



ORDINANCE NO. 704

First Reading: July 9, 2018 (By Title Only)
Second Reading: July 23, 2018
Public Hearing: July 23, 2018
Third and Final Reading: August 13, 2018

An Ordinance Authorizing an Amendment to the Master Agreement Governing the I-77 Corridor Regional Industrial Park by and Between Richland County, South Carolina, and Fairfield County, South Carolina, to Expand the Boundaries of the Park to Include Certain Real Property Located in Richland County (Lorick Place Apartments Project); and Other Related Matters.

WHEREAS, Richland County, South Carolina ("Richland"), and Fairfield County, South Carolina ("Fairfield") (Richland and Fairfield, collectively, "Counties"), as authorized under Article VIII, Section 13(D) of the South Carolina Constitution and Section 4-1-170 of the Code of Laws of South Carolina, 1976, as amended ("Act"), have jointly developed the I-77 Corridor Regional Industrial Park ("Park");

WHEREAS, the Counties entered into an agreement entitled "Master Agreement Governing the I-77 Corridor Regional Industrial Park" dated April 15, 2003 ("Master Agreement"), the provisions of which govern the operation of the Park;

WHEREAS, Richland has negotiated certain property tax incentives with Lorick Place, LLC a South Carolina limited liability company (the "Company") relating to an approximately 87-unit commercial low-income housing complex (the "Project") to be developed on an approximately 5.8 acre tract of land located at 3800 West Avenue, Columbia, South Carolina, 29203 ("Property") to be located in the Park;

WHEREAS, Richland has authorized the inclusion of the Property in the Park by Richland County Ordinance No. 019-18HR;

WHEREAS, pursuant to the terms of the Master Agreement, Richland requests that Fairfield adopt this companion Ordinance to complete the expansion of the boundaries of the Park and amendment to the Master Agreement to include Property in the Park.

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

Section 1. Expansion of Park Boundaries. There is hereby authorized an expansion of the Park boundaries to include the Property, the location of which is more particularly described on Exhibit A. The Fairfield County Council Chair ("Chair"), or the Vice Chair in the event the Chair is absent, the Fairfield Administrator and the Clerk to Fairfield County Council are hereby authorized to execute such documents and take such further actions as may be necessary to complete the expansion of the Park boundaries. Pursuant to the terms of the Master Agreement, the expansion shall be complete upon the adoption of this Ordinance by the Fairfield County Council.

Section 2. Savings Clause. If any portion of this Ordinance shall be deemed unlawful, unconstitutional or otherwise invalid, the validity and binding effect of the remaining portions shall not be affected thereby.

Section 3. General Repealer. Any prior ordinance, the terms of which are in conflict herewith, is, only to the extent of such conflict, hereby repealed.

Section 4. Effectiveness. This Ordinance shall be effective after third and final reading.

FAIRFIELD COUNTY, SOUTH CAROLINA



William Bryan Smith, Jr.,
Chair of County Council
Fairfield County, South Carolina

(SEAL)

ATTEST:



Patti L. Davis
Clerk to County Council
Fairfield County, South Carolina

EXHIBIT A
DESCRIPTION OF PROPERTY

Approximately 5.8 acre tract of land located at 3800 West Avenue, Columbia, South Carolina, 29203, TMS Numbers R09213-04-14; R11601-24-01; R11601-24-02; R11601-24-03; R11601-24-04; R11601-24-05; R11601-24-06; R09213-08-01; R09213-08-02; R09213-08-03; R09213-08-04; R09213-08-05; R09213-08-06; R09213-08-07; R09213-08-08; R11601-25-04; R11601-25-05; R11601-25-06; R11601-25-01; R11601-25-02; R11601-25-03; R09213-08-09; and R09213-08-10.

Legal Description: ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND, together with improvements thereon, if any, situate, lying and being in the County of Richland, and State of South Carolina, being shown and delineated on a plat entitled "Recombination Plat Lorick Place Development", prepared for Lorick Place, LLC, by Chao & Associates, Inc., dated May 22, 2018, and recorded in the Office of the Register of Deeds for said County in Record Book 2314 at Page 1052; according to aforesaid plat the within concerned property has the following metes, bounds, courses and distances, to wit; BEGINNING AT A POINT which is an iron pin found at the northeastern most corner of the subject premises and proceeding therefrom S4°23'30"W for a distance of 373.00 feet along the western side of the right of way of West Avenue to an iron pin found; thence turning and running N87°04'13"E for a distance of 324.00 feet along property now or formerly of CW Haynes & Co., Inc. to an iron pin found; thence turning and running N87°22'36"E for a distance of 245.02 feet along property now or formerly of CW Haynes & Co., Inc. to an iron pin found; thence turning and running N5°20'52"E for a distance of 354.05 feet along property now or formerly of City Housing Co., Inc., to an iron pin found; thence turning and running N50°25'24"E for a distance of 200.32 feet along property now or formerly of City Housing Co., Inc., to an iron pin found; thence turning and running S86°06'20"E for a distance of 432.31 feet along property now or formerly of City Housing Co., Inc., to an iron pin found at the POINT OF BEGINNING; said plat is incorporated herein and reference is craved thereto for a more complete and accurate description of the metes, bounds, courses and distances of the property concerned herein. Be all measurements a little more or less.