

**AGENDA ITEM SUMMARY  
OCONEE COUNTY, SC**

**COUNCIL MEETING DATE:** April 3, 2007  
**COUNCIL MEETING TIME:** 7:00 PM

**ITEM TITLE OR DESCRIPTION:**

Request for approval of ATAX grant request from Ram Cat Alley Merchants Association for \$4,541.00 for Billboard Advertising of Arts on the Alley, which will take place May 11-12, 2007. Request approved in ATAX Committee on 03-28-07 by a unanimous vote.

**BACKGROUND OR HISTORY:**

State ATAX funds are received quarterly and 65% of those funds are Tourism Related funds that are to be disbursed as recommended by the ATAX committee and approved by County council

**SPECIAL CONSIDERATIONS OR CONCERNS:**

**STAFF RECOMMENDATION:**

Approval of ATAX grant request of \$4,541.00 to the Ram Cat Alley Merchants Association.

**FINANCIAL IMPACT:**

Current ATAX fund balance is \$12,536.84. If this request is approved by County Council; the remaining balance will be \$7,995.84. Four other grants were also recommended by the ATAX Commission on 3-29-07. These recommendations will come to you on April 17, 2007.

**ATTACHMENTS:**

Ram Cat Alley Merchants Association

**Submitted or Prepared By:**

Phil Shirley, PRT Director  
Department Head/Elected Official

**Approved for Submittal to Council:**

  
Tom Hendricks, County Administrator

**Reviewed By/ Initials:**

\_\_\_\_\_  
County Attorney  
pel Finance VHL Grants

**C: Clerk to Council**

**AGENDA ITEM SUMMARY  
OCONEE COUNTY, SC**

**COUNCIL MEETING DATE: 4/3/07  
COUNCIL MEETING TIME: 7:00 p.m.**

**ITEM TITLE OR DESCRIPTION:**

Grant application to South Carolina Budget and Control Board for completion of Oconee County Economic Development's vision project.

**BACKGROUND OR HISTORY:**

Oconee County Economic Development currently operates without a professionally developed visionary plan of action. This grant would provide funds to develop a visionary plan and would bring together governmental, private, and nonprofit sectors as part of a steering committee. This steering committee would reflect the interests and diversity of the community and thus incorporate the interests of businesses, education, faith-based entities, utilities, and civic groups. Together, these individuals would create a visionary plan of action for Oconee County.

**SPECIAL CONSIDERATIONS OR CONCERNS:**

Oconee County has one of the highest unemployment rates in South Carolina at 9.4% (January 2007). In fact, in the last two years alone, Oconee County has lost over 2,500 jobs. Many of these are the result of textile mill closures and consolidations. Equally troubling is that the unemployment rate has been consistently rising from 5.6% in 2001 to 8.6% in 2006, and now to our current high of 9.4%. Creating a visionary plan will help promote Oconee County as a place of economic opportunity. Ultimately the visionary project should provide a plan to help create jobs and foster a more sustainable and diversified economy that will focus on a broad array of manufacturing, service, and tourism related industries.

**STAFF RECOMMENDATION FOR COUNCIL ACTION:**

Recommend County Council approves applying for a \$85,000 grant from the South Carolina Budget and Control Board.

**FINANCIAL IMPACT:**

The total cost of implementing the visionary plan is estimated to be \$85,000.

- The South Carolina Budget and Control Board grant = \$85,000
- No Local Match

**ATTACHMENTS:**

Submitted or Prepared By:

Veronda Holcombe-Lewis

Department Head/Elected Official

Approved for Submittal to Council:

Tom Hendricks, County Administrator

Reviewed By/ Initials:

\_\_\_\_\_ County Attorney

pel Finance

\_\_\_\_\_ Other

C: Clerk to Council

**AGENDA ITEM SUMMARY  
OCONEE COUNTY, SC**

**COUNCIL MEETING DATE: April 3, 2007  
COUNCIL MEETING TIME: 7:00P.M.**

**ITEM TITLE OR DESCRIPTION:**

Infrastructure Finance Agreement with Lift, LLC, and Lift Technologies, Inc.

**BACKGROUND OR HISTORY:**

Lift, LLC, has purchased the Oconee County Spec Building on Highway 11 and is up-fitting the facility for use by Lift Technologies. Lift Technologies currently has an operation in Oconee County which is located almost across the road from this facility. This new operation will be an additional operation and will not replace any of the current operation.

**SPECIAL CONSIDERATIONS OR CONCERNS:**

The Economic Development Commission has been working with Lift Technologies on this project for well over three years. The current proposal by Lift Technologies is to have 10-12 employees associated with this project. The total investment by the two companies involved is currently predicted to be \$3.2M.

**STAFF RECOMMENDATION FOR COUNCIL ACTION:**

Staff recommends Council approve this request. This is a great opportunity for Oconee County that may lead to additional jobs and investment in 3-5 years.

**FINANCIAL IMPACT:**

A summary of the fees to be paid by the new operation will be provided as soon as they are provided by the legal representative of Lift Technologies.

**ATTACHMENTS:**

Estimated fees to be paid will be furnished as soon as they are received.

**Submitted or Prepared By:**

James W. Alexander  
EDC Director

**Approved for Submittal to Council**

  
\_\_\_\_\_  
Tom Hendricks  
County Administrator

**Reviewed By/ Initials:**

\_\_\_\_\_ County Attorney

\_\_\_\_\_ Finance

\_\_\_\_\_ Other

**C: Clerk to Council**

## Opal Green

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**From:** Jim Alexander  
**Sent:** Wednesday, March 28, 2007 4:21 PM  
**To:** Opal Green  
**Cc:** Tom Hendricks; bannbm@bellsouth.net  
**Subject:** Greenville-580112-v2-Lift - Ordinance (2)

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### ORDINANCE NO. 2007-03

**AUTHORIZING THE EXECUTION AND DELIVERY OF AN INFRASTRUCTURE FINANCE AGREEMENT BY AND AMONG OCONEE COUNTY, SOUTH CAROLINA, LIFT, LLC AND LIFT TECHNOLOGIES, INC. WITH RESPECT TO CERTAIN ECONOMIC DEVELOPMENT PROPERTY IN THE COUNTY, WHEREBY SUCH PROPERTY WILL RECEIVE CERTAIN INFRASTRUCTURE CREDITS IN RESPECT OF ITS INVESTMENT IN RELATED INFRASTRUCTURE; AND OTHER MATTERS RELATED THERETO.**

**WHEREAS**, Oconee County, South Carolina (the "County") is authorized by Article VIII, Section 13 of the South Carolina Constitution and Title 4, Chapter 1, Code of Laws of South Carolina 1976, as amended (the "Multi-County Park Act"), to enter into agreements with one or more contiguous counties for the creation and operation of joint county industrial and business parks, whereby the industrial development of the State of South Carolina (the "State") will be promoted and trade developed by inducing new industries to locate in the State and by encouraging industries now located in the State to expand their investments and thus utilize and employ manpower and other resources of the State and benefit the general public welfare of the County by providing services, employment, recreation or other public benefits not otherwise provided locally; and

**WHEREAS**, the County is authorized by Section 4-29-68, Code of Laws of South Carolina 1976, as amended, and Section 4-1-175 of the Multi-County Park Act (collectively, the "Infrastructure Credit Act") to provide infrastructure credits against payments in lieu of taxes to provide reimbursement to companies in respect of investment in infrastructure enhancing the economic development of the County, including improvements to real estate used in the operation of a manufacturing or commercial enterprise ("Infrastructure"); and

**WHEREAS**, the Oconee County Council ("County Council") has agreed to assist Lift, LLC, a South Carolina limited liability company (as owner of the real property and improvements thereon) (the "Landlord") and Lift Technologies, Inc., a corporation organized and existing under the laws of the State of South Carolina (as owner of the personal property and lessee of the real property and improvements thereon) (the "Company"), in the establishment in the County of a manufacturing facility of the Company (the "Project") by (i) maintaining the Project in a joint county industrial and business park established pursuant to the Multi-County Park Act, and (ii) pursuant to the Infrastructure Credit Act, providing for infrastructure credits against payments in lieu of taxes by the Landlord in respect of investment by the Landlord and, if applicable, the Company in qualified Infrastructure used in the establishment and operation of the Project; and

**WHEREAS**, the Landlord and the Company are informed by the County that the land upon which the Project is located is currently in a joint county industrial and business park established with Pickens County, South Carolina (the "Park") pursuant to the Multi-County Park Act and an agreement dated as of May 4, 1998 between the County and Pickens County, as amended (the "Park Agreement"); and

**WHEREAS**, pursuant to the provisions of the Park Agreement, the Landlord and the Company are obligated to make or cause to be made payments in lieu of taxes in the total amount equivalent to the ad valorem property taxes that would have been due and payable but for the location of the Project within the Park; and

**WHEREAS**, pursuant to the Infrastructure Credit Act, the County Council has agreed to provide infrastructure credit financing by providing a \_\_\_ % annual credit against fee in lieu of tax payments with respect to the Project by the Landlord and the Company, until such time as the cumulative threshold amount referred to in the Infrastructure Finance Agreement presented to this meeting (the "Infrastructure Agreement") is met, all to reimburse the Landlord and, if applicable, the Company, for a portion of the cost of their investment in qualified Infrastructure in respect of the Project, provided that Company and Landlord together investment not less than \$3,275,000 during the initial (non-extended) investment period otherwise allowable under Chapter 44 of Title 12, Code of Laws of South Carolina 1976, as amended; and

**WHEREAS**, the County has determined and found, on the basis of representations of the Landlord and the Company, that the Project is anticipated to benefit the general public welfare of the County by providing services, employment, recreation or other public benefits not otherwise provided locally; and, that the Project gives rise to no pecuniary liability of the County or any incorporated municipality or a charge against the general credit or taxing power of either; that the purposes to be accomplished by the Project, i.e., economic development, keeping of jobs, and addition to the tax base of the County, are proper governmental and public purposes;

**WHEREAS**, it appears that the document above referred to, which is now before this meeting, is in appropriate form and is an appropriate instrument to be executed and delivered or approved by the County for the purposes intended.

**NOW, THEREFORE, BE IT ORDAINED**, by the County Council as follows:

Section 1. The Chairman of County Council for and on behalf of the County, is hereby authorized and directed to do any and all things necessary to effect the execution and delivery of the Infrastructure Agreement and the performance of all obligations of the County under and pursuant to the Infrastructure Agreement.

Section 2. The provisions of this ordinance are hereby declared to be separable and if any section, phrase or provisions shall for any reason be declared by a court of competent jurisdiction to be invalid or unenforceable, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions hereunder.

Section 3. All ordinances, resolutions, and parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed. This ordinance shall take effect and be in full force from and after its passage by the County Council.

Enacted in meeting duly assembled this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

**OCONEE COUNTY, SOUTH CAROLINA**

(SEAL)

By: \_\_\_\_\_  
Chairman, County Council of  
Oconee County

Attest:

3/29/2007

By: \_\_\_\_\_  
Clerk, County Council of  
Oconee County

First Reading: \_\_\_\_\_, 2007  
Second Reading: \_\_\_\_\_, 2007  
Third Reading: \_\_\_\_\_, 2007  
Public Hearing: \_\_\_\_\_, 2007

**STATE OF SOUTH CAROLINA**

**COUNTY OF OCONEE**

I, the undersigned Clerk to County Council of Oconee County, South Carolina, do hereby certify that attached hereto is a true, accurate and complete copy of an ordinance which was given reading, and received unanimous approval, by the County Council at its meetings of \_\_\_\_\_, 2007, \_\_\_\_\_, 2007 and \_\_\_\_\_, 2007, at which meetings a quorum of members of County Council were present and voted, and an original of which ordinance is filed in the permanent records of the County Council.

\_\_\_\_\_  
Clerk, County Council of Oconee County

Dated: \_\_\_\_\_, 2007