

AN ORDINANCE

TO FURTHER AMEND THE AGREEMENT FOR DEVELOPMENT OF A JOINT COUNTY INDUSTRIAL PARK, BY AND BETWEEN CHARLESTON COUNTY, SOUTH CAROLINA AND COLLETON COUNTY, SOUTH CAROLINA, PROVIDING FOR THE DEVELOPMENT OF A JOINTLY OWNED AND OPERATED INDUSTRIAL/BUSINESS PARK, SO AS TO INCLUDE ADDITIONAL PROPERTY IN CHARLESTON COUNTY AS PART OF THE JOINT COUNTY INDUSTRIAL PARK AND TO UPDATE THE STATUS OF CERTAIN PROPERTY IN CHARLESTON COUNTY WITH RESPECT TO 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 Council 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:

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).

<u>Parcels to be Added</u>	<u>Property Description</u>	<u>Initial Tax Year</u>
Southern Development Corporation	390-00-00-160	2024
9517 Realty LLC	390-00-00-161	2024
GC Industrial Corporation	393-00-00-382	2024
Stone Mountain Industrial Park	393-00-00-383	2024
CK Crosspoint XI LLC	393-00-00-499	2024
Landmark Enterprises	397-00-00-548	2024
GS II Inc.	412-00-00-006	2024
Shipyard Creek Logistics Center LLC	466-00-00-061	2024
7614 Southrail LLC	484-00-00-467	2024
Southrail Industrial LLC	484-00-00-541	2024
Cameron Mt. Pleasant Park LLC	598-03-00-342	2024
Beer Baron LLC	313-00-00-043	2024

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

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 All resolutions, ordinances, or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed.

SECTION 3. 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 Exhibit A, (iii) adoption of a resolution by North Charleston City Council consenting to the inclusion in the Park premises of the property described in Exhibit A located within the City of North Charleston, (iv) adoption of a resolution by Mount Pleasant Town Council consenting to the inclusion in the Park premises of the property described in Exhibit A located within the Town of Mount Pleasant, and (v) adoption of a resolution by the Charleston City Council consenting to the inclusion in the Park premises of the property described in Exhibit A located within the City of Charlestown. The North Charleston City Council, the Mount Pleasant Town Council, the Charleston City Council, and Colleton County Council have been requested to give their respective approvals to this amendment by resolution.

SECTION 4. 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: Herbert R. Sass, III
Herbert R. Sass, III
Chairman of County Council

ATTEST:

By: Kristen L. Salisbury
Kristen L. Salisbury
Clerk to County Council

First Reading: October 29, 2024
Public Hearing: November 21, 2024
Second Reading: November 12, 2024
Third Reading: November 21, 2024