



ECONOMIC DEVELOPMENT DIRECTOR'S REPORT – May 13, 2013

**This report represents activity from April 12, 2013 – May 13, 2013*

Status of On-Going Projects:

- **Project Cover III** – This project, AID, continues to take shape in the former Spec building. Plans are to be operational in June. Recently, worked with local media for a profile story on their current standing.
- **Project Zeta** – Project announced - \$1.2m capital inv't with 7 new jobs. This was Technology Solutions. This is a data center/back office type project.
- **Project May** – EDC has continued to meet with existing company on plans for the future. They will be closing a facility outside the state and moving operations here, along with looking at making additional investments.
- **Project Peninsula** – This is a \$120 million dollar project and it has formerly announced as Sanctuary Pointe. The EDC is continuing to work with them. Plans are to start construction in 2014.
- **Project Mole** – Existing Company that is considering an expansion in 2013. Working to get firm commitment.
- **Project Gear** – Continued discussions with an existing industry about expansion opportunities.
- **Project CreekSide** – Still working with the company and trying to “nail-down” their plans and next steps.
- **Project San** – Existing Company that is considering an expansion in 2013. Continued discussions with an existing industry about expansion opportunities.
- **Project Raven** – Existing Company that has 2013 expansion plans. Met with several times to firm up the ideas but waiting for confirmation via corporate.
- **Project Gizmo & GDA** – Existing Company that we have worked with and got the state involved. SCDOC made an incentive proposal to the firm; waiting game for approval. Also a second project involved with same company. Conducted a visit with them the week of April 1st.
- **Project Science** – New company that has visited and we met with about relocating to this community. This is a research type firm will be visited by county leadership this week.
- **Project Plant 5** – Submitted Oconee building options for this project via the SC DOC. Spoke to DOC project manager and Oconee is still in the hunt. Company is conducting due diligence currently.
- **Project Riverside** – This is a new project from out-of-state that we have had dialogue with about locating their process to Oconee.
- **Project Box** – Existing Oconee Company looking at possible upgrades to facility. Have had follow-up but still waiting for decisions at corporate level regarding next steps.
- **Project Astro** – Met with site selector on the project in Atlanta recently. Still positive and still waiting on company to schedule a visit.
- **Project Green One** – Oconee has been short listed for this project that would involve a new company in the county. The firm has a desire to consolidate their footprint and various operations in the southeast under one roof.
- **Project Finder** – Have met several times with new company looking at the area for an investment. Plans for 80 new jobs but trying to secure financing.
- **Project Pace** – New Chinese company looking at Oconee for an investment opportunity.
- **Project Laser** – This Company has visited Oconee twice now looking to invest.

Organization Activities:

- **Golden Corner Commerce Park Master Plan** – EDC continued work on product development within the park related to Pioneer.
- **WorkLink Meetings** – Attended the Executive Committee Meeting, participated in the interviewing of the new executive director for the organization and the conducted the Workforce Business Partnership meeting.
- **Attended Oconee Alliance** – Held on May 9 and helped set up this meeting.
- **Profiling of “Product”** – Ensured that our flyers are accurate on OCEDC website, UA and SCDOC.
- **Attended lunch meeting with Blue Ridge and SC Power Team** – Just a “goodwill” meeting.
- **SCEDA** – Attended the SCEDA Annual Meeting.
- **Analyzing Non-Profit Status** – Began to investigate the ability for the OCEDC to have a non-profit arm.

Marketing/Recruitment/Retention Activities:

- **Retention / Just AirCraft** – Visited the firm and talked about growth plans.
- **Retention / Ulbrich** – Held a meeting with said firm. They have invested roughly \$11 million dollars in Oconee.
- **Agribusiness** – Farmer’s Market opened. County supported in numerous ways.
- **Hosted Visit from Property Owner**– Met with owner of TaylorMade building to begin discussions on next steps.
- **Conducted visit to Atlanta Market** – Discussed a developer built spec building in Oconee.
- **Advertising** – OCEDC supported the Upstate Alliance with advertising support on a dedicated website profiled during the recent IndustryWeek Conference.
- **New Commercial Development** – Attended a lunch last week to learn more about a planned commercial, mix-use development for Oconee.
- **Meeting with Lunatic Apparel** – Local Company the OCEDC has been working with. Arranged a meeting with MLBDC and SBDC.
- **OCIG meeting held** – Met at Tri-County South and had a tour of their facility.

Upcoming Meetings to Note:

- The EDC will meet on May 17.
- The Oconee County Industrial Group will meet on May 17 at USEV.

The above report is respectfully submitted on May 13, 2013.

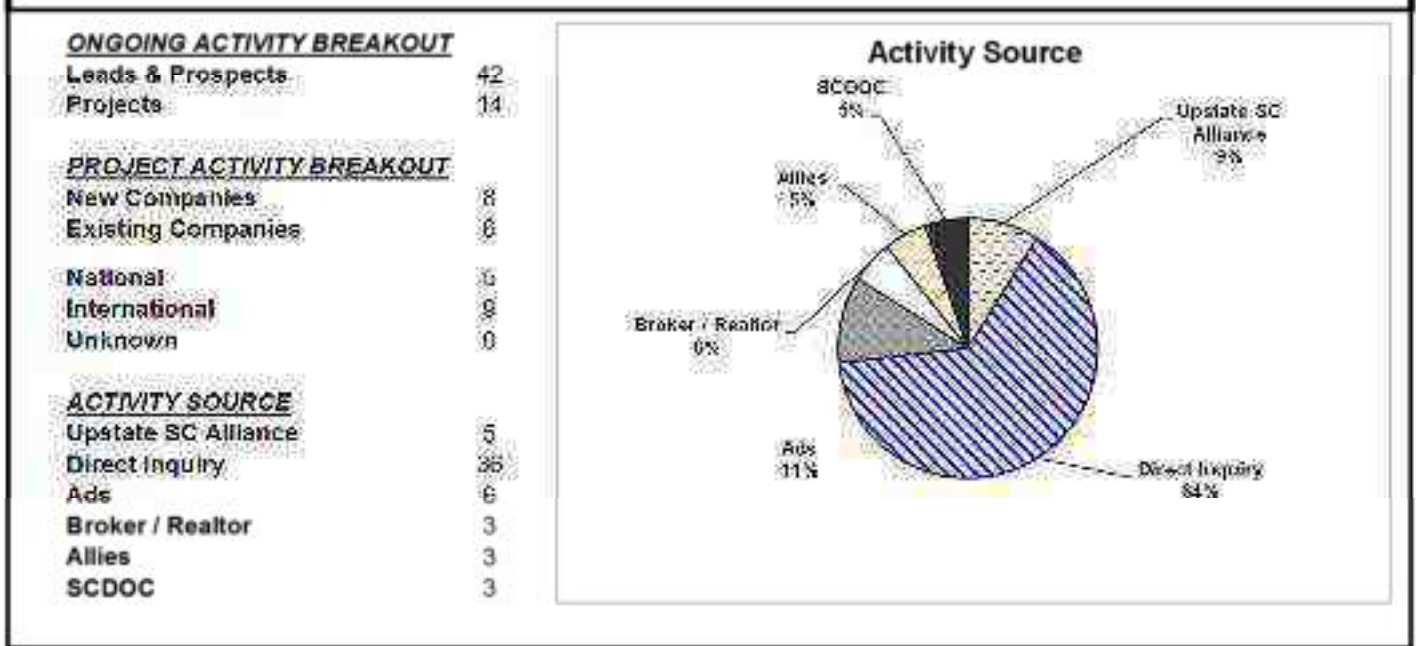
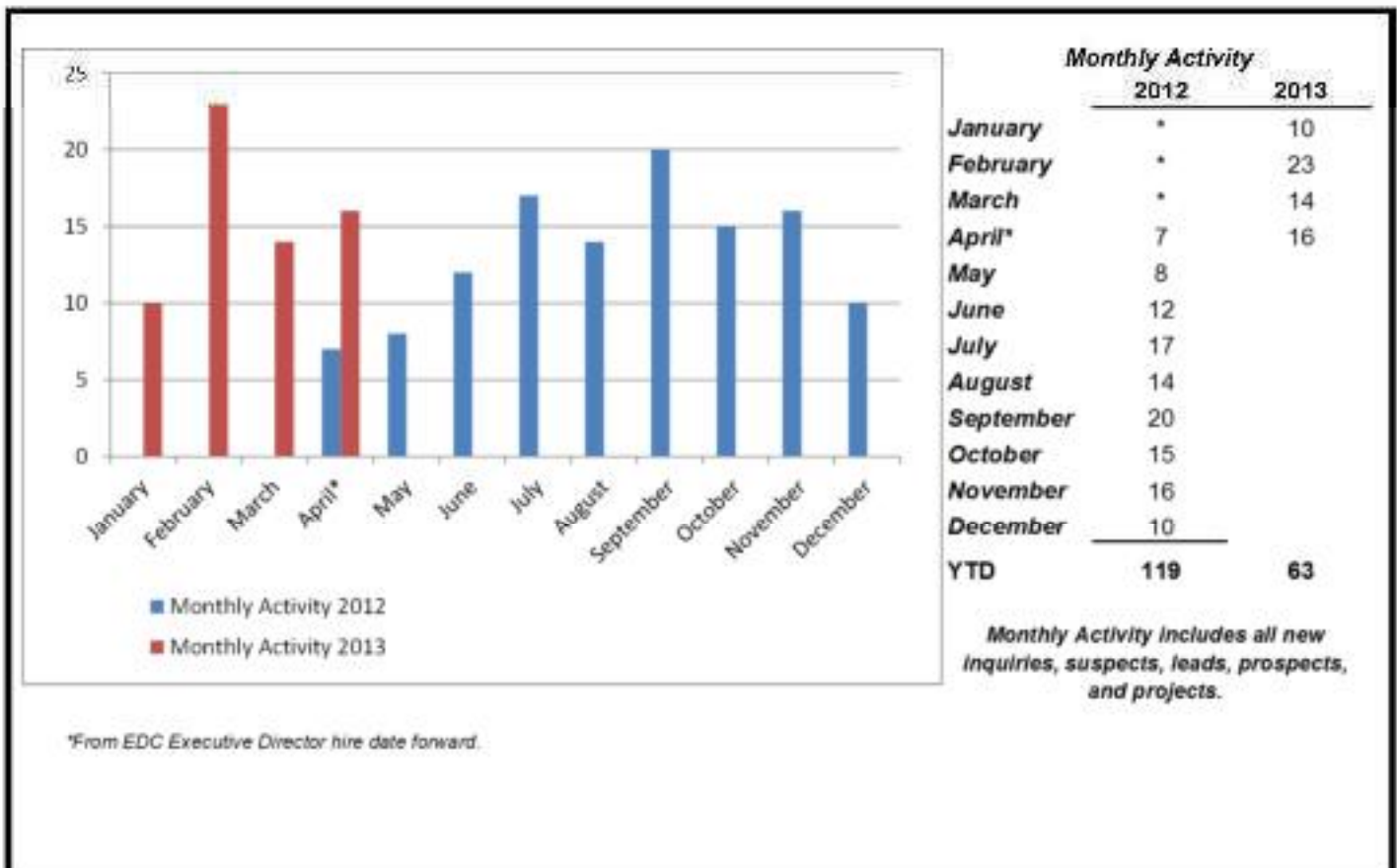
Richard K. Blackwell, *SCCED*

Executive Director

Oconee County Economic Development Commission

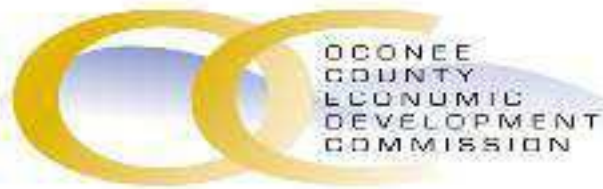
Business Development Summary

April 2013



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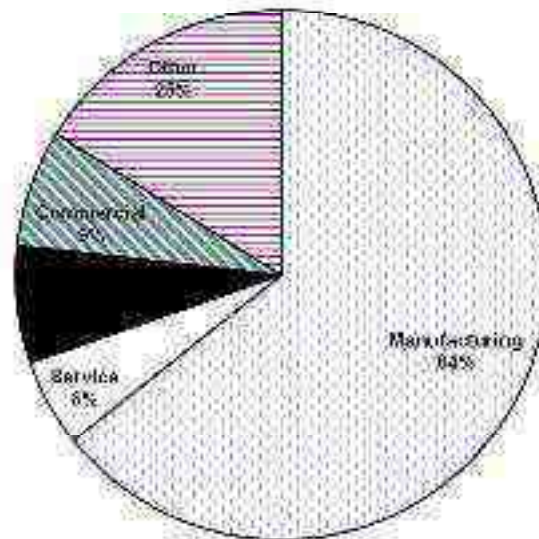
April 2013



PIPELINE BREAKDOWN BY BUSINESS TYPE

| | |
|--------------------------|----|
| Manufacturing | 58 |
| Service | 3 |
| Warehouse / Distribution | 4 |
| Commercial | 5 |
| Unknown / Other | 9 |

Activity Breakdown By Business Type



2012 SUCCESSES

Project Sunshine
Project Cover II
Project Star

TYPE

Automotive / Manuf. (Sorgholiner)
Aerospace / Manuf. (AUG)
Hotel (Hampton Inn)

INVESTMENT

\$25m
\$7m
\$10m

JOBS

50
70
180

2013 SUCCESSES

Project Peninsula
Project Court
Project Zeta

TYPE

Mixed Use / Commercial (Sanctuary Pointe)
Hotel (Courthouse Inn)
Data Center (Technology Solutions)

INVESTMENT

\$120m
\$7m
\$1.2m

JOBS

est. 400
TBD
7

SIGNIFICANT EDC ACTIVITIES RECAP (Last 14 months)

1. Finalized Golden Corner Commerce Park Master Plan. Public meeting held. Awaiting Council Approval.
2. Hosted McCallum Sweeney Consulting in May 2012.
3. Echo Hills Industrial Park was invited to Phase III of the "site certification" process in July 2012.
4. County finalized deal to buy Seneca Rail Site in June 2012.
5. Began Strategic Plan in late July 2012.
6. EDC Sponsor of Upstate Energy Summit & Expo.
7. AOP Showcase held in September 2012 with 50+ exhibitors and over 5200 students.
8. Golden Corner Commerce Park Master Plan Adopted by Council.
9. Echo Hills appropriated \$2.6m by Council for Phase I of development.
10. On Oct. 29th, development of Echo Hills began. It will take 180 days to complete Phase I.
11. "Sewer South" approved by Council in January 2013.
12. New 5-yr Strategic Plan Completed in January 2013.