

ORDINANCE NO.: 2016-006

*Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park
(Dominion Carolina Gas Transmission, 121 Moore Hopkins Lane, Richland County TMS# 07309-02-06)*

WHEREAS, the City of Columbia, South Carolina ("City"), is a body, politic and corporate located in Richland County, South Carolina ("County"); and,

WHEREAS, through Columbia City Council ("Council"), the City is entitled to exercise all the powers and privileges provided to municipal corporations in the State of South Carolina ("State"); and,

WHEREAS, Richland County and Fairfield County entered into an Agreement for Designation of the I-77 Corridor Regional Industrial Park dated as of April 15, 2003 (the "Original Agreement"), which Original Agreement was amended, pursuant to the authority contained in subsequent Ordinances for Amendments to the Original Agreement (collectively referred to as the "Park Agreement"); and,

WHEREAS, pursuant to Section 1.03 of the Park Agreement, the boundaries of the park created therein (the "Park") may be enlarged pursuant to ordinances of the respective County Councils of the County and Fairfield County; and

WHEREAS, Dominion Carolina Gas Transmission, LLC ("Company") has agreed to renovate, expand, equip, and maintain a commercial facility to serve as its headquarters at the address of 121 Moore Hopkins Lane, Columbia, SC 29210, within the County ("Project") on property more particularly described on Exhibit A ("Property"). The Company will make capital investments in taxable property at the Project of at least \$10.9 million; and,

WHEREAS, the Counties are seeking to include within the Park certain property as described on the attached Exhibit A ("Property"); and,

WHEREAS, the Company intends to employ at least seventy (70) full-time employees in the City of Columbia, South Carolina (the "City"); and,

WHEREAS, pursuant to the Park Act, because the Project is located within the City's geographical borders, the City must consent to the inclusion of the Project within the boundaries of the Park; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council this 2nd day of February, 2016 that the City hereby consents to the inclusion of the Property in the Park, which consent is conditioned upon the following:

1. The County's approval, execution and delivery of an Amendment to the Park Agreement between Richland County (the "County") and Fairfield County entered into an Agreement for Designation of the I-77 Corridor Regional Industrial Park dated as of April 15, 2003 (the "Original Agreement"), which Original Agreement was amended, pursuant to the authority contained in subsequent Ordinances for Amendments to the Original Agreement (collectively referred to as the "Park Agreement") to include the Property as part of the Park and shall not be terminated with respect to the Property for so long as the Company is receiving Infrastructure Credits as a result of inclusion in the Park.
2. The County's approval, execution and delivery of the Infrastructure Credit Agreement related to the Property (the "Fee Agreement"); and,
3. The Fee Agreement will provide that the County will provide an Infrastructure Credit of thirty-five (35%) percent against the Company's Fee Payments with respect to the Project as a reimbursement to the

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Company for its qualifying Infrastructure expenditures, subject to the terms and conditions of the Infrastructure Credit Agreement with the County.

4. The City Manager is authorized to execute any documents and take any further action as may be reasonably necessary to further the intent of this Ordinance.
5. Any prior ordinance, resolution or order, the terms of which are in conflict with this Ordinance, is, only to the extent of that conflict, repealed.

Requested by:

Mayor Benjamin

Mayor

Approved by:

City Manager

Approved as to form:

City Attorney

ATTEST:

City Clerk

Introduced: 1/19/2016

Final Reading: 2/2/2016

Last revised: 1/8/2016

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Last revised: 1/6/2016

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EXHIBIT A
PROPERTY DESCRIPTION

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Beginning at the intersection of Lensford Road and Greystone Boulevard and running along the Southern Right-of-Way of Lensford Road for a distance of 121.7 feet plus or minus to a railroad spike; thence turning and running South 26 degrees 57 minutes 00 seconds West along property now or formerly Riverland Development for a distance of 194.40 feet to a railroad spike; this being the point of beginning; thence turning, and running along property now or formerly of NationsBank, N.A.; for the following bearings and distance: South 24 degrees 03 minutes 01 second West for a distance of 435.60 feet to a nail and cap; thence South 29 degrees 25 minutes 20 seconds West for a distance of 76.50 feet to a nail and cap; thence South 42 degrees 31 minutes 06 seconds West for a distance of 76.50 feet to a nail and cap; thence South 45 degrees 13 minutes West for a distance of 31.77 feet to a nail and cap; thence turning and running North 89 degrees 42 minutes 00 seconds West along property now or formerly Riverland Development Corporation for a distance of 750.00 feet to a 1-1/4 inch top; thence turning and running along property now or formerly Riverland Development Corporation for the following bearings and distances: North 07 degrees 08 minutes 24 seconds West for a distance of 70.86 feet to a one inch pipe; thence North 11 degrees 50 minutes 56 seconds West for a distance of 121.22 feet to a 3/4 inch pipe; thence North 13 degrees 11 minutes 15 seconds West for a distance of 51.17 feet to a 3/4 inch pipe; thence North 11 degrees 49 minutes 55 seconds West for a distance of 70.55 feet to a one inch square bolt; thence North 12 degrees 20 minutes 50 seconds West for a distance of 244.42 feet to a 1 inch pinch top; thence turning and running South 89 degrees 37 minutes 22 seconds East along property now or formerly C&B Enterprises for a distance of 1151.70 feet to a railroad spike, the point of Beginning.

Property Address: 121 Moore Hopkins Lane
Richland County TMS: 07309-02-06