii) adoption of a resolution by Colleton County Council approving expanding the Park premises to add the property described in <u>Exhibit A</u>, (iii) adoption of a resolution by North Charleston City Council consenting to the inclusion in the Park premises of the property described in <u>Exhibit A</u> located within the City of North Charleston, and (iv) adoption of a resolution by Charleston City Council consenting to the inclusion in the Park premises of the property described in <u>Exhibit A</u> located within the City of Charleston. The North Charleston City Council, the Charleston City Council, and Colleton County Council have been requested to give their respective approvals to this amendment by resolution.

<u>SECTION 4.</u> Should any part of this ordinance be determined by a court of competent jurisdiction to be invalid, illegal, or against public policy, said offending section shall be void and of no effect and shall not render any other section herein, nor this ordinance as a whole, invalid. Any terms which, by their nature, should survive the suspension, termination, or expiration hereof shall be deemed to survive.

CHARLESTON COUNTY, SOUTH CAROLINA

By: _____Chairman, County Council of Charleston County, South Carolina

ATTEST:

Clerk to County Council Charleston County, South Carolina

First Reading:	October 12, 2021
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Second Reading: October 26, 2021

Public Hearing: November 9, 2021

Third Reading: November 9, 2021

EXHIBIT A

PROPERTY DESCRIPTION CHARLESTON COUNTY ADDITIONAL PARCELS

PROPERTY DESCRIPTION FOR EACH PARCEL ADDED TO THE PARK BY THIS AMENDMENT AND INITIAL TAX YEAR (FOR TAXES WHICH WILL BE LEVIED ON PROPERTY OWNED ON DECEMBER 31 OF THE PRIOR CALENDAR YEAR).

		Initial
Parcels to be Added	Property Description	<u>Tax Year</u>
Project Rose	319-00-00-014	2021
Grey Ghost Bakery	351-16-00-016	2021
Project Able	390-00-00-001	2021
Daye	390-00-00-451	2021
Crosspoint VII	393-00-00-463	2021
Project Jack	393-00-00-476	2021
Carver Maritime	469-00-00-006	2021
Project Annex	470-01-00-005	2021
Ray Mont	502-00-00-020	2021
Project Thread	514-00-00-161	2021
Omatic Software	517-00-00-245	2021
Bourne Group	537-00-00-303	2021
Your Crawl Space	629-00-00-305	2021

SCHEDULE 1

PROPERTY DESCRIPTIONS

Recording Requested by and When Recorded Mail to:

Turner, Padget, Graham & Laney, P.A. Post Office Box 22129 Charleston, SC 29413 Attention: Michael G. Roberts



(Space above this line for Recorder's Use)

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STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT, READY CAP LENDING, LLC

(aka ReadyCap Lending, LLC), a Delaware limited liability company (the "Grantor"), for and in consideration of Four Hundred and Ninety Thousand Dollars (\$490,000.00), in hand paid at and before the sealing of these presents by **DEWEYBERTS**, LLC, a South Carolina limited liability company (the "Grantee") in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, its Successors and Assigns forever, the following described property (the "Property"), to-wit:

ALL that certain piece, parcel or strip of land, situate, lying and being in St. Andrews Parish, Charleston County, South Carolina, shown as Tract One (23,447 sf) 0.54 Acres on a plat entitled "Plat of Survey to Adjust Property Lines Between Tracts One and Two, Part Wespanee, St. Andrews PSD, Charleston County, South Carolina" made by Stephens Engineering Inc. and recorded in the RMC office for Charleston County in Plat Book BS at page 2; said strip having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully appear.

SUBJECT to all conditions, covenants, easements, reservations, restrictions and zoning ordinances that may appear of record, on the recorded plats on on the premises.

<u>DERIVATION</u>: This being the same property conveyed to Ready Cap Lending, LLC by Master's Deed dated May 4, 2016 and recorded June 16, 2016 in Deed Book 0561 at page 548, Charleston County RMC office.

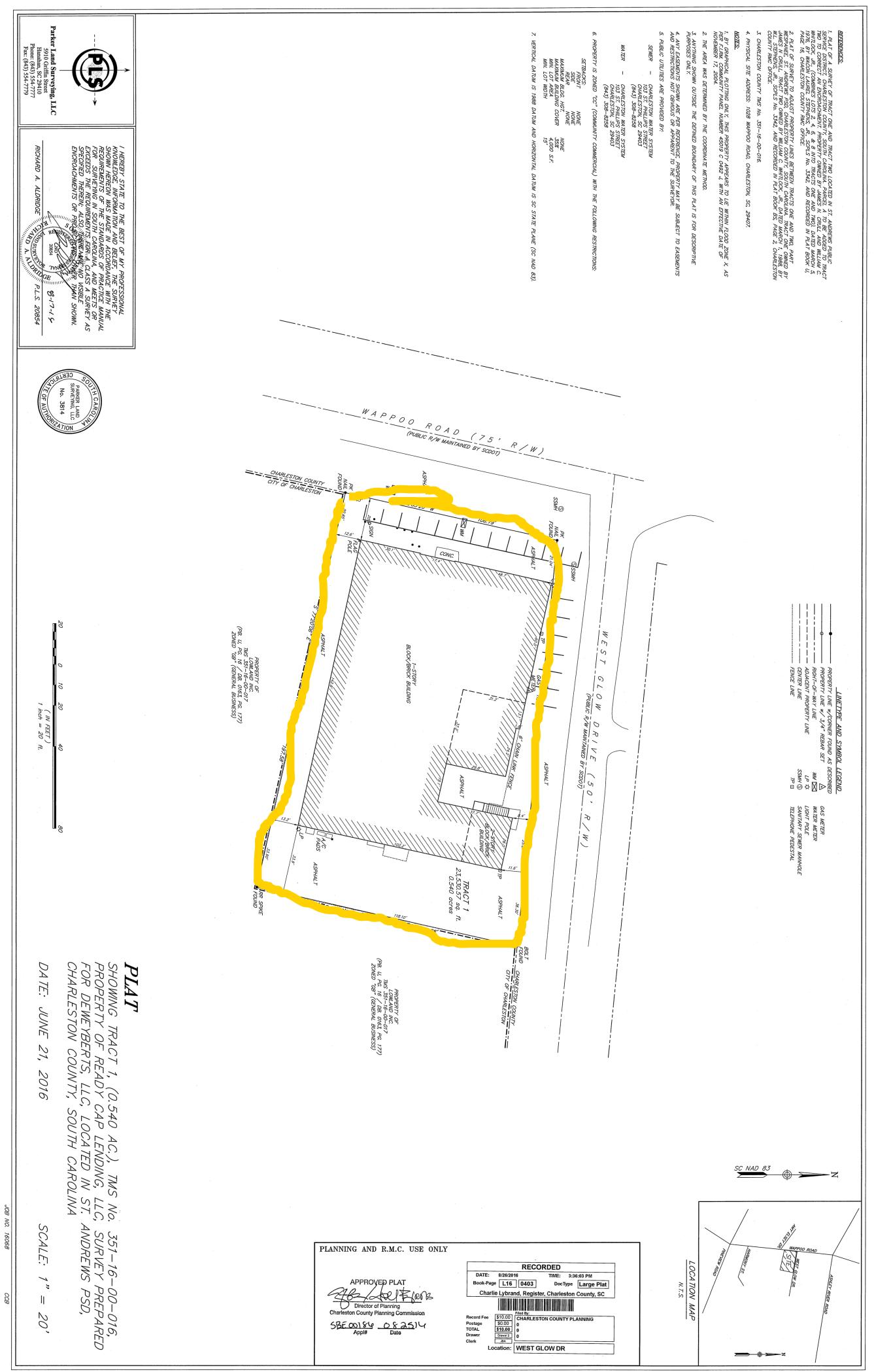
Tax Map Number: 351-16-00-016

Grantee's address: 496A Main Road, Johns Island, SC 29455

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Property belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said Property before mentioned, unto the said Grantee, its Successors and Assigns forever.

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West for a distance of 93 15 feet to a 1/2" open pipe;

THENCE North 74 degrees 12 minutes 41 seconds West for a distance of 35.62 feet to a 3/4" open pipe,

THENCE South 67 degrees 13 minutes 37 seconds West for a distance of 340 53 feet to a 3/4" open pipe;

THENCE North 23 degrees 29 minutes 01 seconds West for a distance of 437 40 feet to a concrete monument,

THENCE North 21 degrees 53 minutes 48 seconds West for a distance of 386 51 feet to a 3/4" open pipe,

THENCE North 52 degrees 40 minutes 21 seconds East for a distance of 940 44 feet to an #5 rebar, the POINT OF BEGINNING.

TOGETHER WITH a perpetual, non-exclusive, appendant, appurtenant, transferable, easement for a commercial purpose for drainage of storm and surface waters in, upon, over, across and through that area shown on a plat entitled "Final Plat Showing the Adjustment of the Property Lines Between Tracts A-11 (TMS#390-00-00-001) and Tract A (TMS#390-00-00-159), Charleston County, South Carolina" dated October 10, 1997, last revised December 18, 1997, by Hoffman Lester Associates, Inc and recorded in Plat Book EC, Page 222, (additional recording reference of Book R294, Page 819) in the Charleston County RMC Office, as a "New 40' Private Drainage Esmt" and as "Ex 40' Drainage Esmt" and as "Ex. 40' Drainage Esmt. (Ref 3)", which easement is 40' wide and is located as shown on said plat, which easement is to run with the title to the aforementioned Tract A-11.

Being the same property conveyed to Richfair Properties, LLC by deed of Standard Corporation dated June 22, 2000, and recorded on June 27, 2000 in Book B350 at page 668 in the Charleston County RMC Office Additional reference is made to the Quit Claim Deed from UTI Integrated Logistics, Inc to Richfair Properties, LLC dated August 18, 2005, and recorded on August 24, 2005 in Book <u>P550</u>, at Page <u>245</u>, in the Charleston County RMC Office

This conveyance is made subject to all restrictions, easements and rights of way, if any, as may appear of record.

TMS# 390-00-001

Page 2 of 2

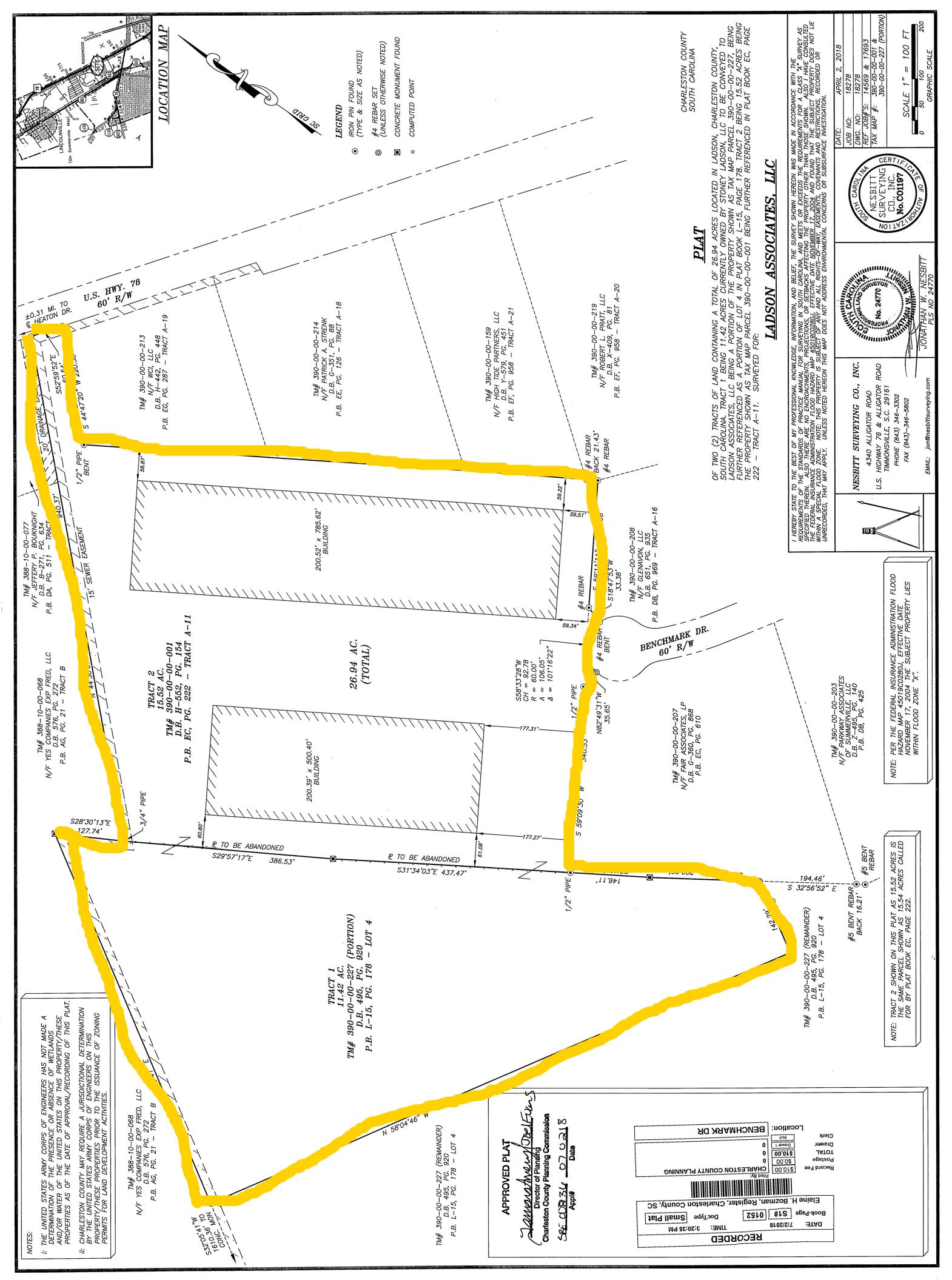
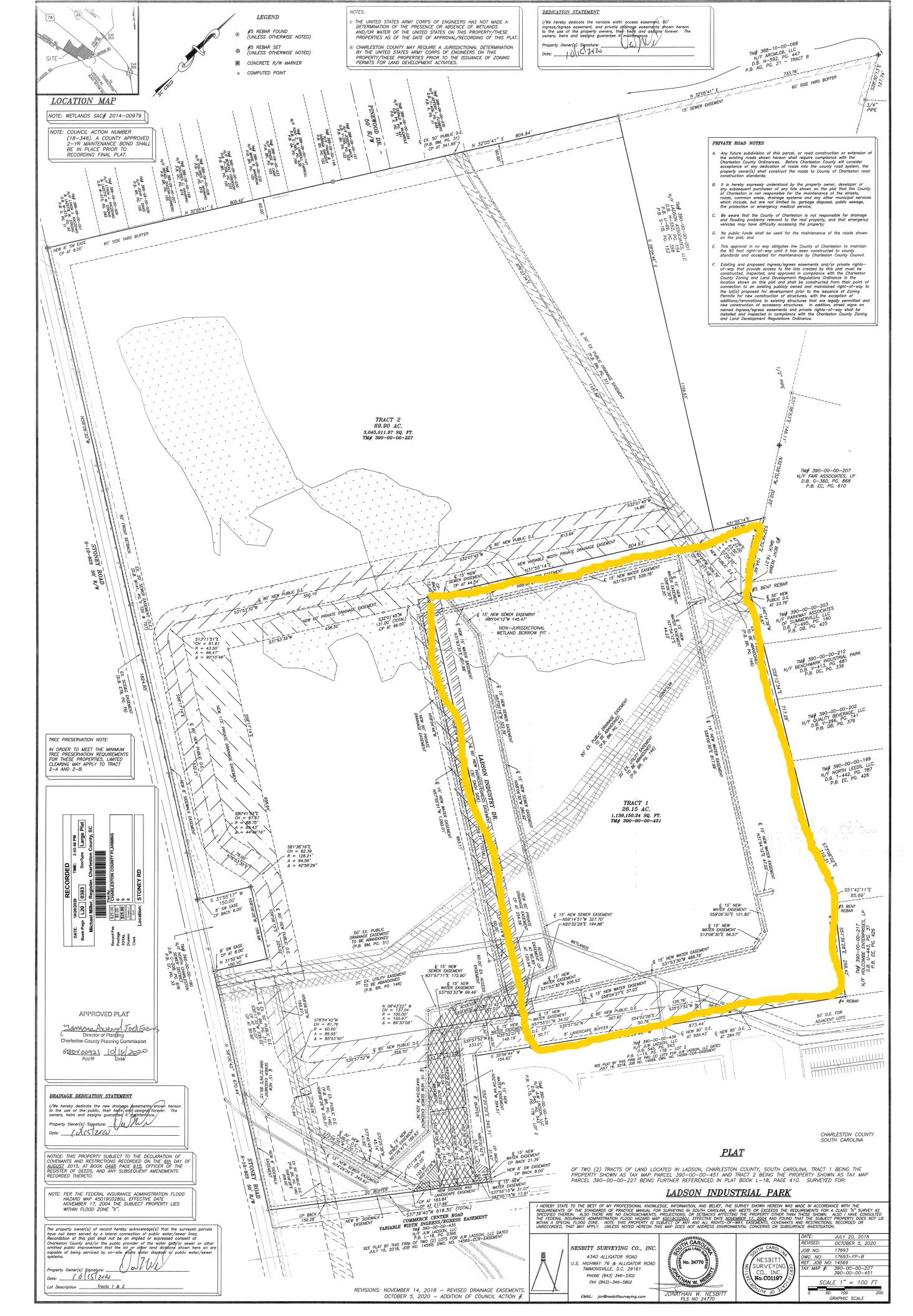


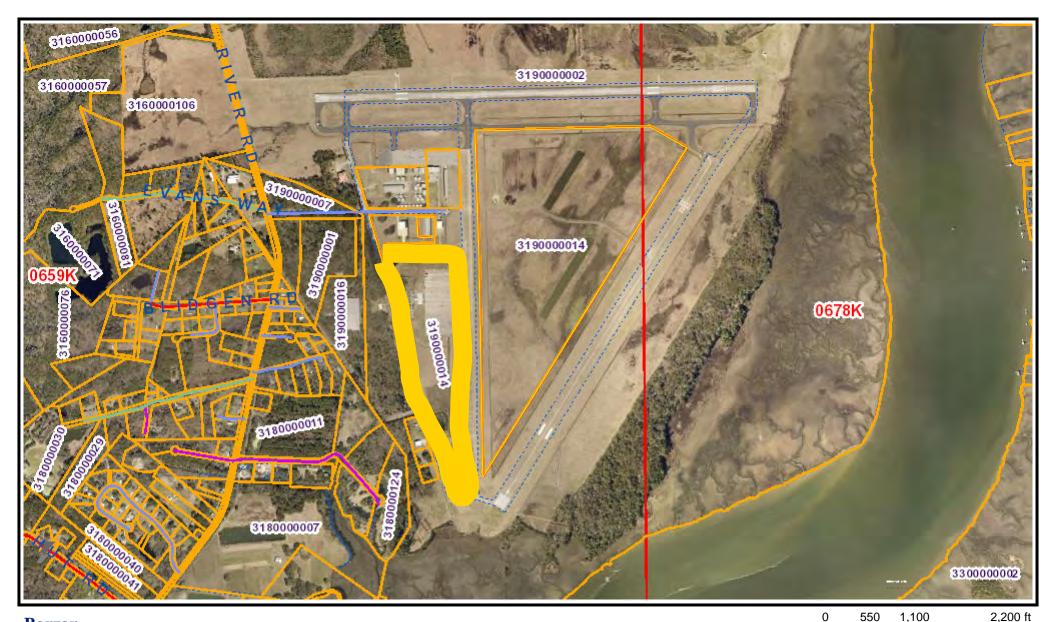
EXHIBIT A

LEGAL DESCRIPTION

ALL that lot, piece or parcel of land, situate, lying and being in Ladson, Charleston County, South Carolina, containing 26.15 acres, more or less, and being shown and designated as "TRACT 1, 26.15 AC." on that certain plat entitled "PLAT OF THREE (3) TRACTS OF LAND LOCATED IN LADSON, CHARLESTON COUNTY, SOUTH CAROLINA, BEING THE SUBDIVISION OF THE PROPERTY SHOWN AS TAX MAP PARCEL 390-00-00-227, BEING FURTHER REFERENCED IN DEED BOOK 495, PAGE 920, AND PLAT BOOK L-15, PAGE 178 – LOT 4. SURVEYED FOR: LADSON INDUSTRIAL PARK", prepared by Nesbitt Surveying Co., Inc. dated July 16, 2018, and recorded \underline{AUGUST} , 2018, in Plat Book $\underline{L-19}$, at Page \underline{OUF} in the Register of Deeds Office for Charleston County, South Carolina, which plat is hereby incorporated herein by reference, with said TRACT 1 having such size, shape, buttings and boundings as will appear by reference to said plat.

THIS BEING a portion of the property conveyed to Stoney Ladson, LLC, a South Carolina limited liability company, by deed of EDANDJ Ladson, LLC, a South Carolina limited liability company, and Meeting Street, LLC, a Delaware limited liability company, dated July 3, 2015, and recorded on August 6, 2015, in Book 0495, at Page 920, in the Register of Deeds Office for Charleston County, South Carolina.





Barzan

PID: 3190000014 OWNER1: CHARLESTON COUNTY AIRPORT DISTRICT PLAT BOOK PAGE: XXX-NONE DEED BOOK PAGE: C109-298 Jurisdiction: CITY OF CHARLESTON

2021 MCIP Parcel

Note: The Charleston County makes every effort possible to produce the most accurate information. The layers contained in the map service are for information purposes only. The Charleston County makes no warranty, express or implied, nor any guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided. The County explicitly disclaims all representations and warranties. The reader agrees to hold harmless the Charleston County for any cause of action and costs associated with any causes of action which may arise as a consequence of the County providing this information.



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Author: Charleston County S C Date: 8/24/2021

S53°4109W S 79° 26 09 W <u>N65°23'42"W</u> <u>\$79°26.09 W</u> L_ 161.19' SHIPYARD CREEK ROAD (60' R/W) (PUBLIC ROAD) 6666 N 53% 09 E ≩ 428.19' N 53° 41' 09"E VARIES SHIPYARD CREEK ROAD WAS ACCEPTED AS A PUBLIC ROAD -BY THE CITY OF NORTH CHARLESTON AT THE-CITY COUNCIL MEETING NOV 21, 1989 AND RECORDED NOV 27, 1989 ______19__0_a1 MALE ANTINON TYPIAD Charleston South Carolina 29° WATER'AND SEWER PIPE _ LINE CROSSING AGREEMENT, 3D DATED MAY 9,1988 EXHIBIT A, {>BK, F 17B-PG 718 SPRUILL A N61 59 15 E 73 50 - FATE m UTILITY EASEMENT -500' (SEE INSET) RECORDED (-25-89 BK W 186-754 VENATER F AVE Robert n King DIG I PRIVATE ROAD CROSSING RECORDED T 170 PG 428 Rogister Masne Conveyance BK F 178 - PG 709 -718 DATED JULY 18, 1988 9¥/ 00 18 ો FLOOD ___ુટ્/ZONE "B" \sim လု \cap PROPERTY OF N N POST INDICATOR VALVE (TYP) TREATMENT SEABOARD COASTLINE Ľ oLP RAILROAD FLOOD ZONE"C" APPROVED PLAT Except from Section 18-22(E) and 18-23(a) of Subdivision TRANSFORMER Regulations 9-6-92 DATE \bigcirc Hawley ATTEST Planning Director O> City of North Charloston N 61° 58 57_E ۵. GUARD RAIL (TYP) 144 ----Zasement -THIS PLAT ONLY SHOWS EASEMENTS WHICH ARE OBVIOUS OR APPARENT TO THE SURVEYOR NOTE JTILITY EASEMENT LIGHT o POLE O ØASE NOTE. THE PROPERTY SHOWN IS LOCATED IN FLOOD ZONE A7 (EL 12 MSL) B C AS PER FLOOD INSURANCE RATE MAP 329 Sq Ft 00076 Ac. COMMUNITY - PANEL #45413 0232 F & #455413 0234 F MAP REVISED APRIL 17 1987 8 04 42 020.55 FLOOD ZONE LOCATIONS TAKEN FROM PLAT RETENSION BASIN REFERENCE 42 W ်ငျ တို jð REFERENCE PLATS BY 1 ALBERT HEATLEY Jr - MARCH 19 1987 RECORDED BP |15, 11-19-87 2 DAVIS & FLOYD INC - AUGUST 1975 3 SIGMA ENGINEERS INC - JULY 22 1981 LIGHT POLE • BASE 4 SIGMA ENGINEERS INC - APRIL 27, 1981 5 DAVID W SPELL - JAN 26 1989 DEED BOOK W186-7758. -1350/350 571 55 18 W 143-LIGHT POLE-BASE 1000 - - - ----RIGHT OF WAY N73-35-125 (R0,82 INSET يالار **7** SCALE NTS 115 KV SUBSTATION THE COUNTY OF CHARLESTON THE COUNTY OF CHARLESTON TMS 469-00-00-06 ------ FENCE LINE * * * WETLANDS TRAVERSE POINT CB DI DRAINAGE PIPE W/ CATCH BASIN AND DROP INLET 50' SCPSC FASEMENT RECORDED ARE 7,988 17 8 ACRES FIRE HYDRANT +Ô+FH STL STOP LIGHT 30.24 BUILDING CONCRETE ASPHALT 179-17-11 31 72 OWV WATER STONE WATER VALVE عاد ا I, ALBERT HEATLEY JR A REGISTERED SURVEYOR OF THE STATE OF SOUTH CAROLINA, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON AND THAT THIS PLAT SHOWS THE TRUE DIMENSIONS OF THIS PROPERTY AND ALL NECESSARY MARKERS HAVE BEEN INSTALLED AND THE PRECISION IS OISTER 74 23 1/10,000, THE AREA WAS DETERMINED BY THE COORDINATE METHOD. LAND albert Heakleys S.G.R.L.S. No. 3973-B HEK LOCATION MA

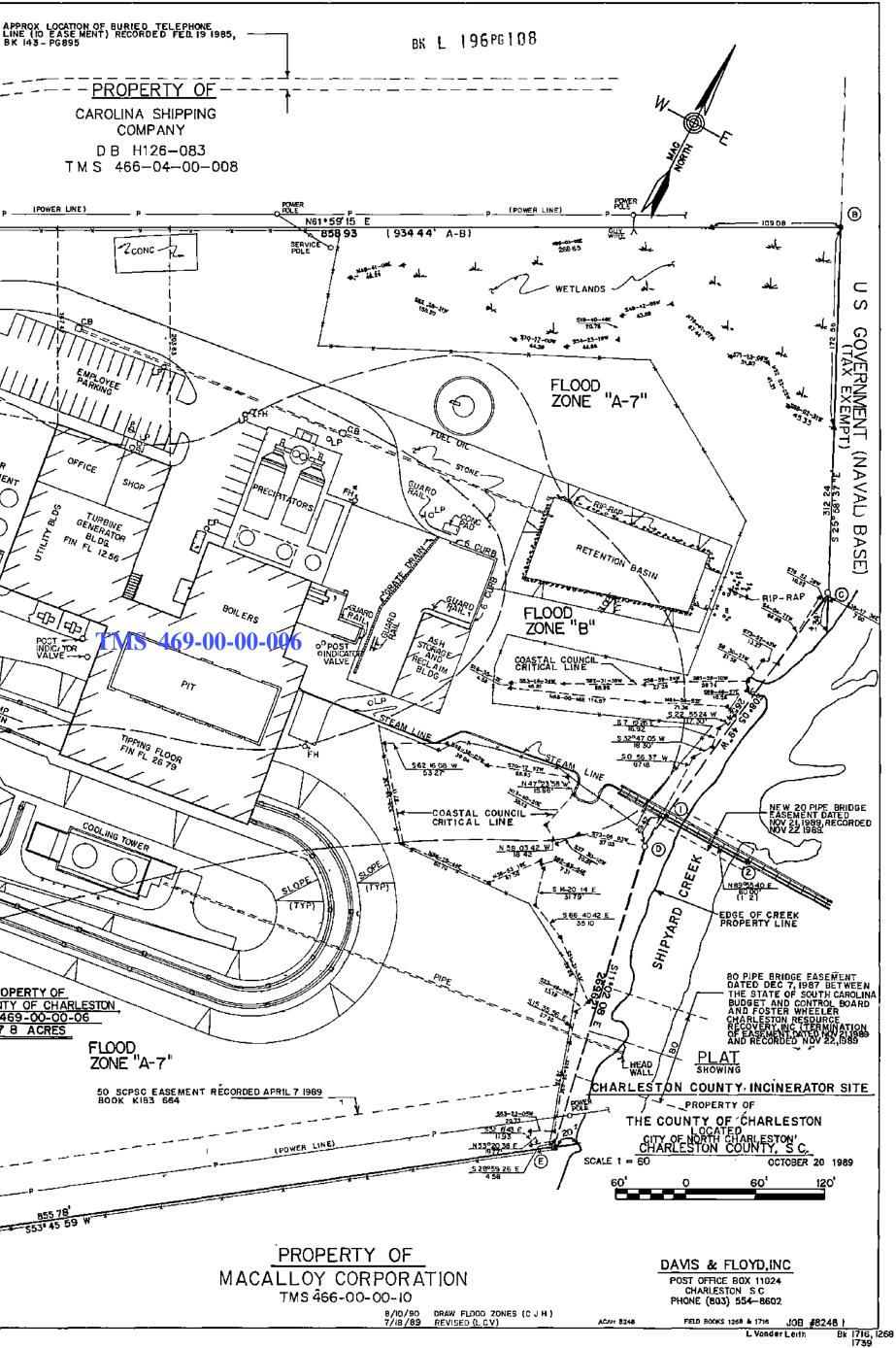


EXHIBIT "A" (Property Description)

All that certain piece parcel or lot of land with the improvements thereon, situate, lying and being in the County of Charleston, State of South Carolina, being more particularly shown and designated as Tract C-7, containing approximately 48.812 acres on a plat entitled "PLAT SHOWING THE SUBDVISION OF TRACT C, TMS NO. 393-00-00-065 (250.711 AC.) TO CREATE TRACT C-7 (48.812 AC.), CROSSPOINT EXTENSION (0.264) AND RESIDUAL TRACT (201.635) being Property of JT CK PALMETTO, L.P. by HLA Inc. dated January 22, 2018 and recorded in the Office of the Register of Deeds for Charleston County in Record Book L18 at Page 0446. Reference is made to said plat for a more complete and accurate description.

DERIVATION: The above described property being a portion of the same property conveyed to the Grantor herein by W. E. Ridgill and Michael A. Kocak by deed dated March 5, 2008, and recorded March 14, 2008, in Book Y653, page 061, Charleston County RMC Office.

TMS: 393-00-00-463

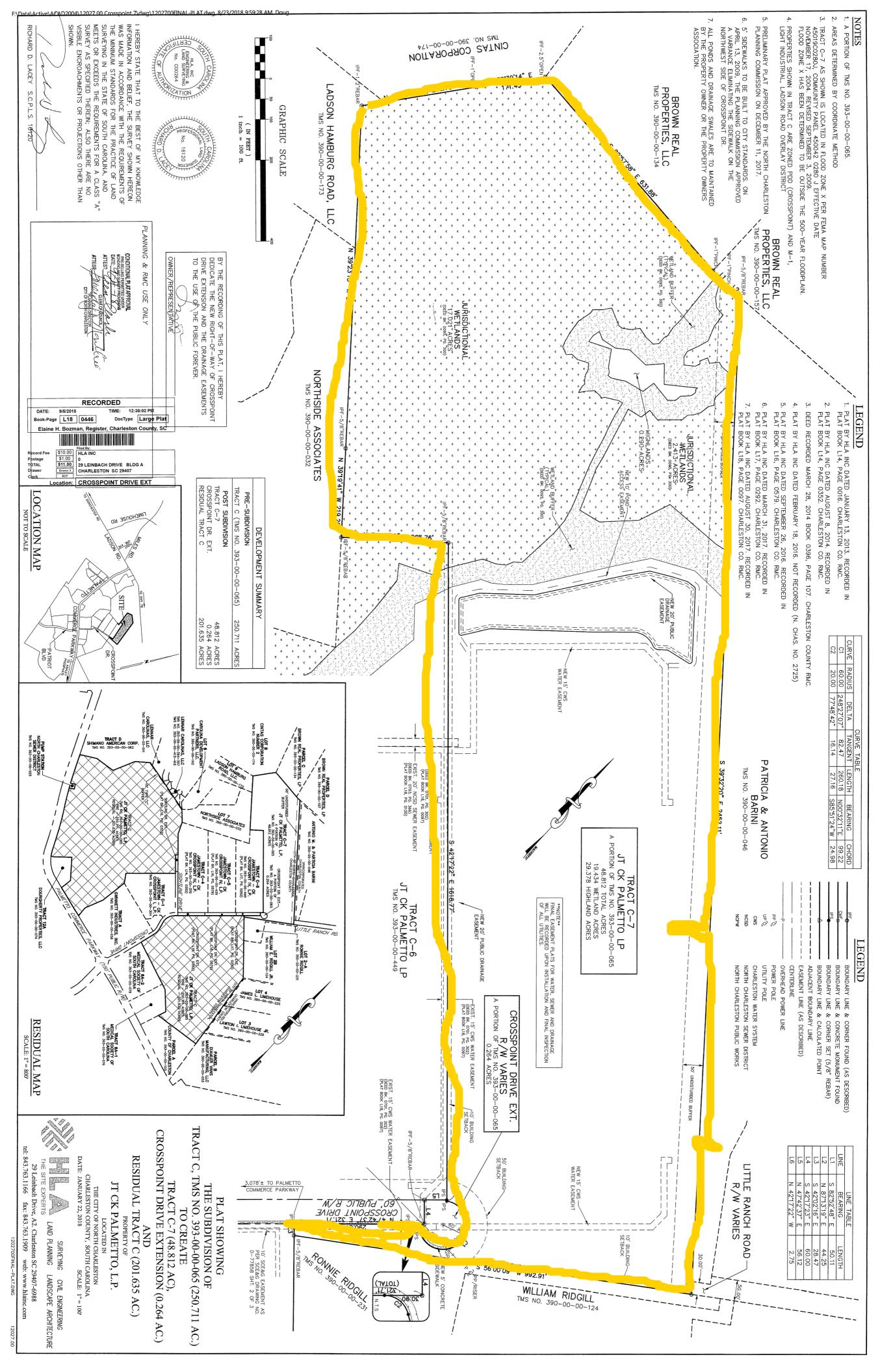


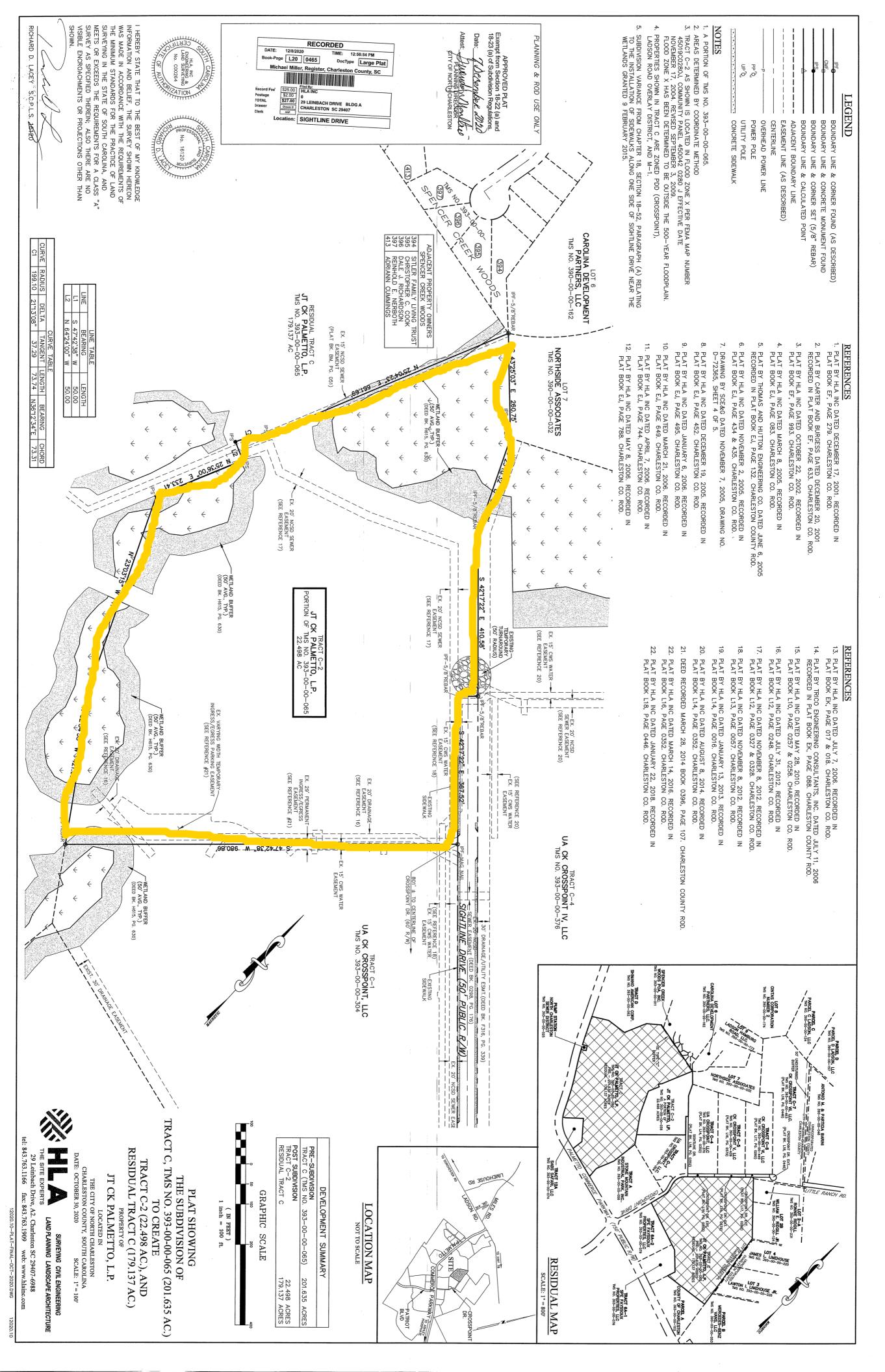
Exhibit "A"

Crosspoint II Tract

All that certain real property located in the County of Charleston, State of South Carolina, described as follows:

All that certain piece, parcel or lot of land laying on the southwesterly side of Sightline Drive being more fully shown on a drawing entitled "Exhibit showing a 29' Permanent Ingress/Egress Easement and a Varying Width Temporary Ingress/Egress Parking Easement and Tract C-2, Property of JT CK Palmetto, L.P." dated March 18, 2014 and having the following metes and bounds to wit:

Beginning at a point on the southwesterly right-of-way of Sightline Drive (50' right-ofway), said point being 746.21' northwest of the intersection of said right-of-way and the westerly right-of-way of Crosspoint Drive (60' right-of-way) and being the point of beginning, thence turning and leaving the southwesterly right-of-way of Sightline Drive and running across the lands of JT CK Palmetto, L.P. S 47° 42' 38" E, a distance of 980.86' to a point; continue N 32° 54' 55" W, a distance of 421.49' to a point; continue N 23° 52' 14" W, a distance of 679.96' to a point; continue S 80° 58' 47" E, a distance of 130.25' to a point; continue N 30° 09' 56" E, a distance of 314.44' to a point; continue N 23° 45' 51" E, a distance of 325.97' to a point; continue N 17° 24' 03" E, a distance of 165.93' to a point: continue S 43° 25' 03" E, a distance of 260.75' to a point; continue S 23° 10' 50" E, a distance of 271.16' to a point; continue counterclockwise along a curve having a radius of 50.00', an arc length of 137.26' and a chord bearing S 11° 49' 11" E a chord distance of 98.04' to a point; continue clockwise along a curve having a radius of 25.00', an arc length of 21.02' and a chord bearing S 66° 22' 36" E a chord distance of 20.41' to a point; continue S 42° 17' 22" E a distance of 613.11' to a point, said point being on the southwesterly right-of-way of Sightline Drive; continue along the southwesterly right-of-way of Sightline Drive S 42° 17' 22" E a distance of 37.00' to a point, said point being the Point of Beginning, containing 22.074 acres more or less.



Recording Requested By and When Recorded Mail to: Weeks & Irvine, LLC 8086-B Rivers Avenue North Charleston, SC 29406



<u># PGS:</u> 5

TITLE NOT EXAMINED BY WEEKS & IRVINE, LLC

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STATE OF SOUTH CAROLINA

QUIT CLAIM DEED

COUNTY OF CHARLESTON

WHEREAS, Grantor desire to quit claim all interest Grantor have in the below described property to **KENNEDY RICHTER CONSTRUCTION LLC**.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, that **KENNEDY RICHTER CONSTRUCTION LLC** ("Grantor"), for and in consideration of the sum of **FIVE AND NO/100 (\$5.00) DOLLARS**, and no other monetary consideration, and the quit claiming of any interest in the property described below to Grantee, in hand paid at and before the sealing and delivery of these presents, by **RICH STREET 1, LLC** ("Grantee"), the receipt whereof is hereby acknowledged, have remised, released and forever quit claimed, and by these presents do remise, release and forever quit claim unto the said Grantee the following described property:

All that certain lot, piece or parcel of land, together with any and all improvements thereon, situate, lying and being in Charleston County, State of South Carolina, shown on a plat by J. O'Hear Sanders, Jr. dated August 6, 1952, entitled, "Portion of Lot 10, Goodrich Acres, with Corners Lettered A,B,C,D, and A, About to be conveyed to John D. Wilcox by Annie Dell Wright", and recorded in the RMC Office for Charleston County in Book P-55, at Page 487. Said lot butting and bounding and measuring and containing on the North on part of Lot 10, on said plat, one hundred thirty-five and four-tenths (135.4) feet; on the East on Lot 9, of said plat, three hundred one (301) feet; on the South on a part of Lot 10, on said plat, nienty-three and five-tenths (93.5) feet; on the West on Southern Railway on said plat, three hundred three (303) feet; less a strip of land twenty-five (25') feet in width, extending along the Eastern line of the above described property, which is reserved to the public as a right-of-way. AND a right-of-way twenty-five (25') feet in width extending along the Eastern line of borders on Goodrich Road, on said plat, said twenty-five (25') foot strip extending from Goodrich Road to line AB on said plat,

TMS#: 470-01-00-002

ALSO:

All that lot, piece, parcel or lot of land, together with any and all improvements thereon, situate, lying and being in the County of Charleston, State of South Carolina, shown as Lot No. 9, Goodrich Acres on a map survey July 23, 1943, by W.L. Gaillard, Surveyor: BUTTING and BOUNDING to the North on a public road and Measuring thereon One Hundred and Thirty-Five (135) feet more or less, to the East on Lot No. 8 and Measuring thereon Five Hundred and Thirty-One (531) feet more or less, to the South on Lot No. 3 and Measuring thereon One Hundred and Thirty-Five (135) feet more or less and to the West on Lot No. 10 and measuring thereon Five Hundred Twenty-Six (526) feet more or less, reference to which is hereby made, the

Weeks & Irvine, LLC

17-9468BL

Weeks & Irvine, LLC 8086 Rivers Ave. 2nd Floor North Charleston, SC 29406 same being made part of this description and the same being recorded in Plat Book F, at Page 181, in the RMC Office for Charleston County, SC.

ALSO conveying with this parcel is one (1) 1970 VALI 60GV MBH bearing VIN#: 60GV637112. Said home is taxed separate from the land with Charleston County under Decal#: MH00050884.

ALSO conveying with this parcel is one (1) 1965 CHAM 0450 MBH bearing VIN#: 0450501624. Said home is taxed separate from the land with Charleston County under Decal#: MH00050883.

ALSO conveying with this parcel is one (1) 1967 STAR FGMC MBH bearing VIN#: FGMCXMF06482. Said home is taxed separate from the land with Charleston County under Decal#: MH00055190

ALSO conveying with this parcel is one (1) 1964 VAND 4G4V MBH bearing VIN#: 4G4V55100D2N2076. Said home is taxed separate from the land with Charleston County under Decal #: MH00050882.

TMS#: 470-01-00-005

ALSO:

ALL that certain lot, piece, parcel or lot of land, together with any and all improvements thereon, situate, lying and being in the County of Charleston, State of South Carolina, Goodrich Acres Subdivision, and being a portion of Lot 10, as shown on a plat of said lot dated September 12, 1947 and recorded in Book B-48, at Page 569 in the RMC Office for Charleston County.

The portion hereby conveyed being the southernmost 75 feet of said lot and buttings and bounding, measuring and containing on the East on Lot 9 on said plat, 75 feet; on the South Lot 3 on said plat, 82 feet; on the West on Southern Railroad right-of-way on said plat, 75 feet; and on the North on the remaining portion of said Lot No. 10.

TMS#: 470-01-00-001

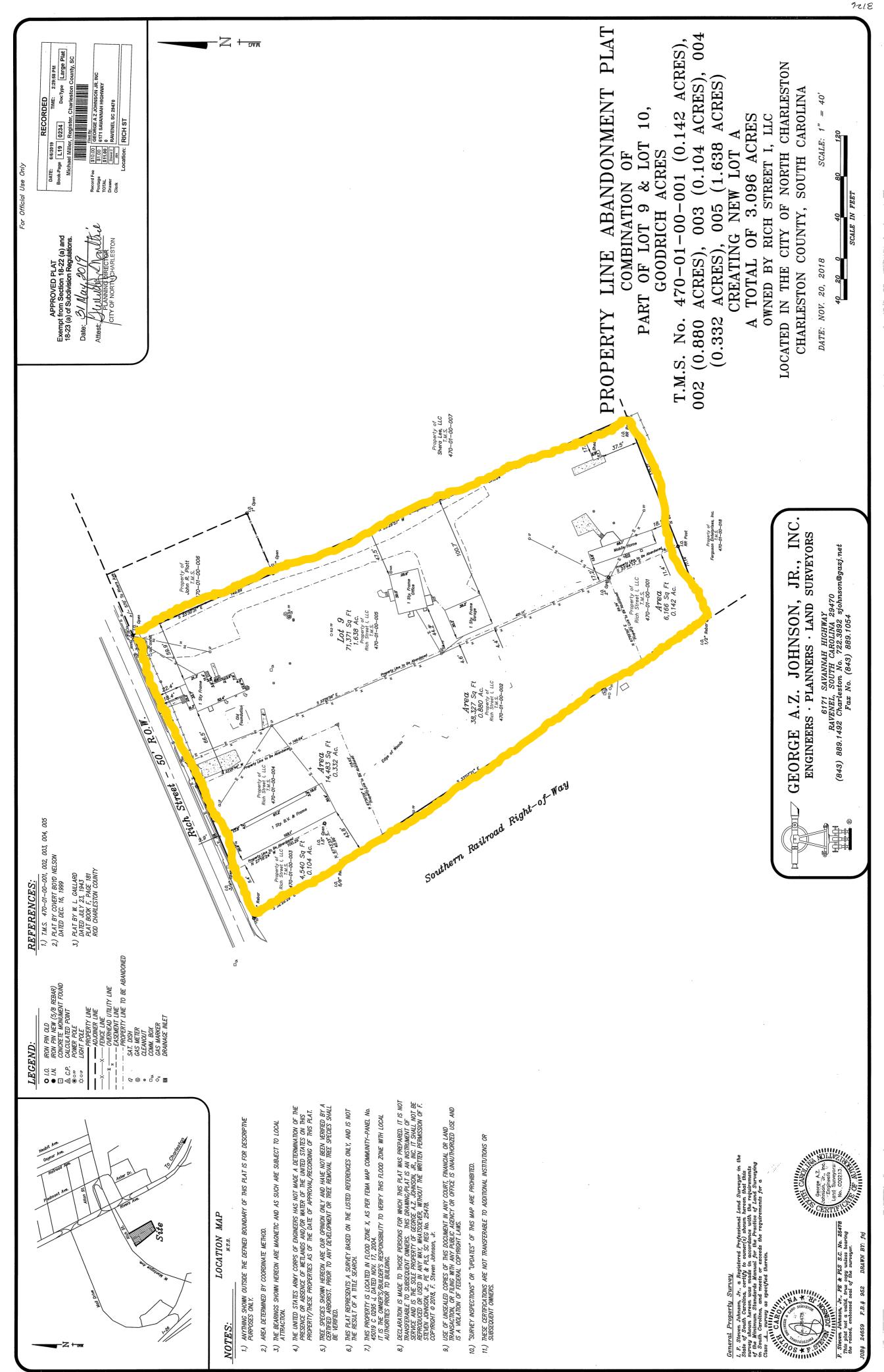
ALSO:

All that lot, piece, parcel or lot of land, together with any and all improvements thereon, situate, lying and being in the County of Charleston, State of South Carolina, being the Northern portion of Lot No. 10, Goodrich Acres, the said Lot No. 10 is shown on a Plat of Goodrich Acres made July 23, 1943, by W.L. Gailliard, Surveyor, and recorded in the RMC Office for Charleston County in Plat Book F, Page 181, and also shown on a plat of Lot No. 10 made by W.L. Gaillard, Surveyor, dated September 12, 1947, and recorded in the RMC Office for Charleston County in Book B-48, at Page 569.

TMS#: 470-01-00-004

ALL said parcels being the same property conveyed to Kennedy Richter Construction LLC by deed of Riverplace Holdings, LLC dated December 15, 2017 and recorded on January 19, 2018 in the ROD Office for Charleston County, SC, in Book 0693 at Page 066 and re-recorded on April 26, 2019 in Book 0792 at Page 184.

SUBJECT to any and all restrictions, covenants, conditions, easements, rights of way and all other matters affecting subject property of record in the Office of the RMC for Charleston County, South Carolina.



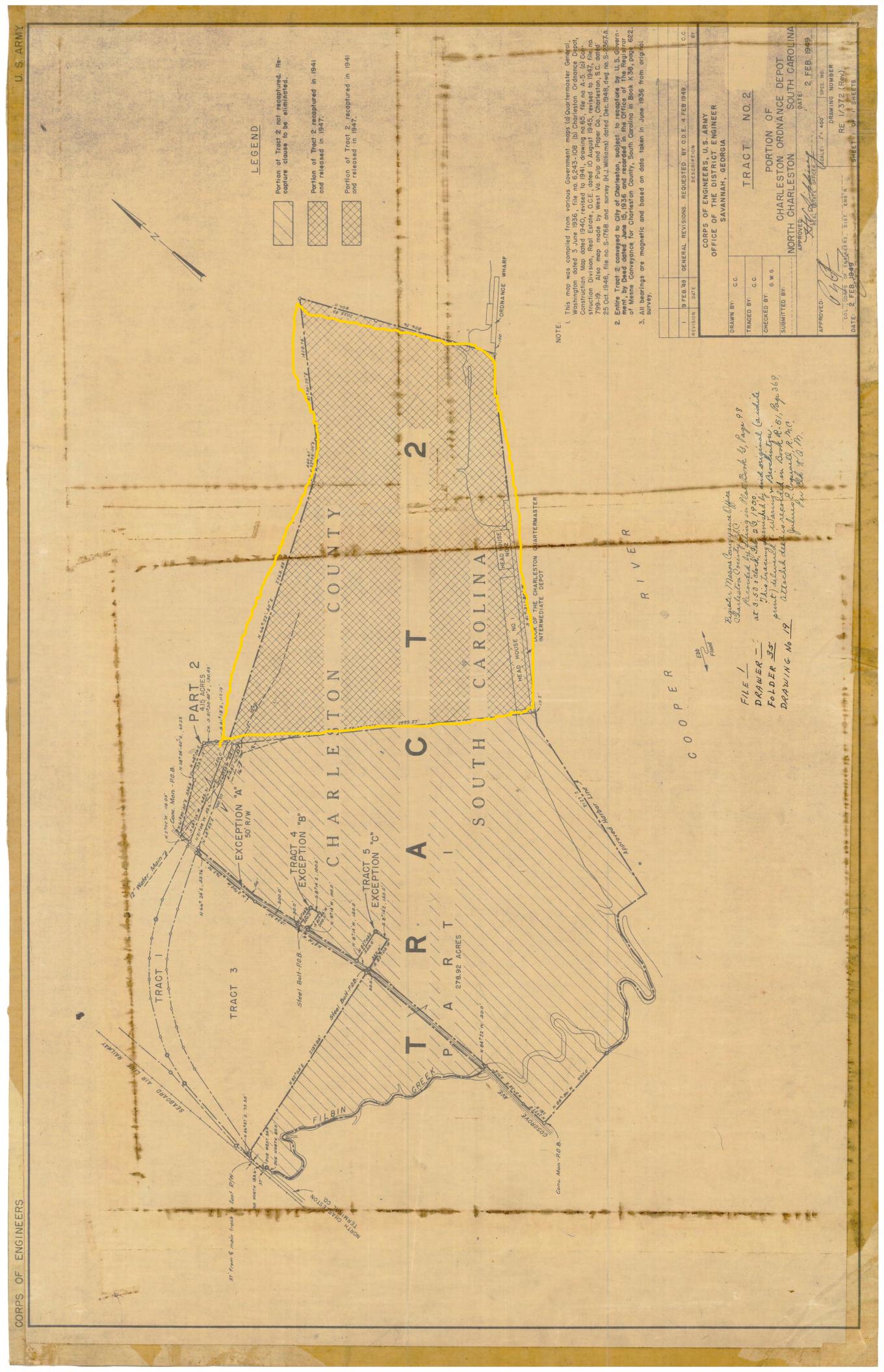


EXHIBIT A

Property Description

ALL that certain piece, parcel, or lot of land, together with the buildings and improvements thereon, situate, lying and being in the Town of Awendaw, County of Charleston, State of South Carolina, being shown and designated as Lot 2, Hunley Sullivans Industrial Park, as shown on a plat prepared by J. Luckey Sandres, RLS, dated November 24, 2002, entitled "SUBDIVISION PLAT OF LOT C OF PART SIXTEEN MIL HOUSE TRACT SURVEYED FOR HUNLEY SULLIVANS INDSTRIAL PARK, TOWN OF AWENDAW, CHARLESTON COUNTY, SOUTH CAROLINA," and recorded in the RMC Office for Charleston County in Plat Book DD, at Page 492; said lot having such actual size, shape, dimensions, buttings and boundings as will by reference to said plat more fully appear.

BEING the same property conveyed to the Grantor by deed of Hunley Sullivans, Inc. dated January 23, 2003 and recorded February 7, 2003 in the RMC Office for Charleston County in Book E434, at Page 774.

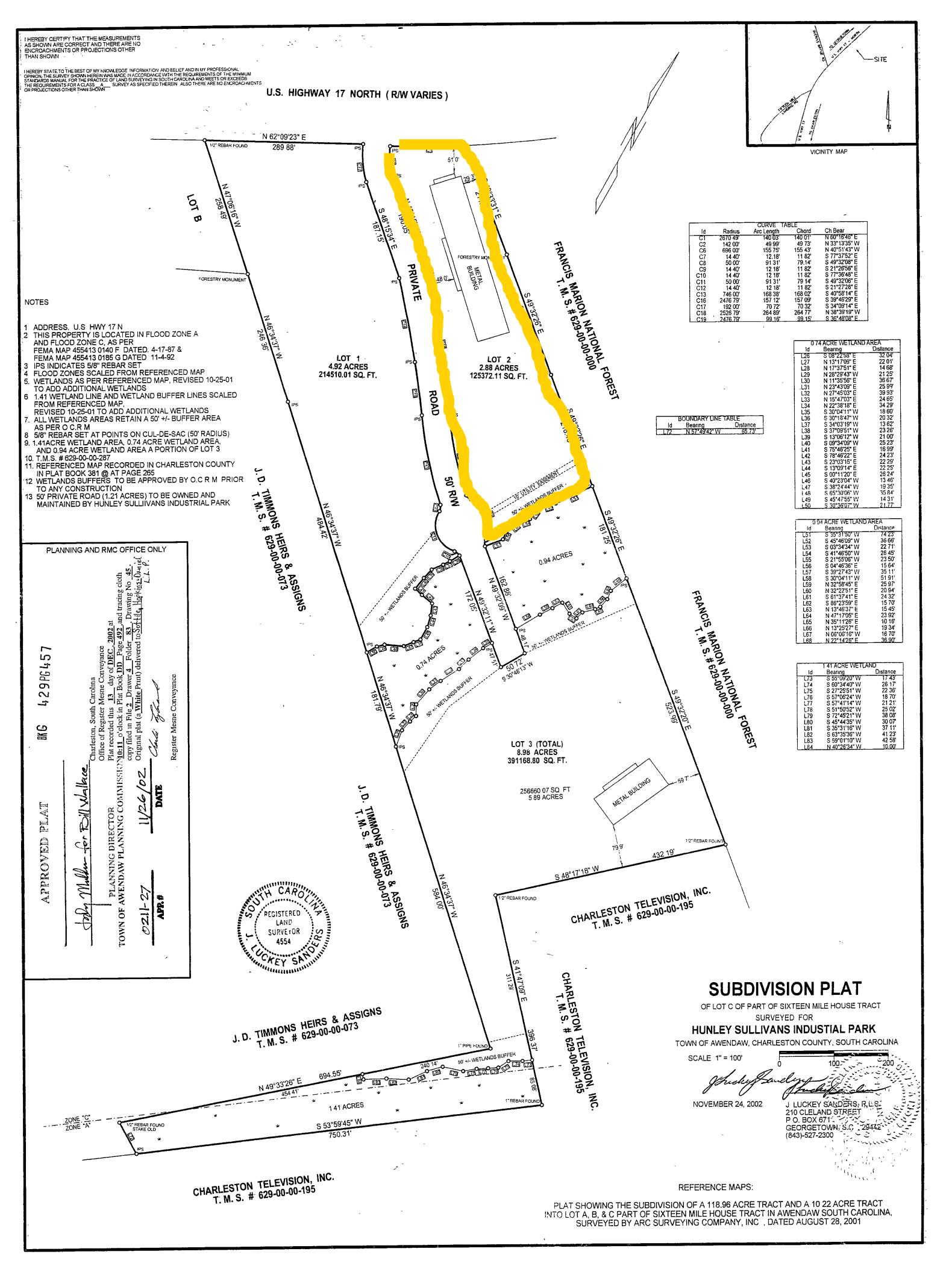


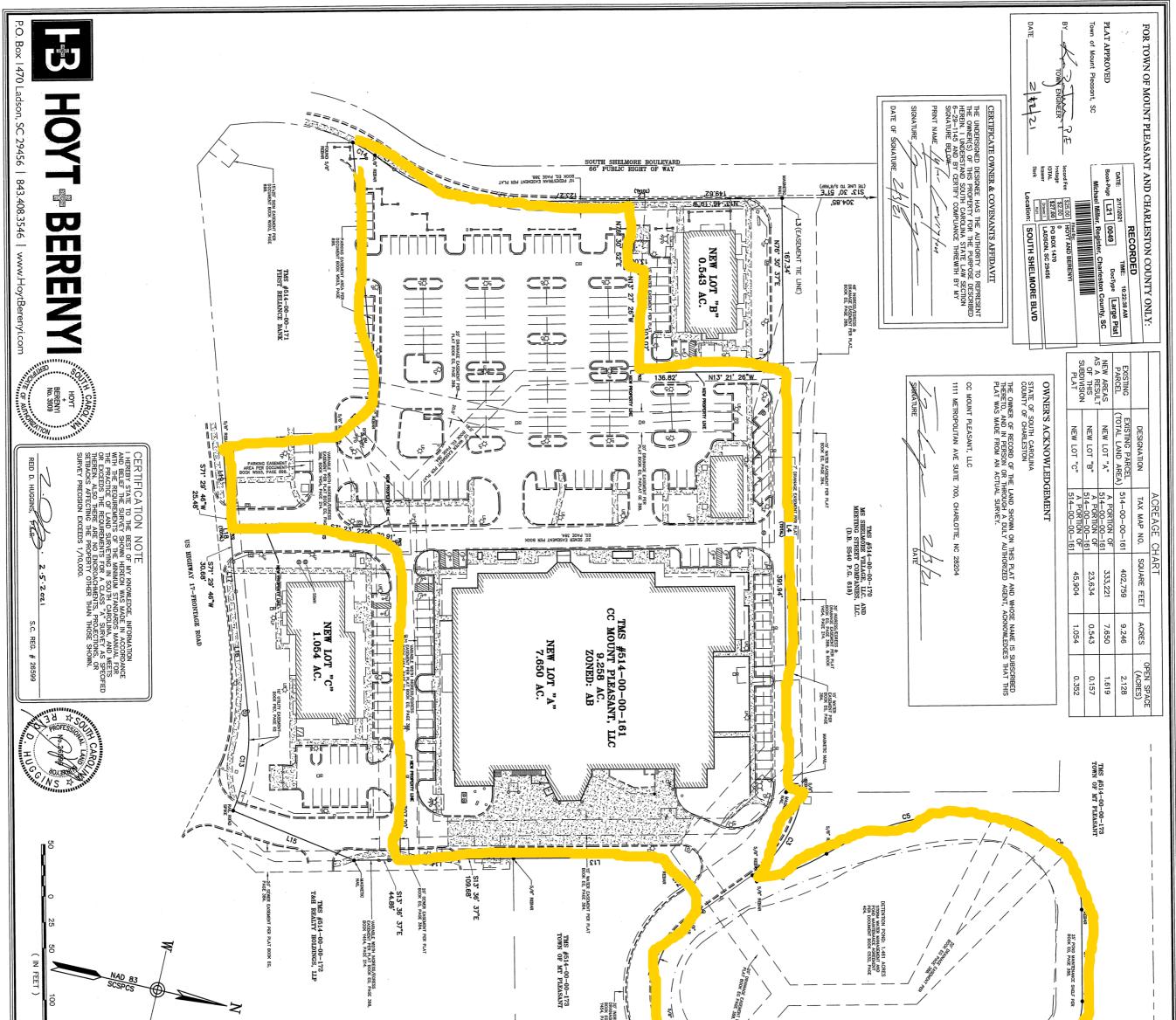
EXHIBIT A

LEGAL DESCRIPTION

All of that certain piece, parcel or lot of land situate, lying and being in the Town of Mount Pleasant, County of Charleston, State of South Carolina containing 9.26 acres and being designated as Tract 2 on that certain survey prepared for ARP Mt. Pleasant, LLC by David L. Gray PLS 12839, GPA Professional Land Surveyors dated April 16, 2003, last revised May 27, 2003 and recorded in the Office of the RMC for Charleston County, South Carolina in Plat Book EG at page 388 on May 29, 2003, which Plat is incorporated herein by reference.

Being the same Property conveyed to Grantor by deed of DDR SOUTHEAST SHELMORE, L.L.C., a Delaware limited liability company, dated May 3, 2011, and recorded on May 9, 2011 in Deed Book 0186, Page 071, Official Records, Register of Deeds, Charleston County, South Carolina.

TMS 514-00-00-161.



		E TMS # TRACT		
In concentrate and a procession output in the concentration of the contration of the contration output in the contration		SUBD PLAT OF -00-00-161 TO CREATE CONTAINING 0.543 ACRE: PROPERTY OF LOCATED IN THE DATE: MAR	Image: International	
F T AS OF RINKS AND ATES ON ATES ON RIOR TO CHARLESTON RENDED AND RENDED AND RES S, NEW	19-	PLAT SION OF A", CONTAINING 7.650 ACRES, RACT "C" CONTAINING 1.054 LEASANT, LLC. NT PLEASANT, SC E 1"= 50'	VULNETY MAP V	

DRAWN BY: ACH

PROJECT # 19-049



STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That CHARLESTON SPORTS ACADEMY, LLC, a South Carolina limited liability company hereafter called Grantor(s), in the State aforesaid, for and in consideration of the sum of TWO MILLION SEVEN HUNDRED EIGHTY-FIVE THOUSAND SEVEN HUNDRED AND No/00 (\$2,785,700.00) DOLLARS, and subject to the Restrictions, Exceptions, and Limitations as hereinafter set forth, if any, to the Grantor paid by BOURNE GROUP INVESTMENTS, LLC has granted, bargained, sold and released, and by these presents, does grant, bargain, sell and release unto BOURNE GROUP INVESTMENTS, LLC, (hereinafter whether singular or plural the "Grantee") its Successors and Assigns in fee simple, the following described real property to-wit:

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FEE PARCEL:

ALL that certain piece, parcel or tract of land located in the Town of Mount Pleasant, County of Charleston, State of South Carolina, containing 2.036 acres, more or less, and being shown and designated as "PARCEL A" on that certain plat entitled, "SUBDIVISION PLAT OF LAND BELONGING TO SASACHA, LLC, RPD PROPERTIES, LLC AND COMELA INVESTMENTS, LLC INTO PARCEL A AND THE RESIDUAL PORTION LOCATED IN THE TOWN OF MOUNT PLEASANT, CHARLESTON COUNTY, SOUTH CAROLINA" prepared by F. Lee Howell, S.C.P.L.S. No. 9316, of B.P. Barber & Associates, Inc., dated June 23, 2010, last revised August 13, 2010 and recorded August 13, 2010 in the Office of the Register of Mesne Conveyance for Charleston County, South Carolina in Plat Book L10, Page 0229; said property having such size, location, buttings, boundings, courses and distances as by reference to said plat will more fully appear.

AND

EASEMENT PARCEL:

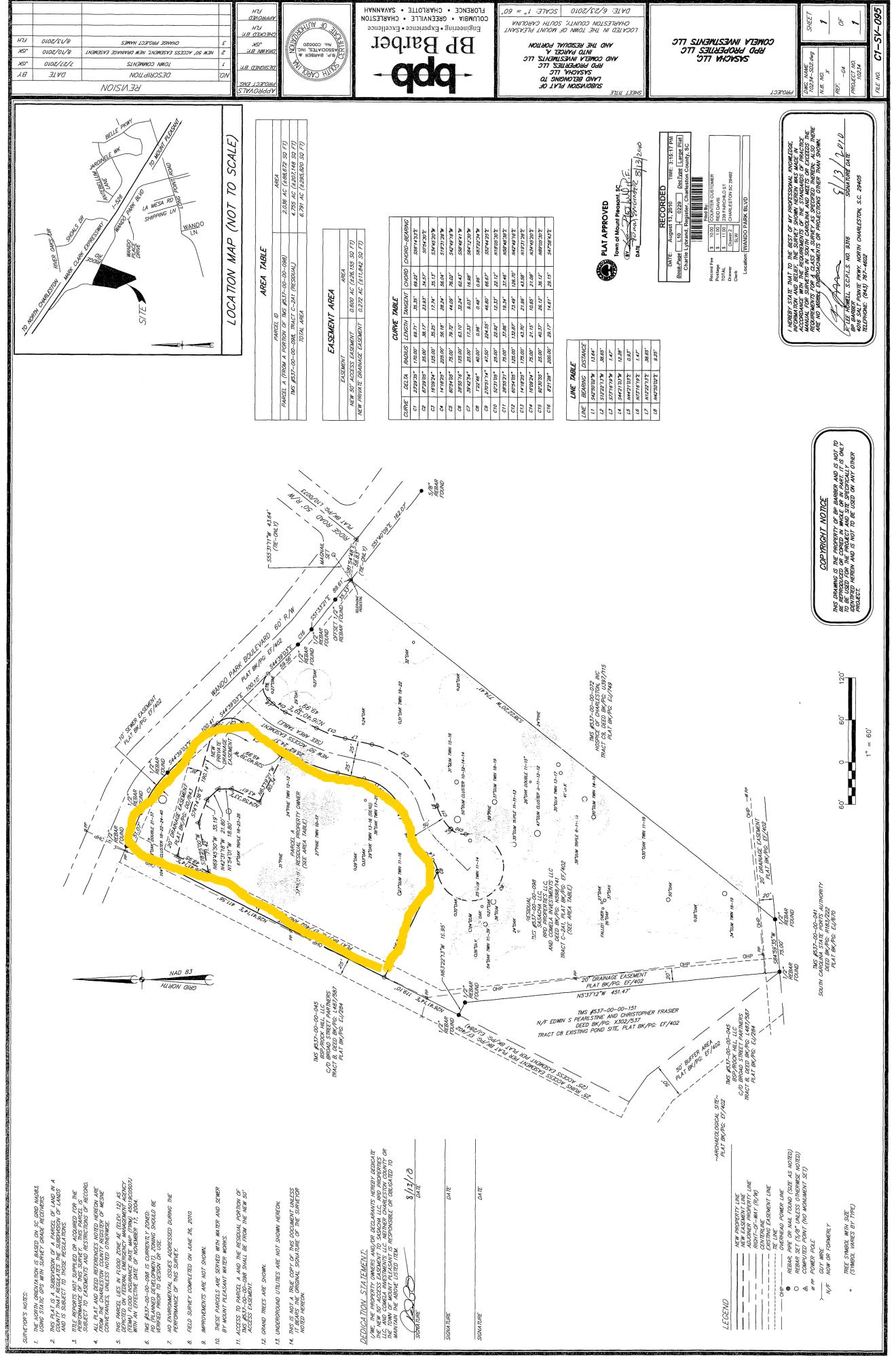
Together with the access rights across that 50' Common Access Road as set forth in that certain Declaration of Covenants, Restrictions and Easements dated September 1, 2010 and recorded September 3, 2010 in the Office of the Register of Deeds for Charleston County, South Carolina in Book 0142, Page 159 and shown as "NEW 50' ACCESS EASEMENT" on the aforementioned plat.

THIS BEING the same property conveyed to Charleston Sports Academy, LLC by Deed of SASACHA, LLC, COMELA INVESTMENTS, LLC, and RPD PROPERTIES, LLC dated September 1, 2010 and recorded September 3, 2010 in the RMC Office for Charleston County in Book 0142 at Page 161.

TMS #: 537-00-00-303

Property Address: 301 Ports Authority Drive, Mount Pleasant, SC 29464

Grantee's Address: 301 Ports Authority Drive, Mount Pleasant, SC 29464



W: /6607E012/10534/2014/EX/0142/10534-2050142 8/13/2010 11:03:34 YW

Exhibit A Legal Description

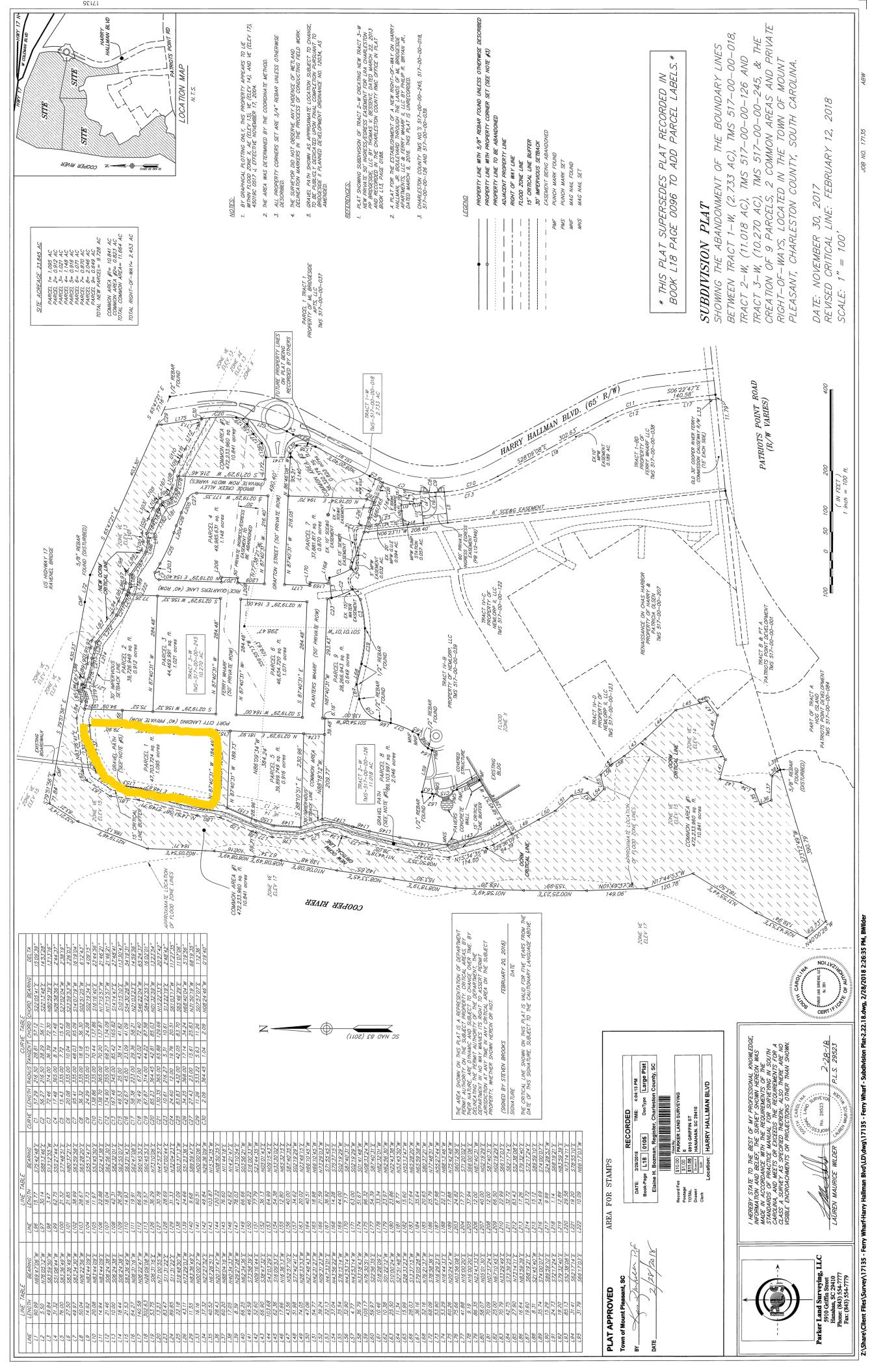
That certain tract, parcel and piece of land situate, lying and being in the Town of Mount Pleasant, Charleston County, South Carolina being shown and identified as "Parcel 1, 47,703.724 sq. ft.,1.095 acres" on a plat entitled "Subdivision Plat Showing the Abandonment of the Boundary Lines Between Tract 1-W, (2.733 AC), TMS 517-00-00-018, Tract 2-W, (11.018 AC), TMS 517-00-00-126, And Tract 3-W, (10.270 AC), TMS 517-00-00-245, & The Creation of 9 Parcels, 2 Common Areas and Private Right-of-Ways, Located in the Town of Mount Pleasant, Charleston County, South Carolina" prepared by Lauren Maurice Wilder, S.C. Reg. No. 29523 of Parker Land Surveying, LLC dated November 30, 2017 and recorded on February 28, 2018 with the Register of Deeds for Charleston County in Plat Cabinet L18, Page 0105 (the "Plat"), having such measurements, metes, buttings and boundings as set forth on the Plat which is incorporated herein by reference.

Together with the beneficial easements as created by the Declaration of Covenants, Conditions and Restrictions for Ferry Wharf II, LLC dated March 1, 2018 and recorded March 2, 2018 in Book 0701 at Page 929 and as affected by that certain Limited Assignment and Assumption of Development Rights dated March 6, 2018 and recorded March 6, 2018 in Book 0702 at Page 817 for ingress and egress over, under and across private roads as they exist on the Land. Subject to the terms, provisions and conditions set forth in said instrument.

DERIVATION: Limited Warranty Deed to HPFW, LLC, a Georgia limited liability company, from Ferry Wharf II, LLC, a South Carolina limited liability company, dated March 6, 2018 and recorded March 6, 2018 in the Office of the Register of Deeds for Charleston County, South Carolina in Book 0702, Page 816.

TMS No. 5170000245

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Charleston County Council

Memorandum

To: Members of Finance Committee

From: Kristen Salisbury, Clerk of Council

Date: September 23, 2021

Subject: Financial Incentives for CK Crosspoint II, LLC and Argents Air Express Ltd.

At the Finance Committee meeting of Thursday, October 7, 2021, the Economic Development Director will present financial incentives offered for CK Crosspoint II, LLC and Argents Air Express Ltd.