

News 100

Kershaw County Committee of 100

February 2007

Kershaw County Approves Invista Property Tax Agreement

Kershaw County Council finished 2006 on a high note with the approval of a new Fee-in-Lieu of Tax (FILOT) Agreement with Invista. The company is undertaking a modernization project that will result in an investment of \$35 million over the next six years. This modernization project includes the replacement of both machinery and older infrastructure.



The FILOT agreement is Invista's second with Kershaw County. The company will receive a reduced assessment rate of 6%, down from 10.5%, for a twenty-year period. Since South Carolina has the highest industrial property tax rates in the U.S., FILOT agreements are necessary in order for Kershaw County to remain competitive.

"Kershaw County is proud to support Invista as it continues to modernize their facility. Hopefully, this FILOT agreement will open the door for future expansions at the May Plant," stated Steve S. Kelly, Jr., chairman of Kershaw County Council.

KCMC To Become First Tenant in Wateree Executive Park

At the end of 2006, the good news continued for the County with Kershaw County Medical Center's announcement of a new facility to be located in the Wateree Executive Park. KCMC will become the first tenant in Wateree and will set the tone for development within the site. Wateree Executive Park is being designed as a Class A office park, the first in Kershaw County.



KCMC closed on 9.7 acres in the development during the last week in December. Planning for the facility is underway by KCMC officials as to the size and layout and what services will ultimately be offered at the site. The hospital will then have to receive a Certificate of Need from the SC Department of Health and Environmental Control before construction can begin.

"The Board of Trustees and Administration at KCMC is looking forward to developing a very significant array of services in the Wateree Executive Park that will be important to the citizens of the Lugoff Elgin area. It has



KERSHAW COUNTY MEDICAL CENTER
It Takes Vision

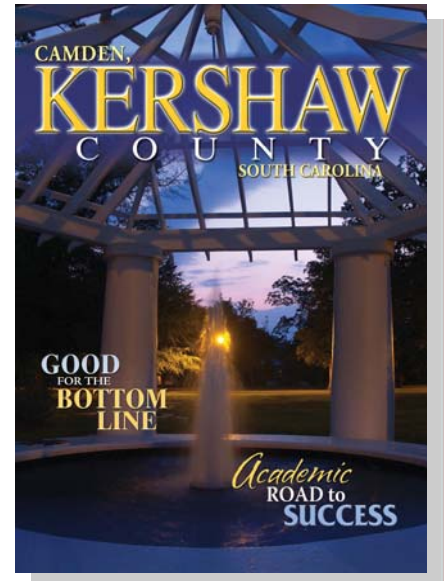
been a pleasure working with the county government and the KC Economic Development Office in making this important project a reality. It will position KCMC strategically for now and the years to come," says Donnie Weeks, CEO of KCMC.

Economic Development Office Publishes 2nd Quality of Life Magazine

The second edition of the Kershaw County Quality of Life Magazine rolled off the presses in October. Published by SouthComm Inc. of Alpharetta, Georgia, the magazine targets corporate executives considering Kershaw County as a potential location and families considering a relocation.

The magazine is intended to showcase the wonderful quality of life we enjoy in Kershaw County. Highlights of the publication include sections on Newcomer Facts & Information, Lifestyle/Community Living, History, Education, Leisure & Recreation, Healthcare, and Economic Development. Thanks goes out to the many advertisers who made the magazine possible.

To receive a copy, please contact Mandi Logan at (803) 425-7685. An electronic version can also be downloaded at http://www.kershawcountysc.org/shared/docs/9/kershaw_2006.pdf.



Economic Development Office to Develop Office Marketing Plan

Now that the Wateree Executive Park is taking shape, the Economic Development Office is seeking ways to attract office related businesses to Kershaw County. At its January 23rd meeting, County Council approved a contract with 310 Limited of Virginia to develop a marketing plan specifically targeting the office sector. 310 will also provide lead generation services for the County by compiling a list of prospective companies and contacting these prospects on behalf of Kershaw County. Finally, 310 will schedule appointments with major site selection and national commercial real estate companies for the EDO to visit.

A \$20,000 grant from Palmetto Economic Development will help offset the cost of the plan. 310 is scheduled to begin work by the end of February.

Did you Know?

- Kershaw County's population is expected to grow to 62,740 by July 1, 2015.
- 10 international companies call Kershaw County home employing 1/3 of the manufacturing workforce in the County.

2007 Jobs Tax Credit Rankings

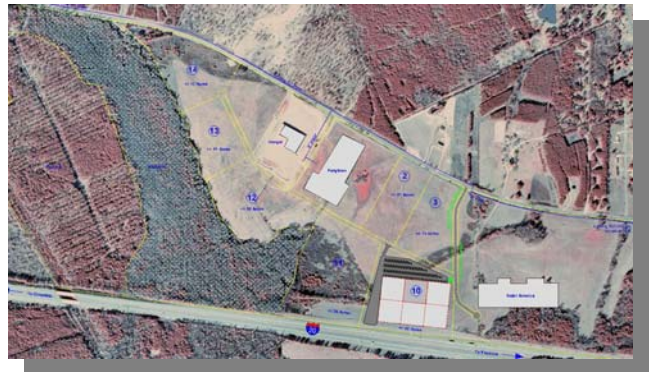
Each year, the SC Department of Revenue ranks the state’s 46 counties in terms of their development status. This tiered system of categories ranging from Distressed to Developed is how the State determines the amount of Jobs Tax Credits a company can receive. The rankings are based on per capita income, unemployment rate, and special legislative provisions. This is the second consecutive year Kershaw County has ranked in the top Developed tier.

Distressed	Least Developed	Under Developed	Moderately Developed	Developed
Allendale	Abbeville	Calhoun	Anderson	Berkeley
Bamberg	Aiken	Chester	Beaufort	Dorchester
Barnwell	Cherokee	Colleton	Charleston	Greenville
Chesterfield	Edgefield	Darlington	Florence	Kershaw
Clarendon	Fairfield	Georgetown	Horry	Lexington
Dillon	Greenwood	Jasper	Newberry	Richland
Hampton	Lancaster	Laurens	Spartanburg	York
Lee	Orangeburg	Oconee		
Marion	Union	Pickens		
Marlboro		Saluda		
McCormick		Sumter		
Williamsburg				

Kershaw County Teams with a Developer to Build New Shell Building

Kershaw County has teamed with Illinois - based developer, Agracel, Inc., to construct a new shell building in Steeplechase Industrial Park. The County has purchased a 14 acre site adjacent to Haier and I-20 as the new location. The 75,000 square foot building will be constructed of precast concrete panels and will be expandable to 150,000 square feet. Groundbreaking is expected within the next three months.

Progress Energy is also partnering on the project by providing a \$400,000 interest - free loan for three years. When complete, this facility will be the third shell building constructed in Steeplechase Industrial Park. Hengst USA and Forgitron occupy the other two buildings.



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Upcoming Events

March 31, 2007	Carolina Cup Steeplechase Race
April 2007	Utility Appreciation Golf Outing
May 2007	C100 Annual Meeting