

STATE BUDGET AND CONTROL BOARD

Meeting of Tuesday, December 10, 2013 -- 10:00 A. M.

Room 252, Edgar A. Brown Building

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STATE BUDGET AND CONTROL BOARD
MEETING OF December 10, 2013

REGULAR SESSION
ITEM NUMBER 1

AGENCY: Secretary of State

SUBJECT: Notice of Expenditure of Funds

Pursuant to S.C. Code Ann. Section 1-11-470, Secretary of State Mark Hammond has advised the Board that he will be expending funds to purchase radio public service announcements time. The radio time will be used for a public awareness campaign on charity and telemarketing fraud. The funds are from administrative fines issued by the Secretary of State pursuant to the Solicitation of Charitable Funds Act, Code Section 33-56-160. Approval of the request must be by unanimous vote of the Board.

BOARD ACTION REQUESTED:

Receive and approve a request from Secretary of State Mark Hammond concerning the expenditure of funds to purchase radio public service announcements and television time not to exceed \$30,000 for a public awareness campaign on charity and telemarketing fraud. The Board must approve the request to use the funds for such purposes by unanimous vote.

ATTACHMENTS:

Dunlap 11/14/07 letter; Code Sections 1-11-470

State of South Carolina
Office of the Secretary of State
The Honorable Mark Hammond

1205 PENDLETON STREET, SUITE 525
COLUMBIA, SC 29201

803-734-2170
www.sos.sc.gov



November 14, 2013

Delbert Singleton, Director of Procurement Services
State Budget and Control Board
612 Wade Hampton Office Building
Columbia, SC 29201

Re: Secretary of State Charity and Telemarketing Fraud Public Service Announcements

Dear Mr. Singleton:

Pursuant to S. C. Code §1-11-470, Secretary Hammond is requesting to appear before the Board for approval to use funds for radio public service announcements concerning charity and telemarketing fraud. I would appreciate it if you would please place this item on the December 10, 2013 Budget and Control Board meeting agenda.

These funds are collected by the agency from fees and fines imposed on charities and telemarketers who violate the Solicitation of Charitable Funds Act. South Carolinians give generously throughout the year, but especially during the holiday season. As the regulator of public charities, it is the Secretary of State's statutory responsibility to enforce the Solicitation of Charitable Funds Act. Educating the public is the most effective way to prevent fraud. The public needs to be informed on how to find information on charitable organizations to ensure that their donations are made wisely.

This year, Secretary Hammond would like approval to expend no more than \$30,000 toward the cost of radio public service announcements. The sole purpose of the campaign is to protect charitable donors in South Carolina. Previous ads in past years were successful in creating awareness among consumers and exposing fraudulent telemarketing activities. Please contact me at 734-2157 if you have any questions about this request. Secretary Hammond looks forward to seeing you on December 10, 2013.

Sincerely,

A handwritten signature in blue ink that reads "Melissa Dunlap".

Melissa Dunlap
Chief of Staff & General Counsel

SECTION 1-11-470. Limitations on use of funds appropriated by General Assembly.

(A) No funds appropriated by the General Assembly may be used by a constitutional officer to purchase space including, but not limited to, notices or advertisements, in a print medium or time from a radio or television medium without unanimous prior written approval of the Budget and Control Board.

(B) No funds appropriated by the General Assembly may be used by a constitutional officer to print on, or distribute with, official documents extraneous promotional material or to purchase plaques, awards, citations, or other recognitions without unanimous prior written approval of the Budget and Control Board.

(C) If nonpublic funds are used for the purposes enumerated in subsection (A), the constitutional officer expending the funds must submit the source of the funds showing all contributors to the Budget and Control Board before the funds are expended.

(D) The provisions of this section do not apply to the Governor or to the General Assembly.

HISTORY: 1997 Act No. 155, Part II, Section 42A.

STATE BUDGET AND CONTROL BOARD
MEETING OF December 10, 2013

REGULAR SESSION
ITEM NUMBER 2

AGENCY: Division of Human Resources

SUBJECT: Approval of Sales Incentive Pay Plan for the Department of Commerce

Section 8-1-190 of the South Carolina Code of Laws, 1976, provides as follows:

“Notwithstanding other provisions of law, the Budget and Control Board is authorized to enter into pilot programs with individual agencies or groups of agencies in order to create innovations in State Government.” Pursuant to that statute, the Secretary of Commerce, Mr. Robert M. Hitt III, is requesting approval for a Sales Incentive Pay Plan for the Global Business Development Department. The Department will use the incentive plan to help recruit, retain and motivate staff members with direct responsibility for recruiting industry to South Carolina.

An annual assessment will be reported to the Budget and Control Board.

BOARD ACTION REQUESTED:

Approve the Sales Incentive Pay Plan as a three year pilot program, beginning in January, 2014.

ATTACHMENTS:

Agenda item worksheet; Fact Sheet; Letter of Request from the Secretary of Commerce, Robert M. Hitt III; Department of Commerce’s Sales Incentive Pay Plan Proposal; Section 8-1-190 of the South Carolina Code of Laws

BUDGET AND CONTROL BOARD AGENDA ITEM WORKSHEET (Revised 9/91)

For meeting scheduled for:

Blue Agenda
 Regular Session
 Executive Session

December 10, 2013

1. Submitted by:

(a) Agency: Division of Human Resources

(b) Authorized Official Signature:

Samuel R. Wilkins

2. Subject: Approval of Sales Incentive Pay Plan for the Department of Commerce

3. Summary Background Information:

Section 8-1-190 of the South Carolina Code of Laws, 1976, provides as follows: "Notwithstanding other provisions of law, the Budget and Control Board is authorized to enter into pilot programs with individual agencies or groups of agencies in order to create innovations in State Government." Pursuant to that statute, the Secretary of Commerce, Mr. Robert M. Hitt III, is requesting approval for a Sales Incentive Pay Plan for the Global Business Development Department. The Department will use the incentive plan to help recruit, retain and motivate staff members with direct responsibility for recruiting industry to South Carolina.

An annual assessment will be reported to the Budget and Control Board.

4. What is the Board asked to do?

Approve the Sales Incentive Pay Plan as a three year pilot program, beginning in January, 2014.

5. What is the recommendation of the Board division involved?

Approve the Sales Incentive Pay Plan as a three year pilot program, beginning in January, 2014.

6. Recommendation of other office (as required)?

Office Name: _____ Authorized Signature(s): _____

7. Supporting Documents:

List those attached:

- (1) Fact Sheet
- (2) Letter of Request from the Secretary of Commerce, Robert M. Hitt III
- (3) Department of Commerce's Sales Incentive Pay Plan Proposal
- (4) Section 8-1-190 of the South Carolina Code of Laws

List those not attached
but available:

FACT SHEET

DEPARTMENT OF COMMERCE SALES INCENTIVE PROGRAM

Overview:

In support of the Department of Commerce's mission to increase capital investment and jobs throughout South Carolina, the agency requests a pilot Sales Incentive Plan for employees in the Global Business Development Department. The Global Business Development staff is responsible for promoting economic growth through recruiting new industry to the State. The Incentive Plan will help the agency recruit, retain and motivate Global Business Development employees.

Background:

- On February 10, 1998, The Budget and Control Board approved a three year pilot program for a Sales Incentive Pay Plan for the Business Development Division sales employees at the Department of Commerce.
- On March 27, 2001, The Budget and Control Board approved a three year continuation of the pilot program for a Sales Incentive Pay Plan for the Business Development Division sales employees at the Department of Commerce.
- Upon the expiration of the three year continuation of the pilot program, the Department of Commerce discontinued the sales incentive pay plan.
- On May 17, 2005, The Budget and Control Board approved a three and a half year pilot program for a Sales Incentive Pay Plan for the Global Business Development Division at the Department of Commerce.
- On December 11, 2008, The Budget and Control Board approved a five-year pilot program for a Sales Incentive Plan for the Global Business Development Division at the Department of Commerce.
- On November 3, 2011, The Budget and Control Board approved a two-year pilot program for a Sales Incentive Plan for the Global Business Development Division at the Department of Commerce.
- The Sales Incentive Plan provides monetary awards when the department reaches its annual goals for capital investment, total job creation and rural job creation.
- Ten employees in the Global Business Development Department, with direct responsibility for recruiting industry to South Carolina, will be eligible to participate in the plan. The Director and Deputy Director of Global Business are not eligible for the Sales Incentive Plan.

Funding:

- The Plan will be funded by a Sales Incentive Pool, which cannot exceed 10% of the total salaries or anticipated salaries for vacant positions of the employees eligible for the Plan.
- Funding for the Plan will be provided through state appropriations, carry forward funds, federal funds or other sources of revenue.
- The total projected Sales Incentive Plan monetary awards for the 2013 year is approximately \$40,000 to \$60,000.

Incentive Plan Design:

Eligibility:

- Project Managers, Senior Project Managers, temporary and contract employees are eligible to participate.
- Employees who are placed on substandard performance are ineligible to participate until satisfactory completion of the substandard performance process.
- Employees must receive 2.3 or greater on their EPMS for the calendar year in order to be eligible for the Plan.

Goals:

- Department goals will be developed by the Director of Global Business Development with the approval of the Secretary of Commerce.
- Project Managers have individual sales goals.
- Department Goals for Project Managers and Senior Project Managers consist of the following components: capital investment, total job creation, and job creation in rural counties.
- Rural counties will be “Tier III” and “Tier IV” counties as defined by Section 12-6-3360 (B) of the South Carolina Code of Laws.
- Economic and business trends will be considered in developing goals.

Incentive Payment:

- Incentive payments will be based on the percentage of goal attainment by the team and the amount of money in the Sales Incentive Pool.
- All awards are calculated as a percentage of the employee’s earned salary during the plan year.
- The maximum annual award for Project Managers is 10% of their earned salary for the calendar year.
- Performance will be measured every January for the previous calendar year. Incentive payments will be awarded in February of each year.
- The incentive payment is not a part of the employee’s base salary and is not earnable compensation for purposes of employee and employer contributions to respective retirement systems.
- In the event that an employee is placed on substandard performance during the goal cycle and successfully completes the process, the award will be prorated to exclude the timeframe of the substandard performance.

- An employee who terminates from employment before the end of the goal cycle will be ineligible for any incentive earned year-to-date.

Reporting:

- An annual assessment will be reported to the Budget and Control Board. The assessment will reflect the activity for the previous year.

Prepared by the Division of Human Resources /Budget and Control Board
November 2013

Nikki R. Haley
Governor

SOUTH CAROLINA
DEPARTMENT OF COMMERCE

Robert M. Hitt III
Secretary

October 21, 2013

Mr. Sam Wilkins
Office of Human Resources
8301 Parklane Road, Suite A220
Columbia, SC 29223

Dear Mr. Wilkins:

The Department of Commerce is requesting a three-year extension of the Sales Incentive Pay Plan for the Global Business Development Division. The Department has used the incentive plan to help recruit, retain and motivate staff members with direct responsibility for recruiting industry to South Carolina. Our agency believes the Sales Incentive Pay Plan is meeting its objectives and is directly related to the success our State has seen in capital investment and job recruitment. As a result, we are requesting no changes to the program.

The Department of Commerce has paid the following bonuses to its employees over the past two years:

Prior Plan Format

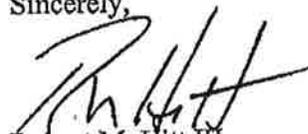
- For calendar year 2011, all eleven eligible employees were paid a total of \$96,048, which represented 14.5% of the eligible employee's annual salary.

Current Plan Format

- For calendar year 2012, all nine employees were paid a total of \$49,677, which represented 9% of the eligible employee's annual salary.

I look forward to hearing from you in regards to this matter. If you have any questions, you may contact me at (803)737-1800 or Chris Huffman at (803)737-0462.

Sincerely,



Robert M. Hitt III

RMH/ch/vw

Enclosures

**SC DEPARTMENT OF COMMERCE
GLOBAL BUSINESS DEVELOPMENT
SALES INCENTIVE PLAN
PROCEDURES AND GUIDELINES**

THE LANGUAGE USED IN THIS DOCUMENT DOES NOT CREATE ANY EXPRESSED OR IMPLIED EMPLOYMENT CONTRACT BETWEEN THE EMPLOYEE AND THE SC DEPARTMENT OF COMMERCE. NO PROMISES OR ASSURANCES, WHETHER WRITTEN OR ORAL, WHICH ARE CONTRARY TO OR INCONSISTENT WITH THE TERMS OF THIS PARAGRAPH CREATE ANY CONTRACT OF EMPLOYMENT.

Purpose

The purpose of the Sales Incentive Plan is to provide a strategic tool to assist the Global Business Development Department of the SC Department of Commerce in achieving its goal of improving the economic well being of South Carolinians in a manner that supports and enhances a high quality of life by linking specific performance measures to incentive pay. The plan is designed to reward eligible employees for exceptional performance for assigned capital investment, job creation, and job creation in rural areas of the state (as defined by Tier III and Tier IV counties in Section 12-6-3360(B)) based on the strategic initiatives and objectives of the department.

Term of Program - The Sales Incentive Plan will be in effect for a period of 3.0 years, from January 1, 2014 through December 31, 2016.

- 1. Goal Cycle and Performance Review Dates** - Incentive goal achievement is based on the calendar year (January 1 to December 31).
- 2. Sales Incentive Pool** - At the beginning of each goal cycle, the agency will establish a sales incentive pool which will be established by the Secretary of Commerce, Director of Global Business Development, and the Chief Financial Officer. This pool can not exceed 10% of the total salaries or anticipated salaries for vacant positions of the employees eligible for the plan.
- 3. Employee Performance Management System (EPMS)** - The official performance review date is February 2nd of each year. New planning stages and goals for the upcoming performance period should be prepared and completed by January 20th of each year. Performance evaluations and incentive award calculations are also due by January 20th. Individual goals will be included on each employee's EPMS and will be used to determine overall performance ratings, base salaries, promotions, and substandard performance. A mid-year review will be conducted by July 20th of the review period.

Due Date	Incentive Stage
January 1 – December 31	Performance Review Dates
February 2	Official Review Due Date

January 20	Planning Stage Document Completed Incentive Plan Agreement Signed by Supervisor/Employee New year Sales Incentive Pool established
July 20	Mid-year Review
January 20	Previous Year EPMS Evaluation submitted Previous Year Incentive Award Calculations & documentation submitted New year EPMS Planning document submitted New year Incentive Plan Agreement Signed and submitted
Month of February	Previous Year Incentive Pay Awarded

4. Incentive Plan Agreement

- a. Individuals must elect to participate in the program by completing and signing an Incentive Plan Agreement by January 31st of the Goal Cycle.
- b. Individuals who elect not to participate in the program will still be held responsible for meeting individual goals as determined by their supervisor and listed in their EPMS planning document.

5. Eligibility – Employees must meet all requirements listed below for eligibility to participate in the Sales Incentive Plan.

- a. Participation in the program is limited to project manager positions within the Global Business Development Department. Such positions as the Director of Global Business Development and Deputy Director of Global Business Development are not eligible to participate in the Sales Incentive Plan.
- b. Temporary and contract employees will be eligible to participate in the program at the discretion of the Secretary of Commerce.
- c. An employee who terminates from employment before the end of the calendar year (end of goal cycle) will be ineligible for any incentive earned year-to-date.
- d. Employees who are placed in a substandard performance status are ineligible to participate in the program until satisfactory completion of the substandard performance process. In the event that an employee is eligible for an incentive award at the end of the goal cycle, the award will be prorated to exclude the timeframe of the substandard performance process.
- e. Employees must receive 2.3 or greater in accordance with their completed EPMS for the calendar year. Employees received less than 2.3 will not be eligible for this plan

6. Eligibility Classifications - The following classifications within the Global Business Development Department are eligible to participate in the Sales Incentive Plan:

- a. Project Managers and Senior Project Managers– (Economic Development Managers and Program Managers identified as Project Managers) Project Managers must demonstrate the knowledge and skills required to manage projects through the achievement of quantitative goals.

7. **Payment Process** - The final, one-time, annual incentive will be calculated by dividing the sales incentive pool by the number of eligible employees. Under no circumstances can an employee received more than 10% of their earned salary for the year salary. For example for plan year 2013, If seven employees were eligible and the pool was \$70,000, then each employee would be eligible by a payment of \$10,000 or up to 10% of their earned salary for the year whichever is less. This incentive amount will be paid during the month of February of the calendar year immediately following the end of the goal period. Payments will be reflected as a one-time lump sum payment (incentive award) which will not become a part of the employee's base salary and will not be earnable compensation for purposes of employee contributions to respective retirement systems.
8. **Plan Administration** - The plan will be administered by the Director of Global Business Development subject to the approval of the Secretary of Commerce. Upon written approval, the Director of Global Business Development will prepare a report of annual incentives with documentation and present it to the Chief Financial Officer for processing of incentive payouts with final approval by Secretary of Commerce.
8. **Appeals Process** - Any disputes or disagreements arising out of or as a part of this Plan, including but not limited to interpretation of these procedures and guidelines, definition of a sale or when a sale actually occurs, shall be resolved by the Director of Global Business Development with the right of appeal to the Secretary of Commerce. The Secretary's decision shall be final.
9. **Source of Funds** – State appropriated funds, carry forward funds, federal funds or other sources of revenue may be used for incentive pay awards.
10. **Amendment and Termination** – While it is intended that the Plan will become part of the Agency's compensation policy for employees, the Agency reserves the right to terminate or suspend the Plan, in whole or in part, from time to time as conditions warrant. The Plan is designed to be flexible in response to changing competitive environments and the Agency's financial status. Modifications may be made to this plan by the Agency submitting the modifications to the State Human Resources Division which will circulate the modifications to the Budget and Control Board members and the modifications will become effective when approved by the State Human Resources Division unless any Budget and Control Board member requests a vote on the modifications be held at the next regularly scheduled meeting of the Budget and Control Board.

Goal Development and Award Calculation

Annual Goal Establishment

Goals are developed annually by calendar year. Department goals are developed by the Secretary of Commerce, the Director of Global Business Development, and other members of the executive staff at the Department of Commerce based on the economy and business trends.

- a. Project Managers – Goals will be developed by the Director of Global Business Development with the approval of the Secretary of Commerce.

Final ratings for each Project Manager will be determined by evaluating team goal achievement within each category.

DEPARTMENT GOALS

Goals and Objectives

Department goals and objectives represent strategic initiatives that can be attained within one calendar year or less for the Global Business Development Department of the SC Department of Commerce. Agency goals and objectives represent strategic initiatives that can be attained within one calendar year or less for the all departments within the SC Department of Commerce. Department Goals and Objectives are developed by the Director of Global Business Development with the approval of the Secretary of Commerce and include specific attainment parameters and time frames. Economic and business trends will be used in developing these strategic initiatives.

Project Manager Award Criteria

- Categories for Project Managers are Capital Investment, Job Creation, and Job Creation in rural areas of the State.

Reporting Requirements – The Director is required to report the department’s goals and objectives status on a bi-monthly basis to the Secretary of Commerce.

Validation of Goal Achievement

a. **Incentive Deadline** - Sales incentive payments will be awarded based on accomplishments achieved between January 1 and December 31 of each year.

b. **Reporting Requirements** –

- Capital Investment/Job Creation/ Job Creation Rural Areas

It is the responsibility of the program participant to provide a summary report and supporting documentation including the estimated date of the location or expansion as well as the number of jobs and amount of capital investment associated with the project. A sale shall be credited to the goal when a verified date of commitment is received by December 31st of the goal year, either by (1) a press release or other public announcement approved by the company, or (2) a written letter of project commitment issued by a company official recognized by the Director of Global Business Development or Chief Operating Officer of the Department of Commerce. In some rare circumstances, other documentation, such as a letter or other correspondence from a local economic developer, an approved application for Qualification of Enterprise Program Incentives, etc may be acceptable. It is the responsibility of the program participant to ensure that the other documentation is sufficient to validate the sale by submitting the documentation to their immediate supervisor for approval as soon as they become aware of the company’s decision.

c. **Program Administration** –

To facilitate this, the Director of Global Business Development will conduct bi-annual or as needed performance meetings with each project manager to advise individual Project Manager’s progress toward achieving their individual Goals and Objectives. Additionally,

progress towards the team goal will be reviewed in team meetings as well as displayed in the Division's work area.

Documentation Deadline - The calculation document along with all supporting documentation must be submitted to the Chief Financial Officer by January 20th following the plan year.

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SC Department of Commerce

Sales Incentive Plan Agreement Calendar Year 2014

Employee Name: _____

I elect to participate in the Sales Incentive Plan for calendar year 2014. As an employee in an eligible position for the Sales Incentive Plan within the Global Business Development Department of the Department of Commerce, I also understand that my performance review period will be January 1 through December 31, 2014.

My signature below signifies my receipt and understanding of my goals and the team goals for this Calendar Year. I have been provided with a copy of my EPMS Planning Stage and the Sales Incentive Plan Procedures and Guidelines. I have been given an opportunity to ask questions and discuss my goals with my supervisor.

I elect to participate

I elect NOT to participate

Employee Signature

Date

Supervisor Signature

Date

SECTION 8-1-190. Pilot programs to create innovation in state government.

Notwithstanding other provisions of law, the Budget and Control Board is authorized to enter into pilot programs with individual agencies or groups of agencies in order to create innovations in State Government. The Budget and Control Board will monitor the findings and results of pilot programs to determine if legislative recommendations should be provided to the General Assembly.

AGENCY: Division of State Budget

SUBJECT: Permanent Improvement Projects

Budget and Control Board approval is requested for the following permanent improvement project establishment requests and budget revisions which have been reviewed favorably by the Joint Bond Review Committee:

Establish Project for A&E Design

- (a) Summary 3-2014: JBRC Item 2. Medical University of South Carolina
Project: 9827, Thurmond Gazes Building Second Floor Renovation
Funding Source: \$58,500 Other, College of Medicine Clinical Revenue funds which are revenues derived from the College of Medicine's clinics and hospital patient revenue.
Request: Establish project and budget for \$58,500 (Other, College of Medicine Clinical Revenue funds) to begin design work to renovate the second floor of the Thurmond Gazes Building at MUSC. The work in approximately 22,000 square feet will include reconfiguring existing space, constructing new walls, providing new finishes, equipment and furnishings, and renovating the fire suppression, plumbing, HVAC, electrical and information technology systems to accommodate the space. The renovation will consolidate faculty, residents, fellows and staff from the departments of surgery and medicine in one location, maintain clinical efficiency, create greater synergy between all university missions, and result in a cost reduction from rent expenses. The agency's internal estimated cost of this project, prior to A&E design being done, is \$3.9 million. The proposed source of funds for construction is Other, College of Medicine Clinical Revenue funds.
- (b) Summary 3-2014: JBRC Item 4. State Board for Technical and Comprehensive Education
Project: 6091, Piedmont - Event Center Breakout Building Construction and N Building Exterior Upgrade
Funding Source: \$12,750 Other, Local Plant funds which are a combination of a dedicated capital fee of \$150 per fulltime student per semester included in the college's tuition and residual balance transfers that have been approved for transfer to the Plant Fund by the college's Area Commission.
Request: Establish project and budget for \$12,750 (Other, Local Plant funds) to begin design work to construct an event center and make exterior upgrades to the N Building at Piedmont Tech. The work will include constructing an approximately 2,000 square foot event center breakout building with an open space that can be subdivided, a kitchenette and restrooms and renovating the exterior to the adjacent event center, the N Building, to tie the two facilities together. The breakout building will be used for community and internal events, training and classes, for which the need for space has increased up to 40% over the past two years. The N Building's interior was renovated in 2012, but the exterior of the former gym building, built in 1980,

AGENCY: Division of State Budget

SUBJECT: Permanent Improvement Projects

was not included in the renovation. The agency's internal estimated cost of this project, prior to A&E design being done, is \$850,000. The proposed source of funds for construction is Other, Local Plant funds.

(c) Summary 3-2014: JBRC Item 5. Budget and Control Board

Project: 9927, Hayne Lab Boiler/Cooling Tower/Roof Replacements/Repairs

Funding Source: \$15,139 Other, Depreciation Reserve funds which are derived from the rent account which receives rent charged to state agencies housed in state buildings.

Request: Establish project and budget for \$15,139 (Other, Depreciation Reserve funds) to begin design work to replace the boiler and cooling tower and repair the roof at the Hayne Lab which houses DHEC staff. The work will include replacing a portion of the roof membrane, replacing selected metal panels in the roof, and coating other metal panels and replacing the boiler and chiller serving the facility. The majority of the roof is 38 years old, original to the facility, past its useful life, and leaks. The boiler and chiller are also 38 years old, original to the facility, at the end of their life cycles, and are not energy efficient. The agency's internal estimated cost of this project, prior to A&E design being done, is \$1,009,234. The proposed source of funds for construction is Other, Depreciation Reserve funds.

(d) Summary 3-2014: JBRC Item 6. Department of Disabilities and Special Needs

Project: 9874, Statewide - Network Infrastructure/Telephone System Replacements

Funding Source: \$7,500 Excess Debt Service funds which are paying patient fees over and above the maximum amount needed to pay current fiscal year debt service requirements on the agency's debt obligations.

Request: Establish project and budget for \$7,500 (Excess Debt Service funds) to begin design work to upgrade and replace the Department of Disabilities and Special Needs' telephone system and computer network infrastructure. The work will include replacing the agency network equipment, adding wireless access points in buildings at five regional centers and the central office building, and installing voice over internet protocol telephone systems at four regional centers. The telephone and legacy systems are 25 years old, outdated, and have reached the end of their useful lives and manufacturer support. The updated infrastructure will support real time delivery of electronic health information to direct care and medical staff providing care to consumers and will accommodate and support the electronic medical records system. It will add increased capacity, provide more reliable service, and take advantage of lower telephone rates. The agency's internal estimated cost of this project, prior to A&E design being done, is \$840,000. The proposed source of funds for construction is Excess Debt Service funds.

AGENCY: Division of State Budget

SUBJECT: Permanent Improvement Projects

Establish Construction Budget

(e) Summary 3-2014: JBRC Item 7. The Citadel

Project: 9609, Johnson Hagood Stadium Structural Repairs

Funding Source: \$1,043,000 which includes \$600,000 Other, Athletic Facility Fee funds which are excess debt service funds from the \$400 student fee for debt service on athletic facility bonds to be used on athletic repair and maintenance projects and \$443,000 Other, Capital Projects funds which are excess funds collected on intra-fund capital loans.

Request: Establish project and budget for \$1,043,000 (Other, Athletic Facility Fees and Other, Capital Project funds) to make structural repairs to the east stands of Johnson Hagood Stadium at The Citadel. The project was begun as a non-permanent improvement project of \$900,000, but additional structural problems, uncovered after repairs began, have raised the project cost above the \$1 million level, requiring project approval. The work includes shoring and replacing portions of steel columns and beam supports, steel plating under seating benches, and the gutter system and abating lead based paint where repairs are being made under the east stands. The steel being replaced has rusted to the point of posing a risk to the public when entering and exiting the stands and, as repairs have been made, additional rusting has been found. Energy savings and conservation measures are not applicable to this structural repair project. The agency reports the total projected cost of this project is \$1,043,000 and no additional annual operating costs will result from the project. The agency also reports the date for execution of the construction contract was July 2013 and for completion of construction is January 2014.

(f) Summary 3-2014: JBRC Item 8. Clemson University

Project: 9902, Kingsmore Stadium Addition

Funding Source: \$8,850,000 which includes \$7,000,000 Athletic Revenue Bond funds which are long-term debt instruments repaid with a combination of athletic operating net revenues, ticket surcharges, private gifts and contributions from the Clemson Athletics Facilities Trust endowment and \$1,850,000 Other, Private Gift funds which are amounts received from individuals, corporations and other entities that are to be expended for their restricted purpose.

Request: Increase budget to \$8,850,000 (add \$8,688,750: \$7,000,000 Athletic Revenue Bond and \$1,688,750 Other, Private Gift funds) to revise the scope to add an addition and make improvements to Doug Kingsmore Stadium at Clemson. The project was established in June 2012 for pre-design work which is now complete. The work will include constructing a facility with player amenities including locker rooms, training rooms, meeting spaces, players' lounge, coaches' offices, and a laundry room, constructing a viewing platform on the first base side, moving the dugouts closer to the baselines, and adding

AGENCY: Division of State Budget

SUBJECT: Permanent Improvement Projects

approximately 150 seats to the stadium. The existing baseball player facility is small and outdated. A new facility is needed to be comparable with those that exist in the ACC and at other institutions with whom Clemson competes and to aid in future recruitment. The facility will be constructed to LEED Silver certification and will include sustainable sites, energy and atmosphere, indoor environmental quality and other measures. The LEED cost benefit analysis shows a positive cost benefit of \$1,441,780 over 30 years. The agency reports the total projected cost of this project is \$8,850,000 and additional annual operating costs ranging from \$120,000 to \$127,308 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is May 2014 and for the completion of construction is January 2015. (See Attachment 1 for additional annual operating costs.)

(g) Summary 3-2014: JBRC Item 10. Coastal Carolina University

Project: 9598, Information Technology Wiring Upgrades

Funding Source: \$619,000 Other, In-Kind Contractual Payment funds which involve installation of in-kind wiring in athletic facilities provided to Coastal Carolina by the Horry Telephone Cooperative (HTC), Inc., as part of the agreement for naming the Student Recreation and Convocation Center the HTC Center.

Request: Establish project and budget for \$619,000 (Other, In-Kind Contractual Payment funds) to accept an in-kind contractual payment of information technology (IT) wiring for Coastal Carolina. The Horry Telephone Cooperative has agreed to donate, along with other monetary donations, the value of \$619,000 in IT wiring for Coastal Carolina athletic facilities in order to receive naming rights to Coastal Carolina's Student Recreation and Convocation Center, to be known as HTC Center. The information technology wiring will be located in athletic buildings, the softball/baseball stadium, a future soccer expansion, the Adkins Field House, and in future projects to be determined. With the addition of new facilities and renovation of existing facilities, the university is in need of upgrades to its information technology systems. Receiving this in-kind contractual payment of information technology wiring valued at \$619,000 will reduce the cost to Coastal Carolina for constructing and renovating these facilities. The agency reports the total projected cost of this project is \$619,000 and no additional annual operating costs will result from the project.

(h) Summary 3-2014: JBRC Item 11. University of South Carolina

Project: 6102, Athletic Village Tennis Complex Addition

Funding Source: \$1,000,000 Athletic Operating funds which are funds generated from athletic revenues consisting of ticket sales, SEC Conference distributions, Gamecock Club contributions, seat premiums, and corporate sponsorships.

Request: Increase budget to \$1,000,000 (add \$985,000 Athletic Operating funds) to construct additional facilities at the Athletic Village's Tennis Complex at USC. The project was established in May 2013 for pre-design work which is now

AGENCY: Division of State Budget

SUBJECT: Permanent Improvement Projects

complete. The work will include constructing men's and women's team meeting, film and locker room areas, a training room and a visitor team meeting room with restrooms, all below the existing raised viewing concourse of the tennis facility. Currently, the tennis teams share locker room facilities with other sports in the Roost E Building, which has no meeting and film rooms. Private team meeting areas and restrooms are crucial during match play so that conversations are not overhead and competing players do not interact while accessing facility spaces during breaks. Energy savings and conservation measures will include the installation of energy efficient HVAC and lighting systems, insulated glazing, walls and roof, occupancy sensors, and low flow plumbing fixtures. The agency reports the total projected cost of this project is \$1 million and additional annual operating costs of \$29,274 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is May 2014 and for completion for construction is December 2014. (See Attachment 2 for additional annual operating costs.)

(i) Summary 3-2014: JBRC Item 12. State Board for Technical and Comprehensive Education

Project: 6060, Horry-Georgetown - Grand Strand Culinary Arts Building Construction
Funding Source: \$15,000,000 which includes \$435,750 Capital Reserve Funds appropriated by the General Assembly in 2012-13 specifically for this project, \$12,564,250 Other, College funds which are excess revenues over expenses held to address capital needs and local matching requirements, and \$2,000,000 Other, Lottery funds which were appropriated by the General Assembly in 2013-14 specifically for this project.

Request: Increase budget to \$15,000,000 (add \$14,805,000: \$435,750 Capital Reserve Fund, \$12,369,250 Other, College and \$2,000,000 Other, Lottery funds) to construct a 29,880 square foot culinary arts academic building at Horry-Georgetown Tech. The project was established in October 2012 for pre-design work which is now complete. The facility will include baking and kitchen labs, a production kitchen, dining rooms, a demonstration auditorium, a conference room, faculty and staff offices, and storage spaces. The two existing culinary buildings are 25 and 50 years old and are not conducive for modern instructional techniques or for further renovation or expansion. The new facility will enable the college, which has a 100% placement rate, to increase its enrollment from 150 to 400 students to meet the increasing labor demands of the food service industry. The facility will be constructed to LEED Silver certification and will include the installation of sustainable sites, energy and atmosphere, indoor environmental quality and other measures. The LEED cost benefit analysis shows a positive cost benefit of \$2,332,012 over 30 years. The agency reports the total projected cost of this project is \$15 million and additional annual operating costs of \$115,000 will result in the three years following project completion. The agency also reports the projected date for

AGENCY: Division of State Budget

SUBJECT: Permanent Improvement Projects

execution of the construction contract is August 2014 and for completion of construction is January 2016. (See Attachment 3 for additional annual operating costs.)

- (j) Summary 3-2014: JBRC Item 13. Budget and Control Board
Project: 9921, DEW Warehouse Roof Replacement
Funding Source: \$317,924 Other, DEW funds which are funds from the Department of Workforce and Employment's unemployment insurance tax, a portion of which goes into a contingency assessment account used to fund administrative and employment services.
Request: Increase budget to \$317,924 (add \$314,174 Other, DEW funds) to replace the roof on the warehouse for the Department of Workforce and Employment. The project was established in September 2013 for pre-design work which is now complete. The work will include replacing the roof, skylight domes, insulation, the front and side canopies, and the gutters on the facility which houses the print shop, motor pool, offices and storage. The roof is approximately 38 years old and ten years past its normal life expectancy. It has had numerous leaks which have been addressed over time and a larger, partial recover repair was made ten years ago. A 2012 roof evaluation concluded it is no longer cost effective to repair it and recommends replacement. Energy savings and conservation measures will include the installation of a white cool roof cap and energy efficient insulation. The agency reports the total projected cost of this project is \$317,924 and no additional annual operating costs will result from the project. The agency also reports the projected date for execution of the construction contract is March 2014 and for completion of construction is June 2014.
- (k) Summary 3-2014: JBRC Item 14. Department of Disabilities and Special Needs
Project: 9863, Central Office Safety/Code/Energy Repairs
Funding Source: \$2,800,000 Excess Debt Service funds which are paying patient fees over and above the maximum amount needed to pay current fiscal year debt service requirements on the agency's debt obligations.
Request: Increase budget to \$2,800,000 (add \$2,758,000 Excess Debt Service funds) to make various repairs to the Central Office Building in Columbia for the Department of Disabilities and Special Needs. The project was established in October 2012 for pre-design work which is now complete. The work will include replacing the lighting, fire alarm system, HVAC units, water heaters and plumbing fixtures, installing energy management controls, upgrading communication cabling and the uninterrupted power supply, replacing the roof and interior finishes, and repairing the building envelope. The building is 24 years old and all building systems are original to the facility. The work is needed to ensure employee and public safety, comply with current codes, and provide for energy efficiency. Energy savings and conservation measures will include the installation of energy efficient HVAC and related systems and

AGENCY: Division of State Budget

SUBJECT: Permanent Improvement Projects

energy efficient lighting. The agency reports the total projected cost of this project is \$2.8 million and annual operating cost savings of \$33,578 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is June 2014 and for completion of construction is June 2015. (See Attachment 4 for annual operating cost savings.)

- (l) Summary 3A-2014: JBRC Item 1. Department of Corrections
Project: 9712, Livesay Prison Industries Facility Improvements
Funding Source: \$350,000 Other, Donation funds which are donated funds from Anderson Hardwood Flooring to fund the prison industries project.
Request: Establish project and budget for \$350,000 (Other, Donation funds) to make improvements to the Livesay Prison Industries Building for the Department of Corrections. The improvements will be donated to the agency by Anderson Hardwood Flooring, which has had a prison industries contract for nine years. The work will include constructing concrete foundations, installing two plywood presses and support equipment, constructing two small pre-engineered metal buildings, and installing doors and roof mounted exhaust fans. The work is needed because the current facility at Tyger River will not accommodate the demand and growth in flooring production. Energy savings and conservation measures will include the installation of energy efficient exhaust fans to reduce the need for other climate control. The agency reports the total projected cost of this project is \$350,000 and no additional annual operating costs will result from the project. The agency also reports the projected date for execution of the construction contract is December 2013 and for completion of construction is February 2014.

Increase Budget

- (m) Summary 3-2014: JBRC Item 17. Coastal Carolina University
Project: 9580, Softball/Baseball Complex Improvements
Funding Source: \$12,800,933 which includes \$1,140,000 Other, Coastal Athletic Foundation gift items and installation, \$379,222 Other, Coastal Athletic Foundation gift of cash, \$61,711 Other, Coastal Athletic Foundation gift of A&E design services, and \$11,220,000 Other, Auxiliary, Institutional Capital Project, Renovation Reserve/Plant Expansion and Gift funds previously approved for use in this project.
Request: Increase budget to \$12,800,933 (add \$1,580,933: \$1,140,000 Other, Foundation In-Kind Gifts, \$379,222 Other, Foundation Cash Gift and \$61,711 Other, Foundation A&E Gift funds) to accept in-kind gifts and cash for additional improvements to Coastal Carolina's Softball/Baseball complex. The project was established for pre-design in March 2011, increased to establish the

AGENCY: Division of State Budget

SUBJECT: Permanent Improvement Projects

construction budget in December 2011, and improvements are currently under construction. The Coastal Athletic Foundation has agreed to provide in-kind gifts of stadium seating, lighting and lockers for the softball and baseball stadiums, a cash gift for interior finishes to the baseball stadium, and a gift of A&E design services for future berms, boardwalk and bullpens at the complex, valued in total at \$1,580,933. The project budget is being increased to accept these gifts. The gifts are needed to enhance the overall facilities in the complex. The agency reports the total projected cost of this project, including the gifts, is \$12,800,933 and total additional annual operating costs of \$212,050 will result from the project in the three years following project completion. (See Attachment 5 for additional annual operating costs.)

Establish Project for Preliminary Land Studies

- (n) Summary 3-2014: JBRC Item 18. State Board for Technical and Comprehensive Education
Project: 6086, Spartanburg - Cherokee - Blanton Property Acquisition
Funding Source: \$20,000 Other, College Plant funds which are defined as total revenue and fund balance less capital expenses less college plant fund carry forward projects, resulting in the remaining college revenue and fund balance.
Request: Establish project and budget for \$20,000 (Other, College Plant funds) to procure the investigative studies required to adequately evaluate property prior to purchase. Spartanburg Community College is considering the purchase of approximately 8.5 acres of land adjacent to its Cherokee County campus in Gaffney. The property will be used for future campus expansion in the areas of general education, sciences, and advanced manufacturing and industrial technology programs. The college has limited options for expansion with recent development on its north and south sides, restricting expansion opportunities. Acquisition will also allow the college to clear property, which has become overgrown, for the campus to be visible from Interstate 85.
- (o) Summary 3-2014: JBRC Item 19. State Board for Technical and Comprehensive Education
Project: 6087, Spartanburg - Cherokee - Degner Property Acquisition
Funding Source: \$20,000 Other, College Plant funds which are defined as total revenue and fund balance less college capital expenses less college plant fund carry forward projects, resulting in the remaining college revenue and fund balance.
Request: Establish project and budget for \$20,000 (Other, College Plant funds) to procure the investigative studies required to adequately evaluate property prior to purchase. Spartanburg Community College is considering the purchase of approximately 7.2 acres of land adjacent to its Cherokee County campus in Gaffney. The property will be used for future campus expansion in the areas of

AGENCY: Division of State Budget

SUBJECT: Permanent Improvement Projects

general education, sciences, and advanced manufacturing and industrial technology programs. The college has limited options for expansion with recent development on its north and south sides, restricting expansion opportunities. Acquisition will also allow the college to clear property, which has become overgrown, for the campus to be visible from Interstate 85.

BOARD ACTION REQUESTED:

Approve permanent improvement project establishment requests and budget revisions. All items have been reviewed favorably by the Joint Bond Review Committee.

ATTACHMENTS:

Attachments

**ADDITIONAL ANNUAL OPERATING COSTS/SAVINGS
RESULTING FROM PERMANENT IMPROVEMENT PROJECT**

1. AGENCY CODE: H12 NAME: Clemson University

2. PROJECT #: 9902 NAME: Kingsmore Stadium Addition

3. ADDITIONAL ANNUAL OPERATING COSTS/SAVINGS. (Check whether reporting costs or savings.)

COSTS SAVINGS NO CHANGE

4. **TOTAL ADDITIONAL OPERATING COSTS/SAVINGS**
Projected Financing Sources

(1)	(2)	(3)	(4)	(5)
Fiscal Year	General Funds	Federal	Other	Total
1) 2016			\$120,000.00	\$120,000.00
2) 2017			\$123,600.00	\$123,600.00
3) 2018			\$127,308.00	\$127,308.00

5. If "Other" sources are reported in Column 4 above, itemize and specify what the other sources are (revenues, fees, etc.)

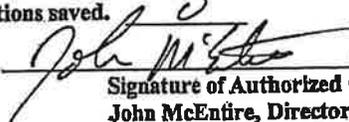
Athletic Operating Funds

6. Will the additional costs be absorbed into your existing budget? Yes No
If no, how will the additional funds be provided?

7. Itemize below the cost factors that contribute to the total costs or savings reported above in Column 5 for the first fiscal year.

<u>COST FACTORS</u>	<u>AMOUNT</u>
1. <u>Utilities</u>	<u>\$60,000.00</u>
2. <u>Maintenance</u>	<u>\$60,000.00</u>
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
TOTAL	<u>\$120,000.00</u>

8. If personal services or costs are reported in section 7 above, please indicate the number of additional positions required or positions saved.

9. Submitted By:  10/21/13
Signature of Authorized Official and Title: John McEntire, Director Capital Projects Date

**ADDITIONAL ANNUAL OPERATING COSTS/SAVINGS
RESULTING FROM PERMANENT IMPROVEMENT PROJECT**

1. AGENCY
Code H27 Name USC Columbia

2. PROJECT
Project # 6102 Name Athletic Village Tennis Complex Addition

3. ADDITIONAL ANNUAL OPERATING COSTS/SAVINGS. (Check whether reporting costs or savings.)

COSTS SAVINGS NO CHANGE

4.

TOTAL ADDITIONAL OPERATING COSTS/SAVINGS				
Projected Financing Sources				
(1)	(2)	(3)	(4)	(5)
Fiscal Year	General Funds	Federal	Other	Total
1) 2014/15 Partial Year	\$	\$	\$20,637.00	\$20,637.00
2) 2015/16	\$	\$	\$29,274.00	\$29,274.00
3) 2016/17	\$	\$	\$29,274.00	\$29,274.00

5. If "Other" sources are reported in Column 4 above, itemize and specify what the other sources are (revenues, fees, etc.).

Athletic Operating Funds

6. Will the additional costs be absorbed into your existing budget? YES NO
If no, how will additional funds be provided?

7. Itemize below the cost factors that contribute to the total costs or savings reported above in Column 5 for the first fiscal year.

<u>COST FACTORS</u>	<u>AMOUNT</u>
1. <u>Custodial</u>	<u>\$3,650.00</u>
2. <u>Maintenance</u>	<u>\$4,775.00</u>
3. <u>Waste Management</u>	<u>\$143.00</u>
4. <u>Utilities</u>	<u>\$5,355.00</u>
5. <u>Administration</u>	<u>\$714.00</u>
6. <u>One time start up equipment</u>	<u>\$6,000.00</u>
7. _____	_____
TOTAL	<u>\$20,637.00</u>

8. If personal services costs or savings are reported in 7 above, please indicate the number of additional positions required or positions saved. 3

9. Submitted By:  Director, Planning and Programming 10/22/13
Signature of Authorized Official and Title Date

**ADDITIONAL ANNUAL OPERATING COSTS/SAVINGS
RESULTING FROM PERMANENT IMPROVEMENT PROJECT**

1. AGENCY
Code H59 Name HGTC Grand Strand Culinary Arts Building Construction
2. PROJECT
Project # 6060 Name HGTC - Grand Strand Culinary Arts Building Construction

3. ADDITIONAL ANNUAL OPERATING COSTS/SAVINGS. (Check whether reporting costs or savings.)

XX COSTS SAVINGS NO CHANGE

4.

TOTAL ADDITIONAL OPERATING COSTS/SAVINGS				
Projected Financing Sources				
(1)	(2)	(3)	(4)	(5)
Fiscal Year	General Funds	Federal	Other	Total
1) 2015-16	\$57,500	\$	\$	\$ 57,500
2) 2016-17	\$115,000	\$	\$	\$ 115,000
3) 2017-18	\$115,000	\$	\$	\$ 115,000

5. If "Other" sources are reported in Column 4 above, itemize and specify what the other sources are (revenues, fees, etc.).

6. Will the additional costs be absorbed into your existing budget? XX YES NO
If no, how will additional funds be provided?

7. Itemize below the cost factors that contribute to the total costs or savings reported above in Column 5 for the first fiscal year.

<u>COST FACTORS</u>	<u>AMOUNT</u>
1. <u>Custodial</u>	<u>\$25,000</u>
2. <u>Utilities (Electricity, Water, Gas)</u>	<u>\$90,000</u>
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
TOTAL	<u>\$115,000</u>

8. If personal services costs or savings are reported in 7 above, please indicate the number of additional positions required or positions saved. 1

9. Submitted By: *Michael Hawley* VP - BUSINESS AFFAIRS 10/31/13
Signature of Authorized Official and Title Date

**ADDITIONAL ANNUAL OPERATING COSTS/SAVINGS
RESULTING FROM PERMANENT IMPROVEMENT PROJECT**

1. AGENCY
Code H17 Name Coastal Carolina University

2. PROJECT
Project # 9580 Name Softball and Baseball Complex Improvements

3. ADDITIONAL ANNUAL OPERATING COSTS/SAVINGS. (Check whether reporting costs or savings.)

COSTS SAVINGS NO CHANGE

4.

TOTAL ADDITIONAL OPERATING COSTS/SAVINGS				
Projected Financing Sources				
(1)	(2)	(3)	(4)	(5)
Fiscal Year	General Funds	Federal	Other	Total
1) 2014	\$	\$	\$212,050	\$212,050 *
2) 2015	\$	\$	\$212,050	\$212,050 *
3) 2016	\$	\$	\$212,050	\$212,050 *

* Total costs for complex, not associated with gifts.

5. If "Other" sources are reported in Column 4 above, itemize and specify what the other sources are (revenues, fees, etc.).

Expenses are related to general maintenance and campus operations. Operations and Maintenance funds are provided by student tuition in our general operating budget. No increase in tuition will result due to these expenses.

6. Will the additional costs be absorbed into your existing budget? YES NO
If no, how will additional funds be provided?

7. Itemize below the cost factors that contribute to the total costs or savings reported above in Column 5 for the first fiscal year.

<u>COST FACTORS</u>	<u>AMOUNT</u>
1. <u>Utilities</u>	<u>\$156,850</u>
2. <u>Supplies</u>	<u>\$27,200</u>
3. <u>Personnel (1 custodial employee)</u>	<u>\$28,000</u>
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
TOTAL	<u>\$212,050</u>

8. If personal services costs or savings are reported in 7 above, please indicate the number of additional positions required or positions saved. 1

9. Submitted By: Stacie A. Bowie 9/3/13
Stacie A. Bowie, CEO & VP for Finance & Admin Date

Permanent Improvement Project Information for December 10, 2013 B&CB Meeting

Agency/ Project No.	Agency/Project Name	Original Approved Budget	Date of Original Approval	Phase I Amount	Date of Phase I Approval	Included in CIP	Total Projected Project Cost
H51-9827	MUSC - Thurmond Gazes Building Second Floor Renovation	\$58,500 for pre-design	12/10/13	\$58,500	12/10/13	No	To Be Determined
H59-6091	Piedmont - Event Center Breakout Building Construction and N Building Exterior Upgrade	\$12,750 for pre-design	12/10/13	\$12,750	12/10/13	No	To Be Determined
F03-9927	Budget and Control Board - Hayne Lab Boiler/Cooling Tower/Roof Replacements/Repairs	\$15,139 for pre-design	12/10/13	\$15,139	12/10/13	No	To Be Determined
J16-9874	Department of Disabilities and Special Needs - Statewide - Network Infrastructure/Telephone System Replacements	\$7,500 for pre-design	12/10/13	\$7,500	12/10/13	No	To Be Determined
H09-9609	The Citadel - Johnson Hagood Stadium Structural Repairs	\$1,043,000	12/10/13	N/A	N/A	No	\$1,043,000
H12-9902	Clemson - Kingsmore Stadium Addition	\$161,250 for pre-design	6/27/12	\$161,250	6/27/12	2013 CIP Year 1	\$8,850,000
H17-9598	Coastal Carolina - Information Technology Upgrades	\$619,000	12/10/13	N/A	N/A	No	\$619,000
H27-6102	USC - Athletic Village Tennis Complex Addition	\$15,000 for pre-design	5/8/13	\$15,000	5/8/13	2013 CIP Year 1	\$1,000,000
H59-6060	Horry-Georgetown - Grand Strand Culinary Arts Building Construction	\$195,000 for pre-design	10/30/12	\$195,000	10/30/12	2012 CIP Year 1	\$15,000,000
F03-9921	Budget and Control Board - DEW Warehouse Roof Replacement	\$3,750 for pre-design	9/3/13	\$3,750	9/3/13	No	\$317,924

Permanent Improvement Project Information for December 10, 2013 B&CB Meeting

Agency/ Project No.	Agency/Project Name	Original Approved Budget	Date of Original Approval	Phase I Amount	Date of Phase I Approval	Included in CIP	Total Projected Project Cost
J16-9863	Department of Disabilities and Special Needs - Central Office Safety/Code/Energy Repairs	\$42,000 for pre-design	10/30/12	\$42,000	10/30/12	2012 CIP Year 1	\$2,800,000
N04-9712	Corrections - Livesay Prison Industries Facility Improvements	\$350,000	12/10/13	N/A	N/A	No	\$350,000
H17-9580	Coastal Carolina - Softball/Baseball Complex Improvements	\$30,000 for pre-design	3/22/11	\$150,000	10/14/11	2011 CIP Year 1	\$12,800,933
H59-6086	Spartanburg - Cherokee - Blanton Property Acquisition	\$20,000 for preliminary studies	12/10/13	\$20,000	12/10/13	2013 CIP Year 1	To Be Determined
H59-6087	Spartanburg - Cherokee - Degner Property Acquisition	\$20,000 for preliminary studies	12/10/13	\$20,000	12/10/13	2013 CIP Year 1	To Be Determined

Attachment 7
Additional Information on Funding Sources for
Higher Education Permanent Improvement Projects

Item (a) – MUSC Thurmond Gazes Building Second Floor Renovation

The source of funds for A&E pre-design is \$58,500 Other, College of Medicine Clinical Revenue funds. Clinical Revenue funds are revenues from College of Medicine clinics and hospital patient revenue. The current uncommitted balance of clinical revenue funds is \$3.9 million.

The proposed source of funds for construction, estimated at \$3.9 million, is Other, College of Medicine Clinical Revenue funds. As noted above, the current uncommitted balance of clinical revenue funds is \$3.9 million.

The agency reports that no increase in any student fee or tuition will be required for design or renovation of this facility.

Item (b) – Piedmont Technical College Event Center Breakout Building Construction and N Building Exterior Upgrade

The source of funds for A&E pre-design is \$12,750 Other, Local Plant funds. Local Plant funds are a combination of a dedicated capital fee of \$150 per fulltime student per semester included in the college's tuition and residual balance transfers that have been approved for transfer to the Plant funds by the college's Area Commission. The current balance of Restricted Plant funds is \$9,204,523. Of this plant fund balance, \$850,000 has been committed toward this project to include A&E and construction costs.

The proposed source of funds for construction, estimated at \$850,000, is Other, Local Plant Funds which are described above. The current balance of Restricted Plant funds is \$9,204,523, of which \$850,000 has been committed toward this project.

The agency reports that no increase in any student fee or tuition will be required for design or renovation of this facility.

Item (e) – The Citadel Johnson Hagood Stadium Structural Repairs

The source of funds for construction is \$1,043,000, which includes \$600,000 Other, Athletic Facility Fee funds and \$443,000 Other, Capital Project funds.

1) Other, Athletic Facility Fee funds are a portion of student fees for debt service on Athletic Facility Bonds. Excess debt service is retained in the fund and used for various athletics repairs and maintenance projects on campus. The athletic facility fee was established in FY 2000 for \$122 and is currently \$400 for Fiscal Year 2014. The uncommitted balance of Athletic Facility Fee funds is \$189,007 after this project is approved.

2) Other, Capital Project funds are excess funds collected on intra-fund capital loans within university accounts and can be used for academic, athletics or auxiliary purposes. The uncommitted balance of Capital Project funds is \$3,048 after this project is approved.

The agency reports that no increase in any student fee or tuition will be required for design or repair of this facility.

Item (f) – Clemson University Kingsmore Stadium Addition

The source of funds for construction is \$8,850,000, which includes \$7 million Athletic Revenue Bond funds and \$1,850,000 Other, Private Gift funds.

1) Athletic Revenue Bond funds are long-term debt instruments issued by the State Treasurer's Office in the name of the University and are pledged to be repaid with a combination of Athletic operating net revenues, ticket surcharges, private (IPTAY) gifts, and contributions from the Clemson Athletic Facilities Trust Endowment invested with the Clemson University Foundation. The Athletic Facility Revenue Bond resolution is expected to be approved by the Clemson Board of Trustees in February 2014 and will be submitted for B&C Board approval after that date. Until then, the uncommitted balance of Athletic Revenue Bond funds is zero.

2) Other, Private Gift funds are amounts received from individuals, corporations, and other entities that are to be expended for their restricted purpose. The current uncommitted balance of Private Gift funds is \$2,000,000.

The agency reports that no increase in any student fee or tuition will be required for design or construction of this facility.

Item (g) – Coastal Carolina University Information Technology Wiring Upgrades

The source of funds for construction is \$619,000 Other, In-Kind Contractual Payments. No funds will be spent by Coastal Carolina to accept these in-kind contractual payments. In-Kind contractual payments are payments being made to the Athletic Foundation at Coastal Carolina by the Horry Telephone Cooperative (HTC), Inc., to receive the naming rights to the Student Recreation and Convocation Center, to be named the HTC Center. Of the \$619,000, \$410,000 is credit for wiring already completed by HTC for the Adkins Field House and Student Recreation Center and Convocation Center projects. The remainder is future wiring to be done by HTC for Coastal Carolina capital and expansion projects.

The agency reports that no increase in any student fee or tuition will be required to accept the in-kind contractual payments.

Item (h) – University of SC Athletic Village Tennis Complex Addition

The source of funds for construction is \$1 million Athletic Operating funds. Athletic Operating funds are generated from athletic revenues which consist of ticket sales, SEC Conference distributions, Gamecock Club contributions, seat premiums, and corporate sponsorships. As of June 30, 2013, uncommitted athletic operating funds of \$12,566,106 were on hand.

The agency reports that no increase in any student fee or tuition will be required for design or construction of this facility.

Item (i) – Horry-Georgetown Technical College – Grand Strand Culinary Arts Building Construction

The sources of fund for construction total \$15 million, which includes \$435,750 Capital Reserve Funds, \$2,000,000 Other, Lottery funds and \$12,564,250 Other, College funds.

1) Capital Reserve Funds of \$435,750 were appropriated by the General Assembly in 2012-13 specifically for this project. The current uncommitted balance of those funds is \$435,750.

2) Other, Lottery funds of \$2,000,000 were appropriated by the General Assembly in 2013-14 specifically for this project. The current uncommitted balance of those funds is \$2,000,000.

3) College funds are excess of revenues over expenses, held to address capital needs and local matching requirements. The current uncommitted balance of those funds is \$21.8 million, \$12.5 million held for this project and \$9.3 million will remain after this project is approved.

The agency reports that no increase in any student fee or tuition will be required for design or construction of this facility.

Item (m) – Coastal Carolina University Softball and Baseball Complex Improvements

The sources of funds for construction total \$12,800,933, which includes \$4,579,222 Other, Coastal Athletic Foundation gift of cash, \$1,140,000 Other, Coastal Athletic Foundation gift items and installation, \$61,711 Other, Coastal Athletic Foundation gift of A&E design services, and \$7,020,000 Other, Auxiliary, Institutional Capital Project Funds, and Renovation Reserve/Plant Expansion funds.

1) Other, Coastal Athletic Foundation gift of cash funds, totaling \$4,579,222, are cash donations from private funds raised by the foundation and donated specifically for this project. The uncommitted balance of those funds available to Coastal Carolina is \$4,579,222. Cash of \$379,222 provided at this time will be used to complete interior finishes for the baseball stadium.

2) Other, Coastal Athletic Foundation gift items and installation, valued at \$1,140,000, include the installation of baseball stadium lighting valued at \$335,000, baseball and softball stadium seating valued at \$750,000, and players' and coaches' lockers for the baseball stadium valued at \$35,000 and for the softball stadium valued at \$20,000.

3) Other, Coastal Athletic Foundation gift of A&E design services includes a gift of design for future berms, boardwalk and bullpens for the complex. The value of the design services is \$61,711.

4) The remaining budget of \$7,020,000 has been previously approved for use in the project. That includes \$30,000 Other, Auxiliary funds, \$4 million Other, Institutional Capital Project funds and \$2,990,000 Other, Renovation Reserve/Plant Expansion funds.

The agency reports that no increase in any student fee or tuition will be required for design or improvements to this facility.

Item (n) – Spartanburg Community College - Cherokee – Blanton Property Acquisition

The source of funds for preliminary land studies of \$20,000 is Other, College Plant funds. College Plant funds are defined as total revenue and fund balance less college capital expenses (including the Blanton property purchase) less college plant fund carry forward projects resulting in the remaining college revenue and fund balance. There is no fee imposed to fund this project. The current uncommitted balance of College Plant funds is \$2,679,035.

The proposed source of funds for acquisition of the property, estimated at \$500,000, is Other, College Plant funds defined above. The current uncommitted balance of College Plant funds is \$2,679,035.

The agency reports that no increase in any student fee or tuition will be required to acquire this property.

Item (o) – Spartanburg Community College - Cherokee – Degner Property Acquisition

The source of funds for preliminary land studies of \$20,000 is Other, College Plant funds. College Plant funds are defined as total revenue and fund balance less college capital expenses (including the Degner property purchase) less college plant fund carry forward projects resulting in the remaining college revenue and fund balance. There is no fee imposed to fund this project. The current uncommitted balance of College Plant funds is \$2,679,035.

The proposed source of funds for acquisition of the property, estimated at \$424,230, is Other, College Plant funds defined above. The current uncommitted balance of College Plant funds is \$2,679,035.

The agency reports that no increase in any student fee or tuition will be required to acquire this property.

AGENCY: Division of State Budget

SUBJECT: Real Property Acquisitions

The Division of State Budget recommends approval of the following real property acquisitions:

- (a) Agency: **SC State University**
Acreage: .318± acres
Location: At the intersection of Lee and America Streets in Charleston, previously DOT Cooper River Bridge Right of Way property.
County: Charleston
Purpose: To construct an 1890 extension community center to house and deliver US Department of Agriculture public service programs, activities and services in an urban setting.
Appraised Value: N/A
Price/Seller: Donation / City of Charleston
Source of Funds: N/A
Project Number: H24-9647
Environmental Study: Approved - Recognized environmental conditions are consistent with those found in much of downtown Charleston. The City's Voluntary Cleanup Contract (VCC) with DHEC will provide liability protection for SC State.
Building Condition Assessment: N/A
Additional Annual Op Cost/SOF: No additional annual operating costs are anticipated to result from the acquisition. The extension facility is anticipated to cost approximately \$2.5 million and will be funded with US Department of Agriculture federal grant funds.
Current Year Property Tax: N/A - exempt
Approved By: JBRC on 12/4/13
- (b) Agency: **York Technical College**
Acreage: 2.90± acres of undeveloped land
Location: At 1841 West Baskins Road in Rock Hill
County: York
Purpose: To ratify acquisition of property which is part of the college's Master Land Acquisition Plan for future growth of the college.
Appraised Value: \$232,000 in 2013; \$164,000 in 2006

AGENCY: Division of State Budget

SUBJECT: Real Property Acquisitions

Price/Seller: \$164,000 / York County
Source of Funds: Other, Local County Appropriation
Project Number: H59-6003
Environmental Study: Approved
Building Condition Assessment: N/A
Additional Annual Op Cost/SOF: No additional annual operating costs are anticipated to result from acquisition of the property.
Current Year Property Tax: N/A - Exempt
Approved By: CHE on 11/7/13; JBRC on 12/4/13
Additional Information: York County acquired the property for the college in 2006 and the college reimbursed the county for the acquisition in 2007 without receiving title to the property. This action will ratify the purchase, so title can be transferred to the college. This approval also includes approval of a budget increase to the permanent improvement project of \$165,281 from the fund source noted above.

(c) Agency: **York Technical College**
Acreage: 4.01± acres of undeveloped land
Location: At 521 Garrison Road in Rock Hill
County: York
Purpose: To ratify acquisition of property which is part of the college's Master Land Acquisition Plan for future growth of the college.

Appraised Value: \$240,000 in 2013; \$280,000 in 2006
Price/Seller: \$280,000 / York County
Source of Funds: Other, Local County Appropriation
Project Number: H59-6004
Environmental Study: Approved
Building Condition Assessment: N/A
Additional Annual Op Cost/SOF: No additional annual operating costs are anticipated to result from acquisition of the property.
Current Year Property Tax: N/A - Exempt
Approved By: CHE on 11/7/13; JBRC on 12/4/13

AGENCY: Division of State Budget

SUBJECT: Real Property Acquisitions

Additional Information

York County acquired the property for the college in 2006 and the college reimbursed the county for the acquisition in 2007 without receiving title to the property. This action will ratify the purchase, so title can be transferred to the college. This approval also includes approval of a budget increase to the permanent improvement project of \$281,341 from the fund source noted above.

BOARD ACTION REQUESTED:

Approve the real property acquisitions as requested.

ATTACHMENTS:

Agenda item worksheet and attachments

BUDGET AND CONTROL BOARD AGENDA ITEM WORKSHEET

Meeting Scheduled for: December 10, 2013

Regular Agenda

1. Submitted by:

- (a) Agency: State Budget Division
(b) Authorized Official Signature:



Les Boles, Director

2. Subject: REAL PROPERTY ACQUISITIONS

3. Summary Background Information:

- (a) Agency: SC State University
Acreage: .318± acres
Location: At the intersection of Lee and America Streets in Charleston, previously DOT Cooper River Bridge Right of Way property.
County: Charleston
Purpose: To construct an 1890 extension community center to house and deliver US Department of Agriculture public service programs, activities and services in an urban setting.
Appraised Value: N/A
Price/Seller: Donation / City of Charleston
Source of Funds: N/A
Project Number: H24-9647
Environmental Study: Approved - Recognized environmental conditions are consistent with those found in much of downtown Charleston. The City's Voluntary Cleanup Contract (VCC) with DHEC will provide liability protection for SC State.
Building Condition Assessment: N/A
Additional Annual Op Cost/SOF: No additional annual operating costs are anticipated to result from the acquisition. The extension facility is anticipated to cost approximately \$2.5 million and will be funded with US Department of Agriculture federal grant funds.
Current Year Property Tax: N/A - exempt
Approved By: JBRC on 12/4/13

(b) Agency: **York Technical College**
Acreage: 2.90± acres of undeveloped land
Location: At 1841 West Baskins Road in Rock Hill
County: York
Purpose: To ratify acquisition of property which is part of the college's Master Land Acquisition Plan for future growth of the college.
Appraised Value: \$232,000 in 2013; \$164,000 in 2006
Price/Seller: \$164,000 / York County
Source of Funds: Other, Local County Appropriation
Project Number: H59-6003
Environmental Study: Approved
Building Condition Assessment: N/A
Additional Annual Op Cost/SOF: No additional annual operating costs are anticipated to result from acquisition of the property.
Current Year Property Tax: N/A - Exempt
Approved By: CHE on 11/7/13; JBRC on 12/4/13
Additional Information: York County acquired the property for the college in 2006 and the college reimbursed the county for the acquisition in 2007 without receiving title to the property. This action will ratify the purchase, so title can be transferred to the college. This approval also includes approval of a budget increase to the permanent improvement project of \$165,281 from the fund source noted above.

(c) Agency: **York Technical College**
Acreage: 4.01± acres of undeveloped land
Location: At 521 Garrison Road in Rock Hill
County: York
Purpose: To ratify acquisition of property which is part of the college's Master Land Acquisition Plan for future growth of the college.
Appraised Value: \$240,000 in 2013; \$280,000 in 2006
Price/Seller: \$280,000 / York County
Source of Funds: Other, Local County Appropriation
Project Number: H59-6004
Environmental Study: Approved
Building Condition Assessment: N/A
Additional Annual Op Cost/SOF: No additional annual operating costs are anticipated to result from acquisition of the property.
Current Year Property Tax: N/A - Exempt
Approved By: CHE on 11/7/13; JBRC on 12/4/13
Additional Information: York County acquired the property for the college in 2006 and the college reimbursed the county for the acquisition in 2007 without receiving title to the property. This action will ratify the purchase, so title can be transferred to the college. This approval also includes approval of a budget increase to the permanent improvement project of \$281,341 from the fund source noted above.

4. What is Board asked to do?

Approve the property acquisitions as requested.

5. What is recommendation of Board Division involved?

Recommend approval of the property acquisitions requested.

6. Recommendation of other Division/Agency (as required)?

(a) Authorized Signature: _____

(b) Division/Agency Name: _____

7. List of Supporting Documents:

1. Code Section 1-11-65
 - (a) SC State University
 - (b) York Technical College - H59-6003
 - (c) York Technical College - H59-6004

SECTION 1-11-65. Approval and recordation of real property transactions involving governmental bodies.

(A) All transactions involving real property, made for or by any governmental bodies, excluding political subdivisions of the State, must be approved by and recorded with the State Budget and Control Board. Upon approval of the transaction by the Budget and Control Board, there must be recorded simultaneously with the deed, a certificate of acceptance, which acknowledges the board's approval of the transaction. The county recording authority cannot accept for recording any deed not accompanied by a certificate of acceptance. The board may exempt a governmental body from the provisions of this subsection.

(B) All state agencies, departments, and institutions authorized by law to accept gifts of tangible personal property shall have executed by its governing body an acknowledgment of acceptance prior to transfer of the tangible personal property to the agency, department, or institution.

**(a) SC State University
Charleston County
H24-9647**

1. Letter from Agency
2. Environmental Results
3. Map
4. Cost Implications

South Carolina



State University

OFFICE OF THE PRESIDENT

(803) 536-7013

November 19, 2013

Mrs. Carol Routh
Office of State Budget
1205 Pendleton Street, Suite 529
Columbia, South Carolina 29201

Dear Mrs. Routh:

Please accept this correspondence as official request to the Budget and Control Board for approval of land donated by the City of Charleston located at the corner of America and Lee Streets, Downtown Charleston.

The property will be used to construct an 1890 community center. The center will be used to house and deliver public service activity programs primarily to the citizens of Charleston, Dorchester and Berkeley counties.

Sincerely,

Thomas J. Elzey
President

8.3 Data Gaps

The operational history of the subject property could not be documented at approximately five-year intervals, and the use of the subject property prior to approximately 1902 could not be accurately determined because standard historical sources with that information were not reasonably ascertainable. In addition, chain-of-title information was not provided by the user. However, due to information gathered from available historical sources and during interviews these data gaps are not considered significant and are therefore considered findings, not *recognized environmental conditions*.

9. CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of the ASTM E 1527-05 of the parcel located at the southwestern quadrant of the intersection of Lee and America Streets in Charleston, South Carolina and currently identified as New Parcel D-1 on a provided plat, the property. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of *recognized environmental conditions* in connection with the property, except the following:

- The documented presence of several metals and PAHs in surface and subsurface soil samples collected from the subject property at concentrations greater than potentially applicable screening levels and benzene in a groundwater sample collected from the subject property at a concentration exceeding the MCL is considered a *recognized environmental condition*.
- Based upon groundwater findings revealed as part of a VCC investigation (see Section 3.3 Specialized Knowledge), the past petroleum release at the Copleston Cleaners site is not considered to pose an environmental threat to the subject property. However, due to the potential for groundwater migration of chlorinated drycleaning solvents, such as PCE, and the lack of analytical data concerning VOC concentrations in the deeper aquifer, the past use of this site as a drycleaner considered to pose an environmental threat to the subject property and is therefore considered a *recognized environmental condition*.
- Based upon reported groundwater data, the past presence of a former retail petroleum filling station and automotive service center (Dwights Service Station) on a surrounding property approximately 100 feet west of the subject property is considered a *recognized environmental condition*.
- Due to the lack of regulatory information and groundwater analytical data pertaining to chlorinated solvents, the past presence of a drycleaning facility (Model Laundry and Dry Cleaner) located on surrounding property approximately 900 feet west southwest of the subject property, at 79 Lee Street, is considered a *recognized environmental condition*.

- Due to the assumed varied groundwater flow direction and proximity to the subject property, the documented presence of metals and pesticides in soil samples collected from the Lee Street Open Cut, located approximately 60 feet east of the subject property, at concentrations above potentially applicable screening levels is considered a *recognized environmental condition*.
- Due to the lack of regulatory information and groundwater analytical data pertaining to chlorinated solvents from the bottom of the shallow aquifer, the past presence of a drycleaning facility (Grammar's Laundry and Dry Cleaners), located approximately 900 feet southwest of the subject property, considered a *recognized environmental condition*.

10. DEVIATIONS

S&ME has endeavored to perform this Phase I ESA in substantial conformance with the scope and limitations of ASTM Standard Practice E1527-05 without significant deviation. Because of the limited availability of data, the operational history of the subject property was not documented at intervals of approximately 5 years, and the use of the subject property prior to approximately 1902 could not be accurately determined because standard historical sources with that information were not reasonably ascertainable. In addition, chain-of-title information was not provided by the user. No other deviations to ASTM Practice E 1527-05 were made in the completion of this Environmental Site Assessment.

11. ADDITIONAL SERVICES

No additional services were provided.

12. REFERENCES

ASTM, 2005. *ASTM Standards on Environmental Site Assessments for Commercial Real Estate. E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. American Society for Testing and Materials, Philadelphia, PA.

U.S.G.S. *Topographical Map, Charleston, South Carolina Quadrangle*, 1979.

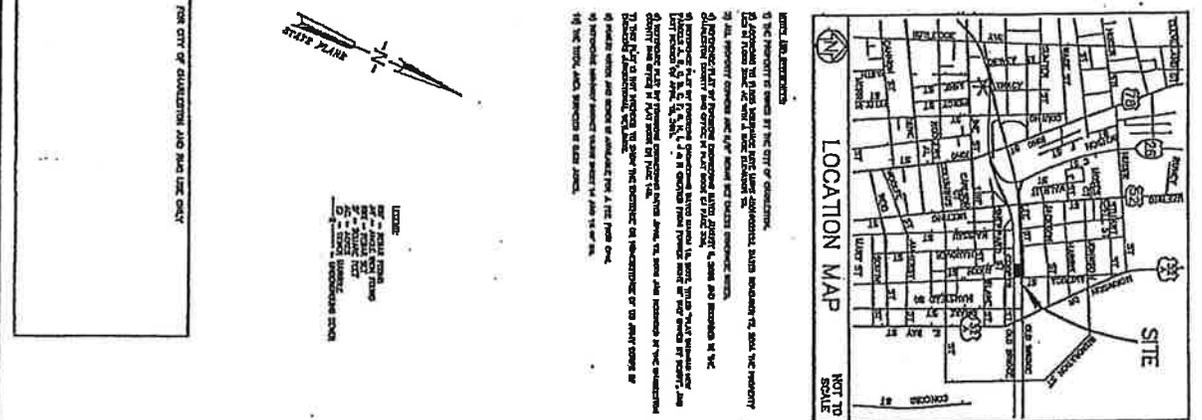
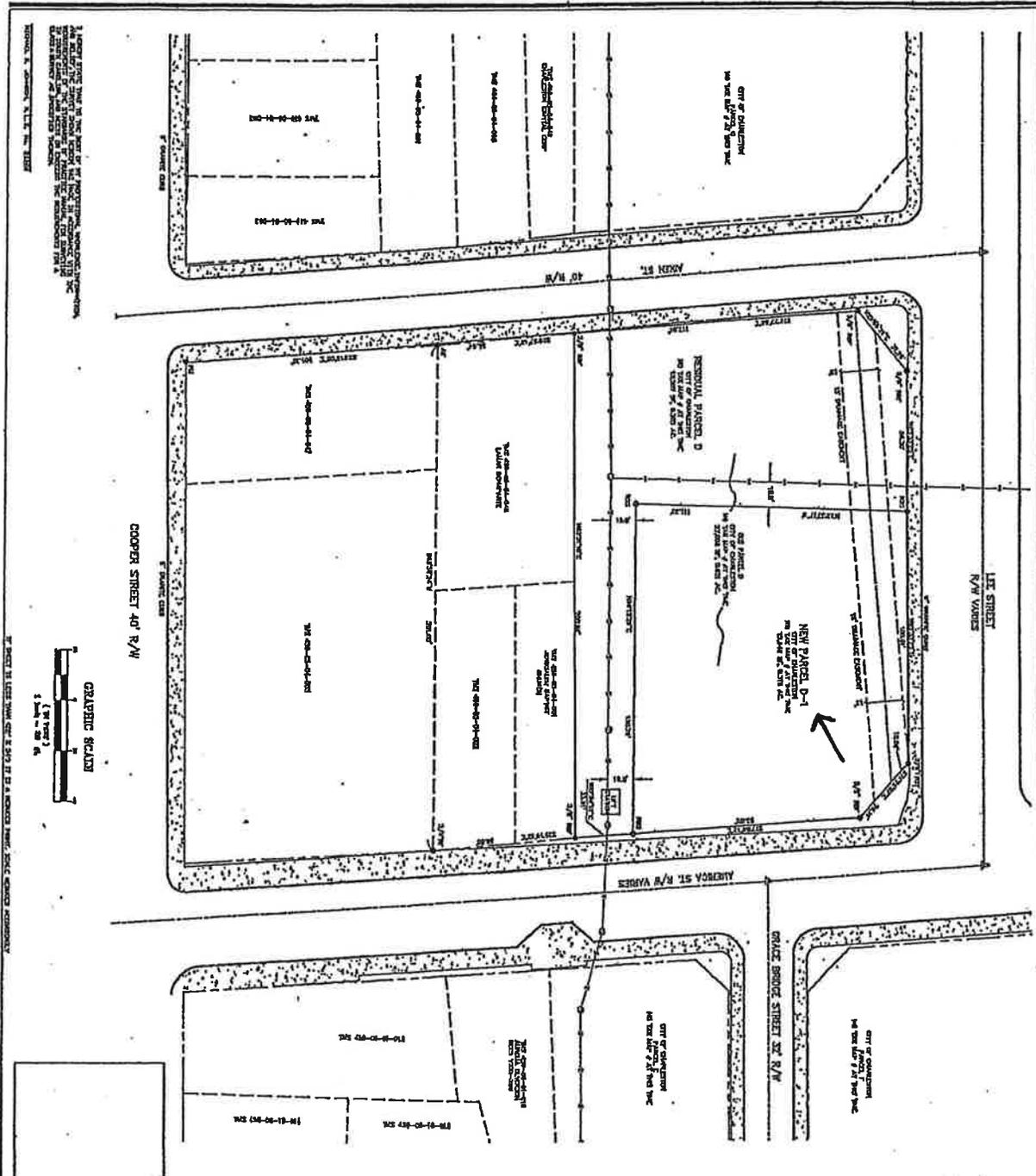
Web Soil Survey - <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

Charleston County Soil Survey, 1979.

University of South Carolina, 1983. *Surface and Subsurface Stratigraphy, Structure and Aquifers of the South Carolina Coastal Plain*; Colquhoun, Woollen, Van Nieuwenhuise, Padgett, Oldham, Boylan, Bishop and Howell.

EPA Envirofacts Website - http://www.epa.gov/enviro/html/fii/fii_query_java.html

South Carolina UST Registry website, www.scdhec.gov/ust/scustr/index.asp



FOR THE CITY OF CHARLESTON AND ROAD USE ONLY

PLAT SHOWING THE SUBDIVISION OF PARCEL D INTO PARCEL D-1 AND THE RESIDUAL PARCEL D AMERICA STREET & LEE STREET CITY OF CHARLESTON

FORSTBERG ENGINEERING AND SURVEYING, INC.
 1105 S. BROADWAY
 CHARLESTON, SOUTH CAROLINA 29401
 TEL: 778-1234 FAX: 778-5678
 LICENSED PROFESSIONAL ENGINEER AND SURVEYOR

DATE: MAY 15, 2013
PROJECT NO.: 12345
SCALE: 1" = 50'
PROJECTOR: J. D. SMITH
CHECKED: A. B. JONES

1

PROPERTY ACQUISITION INFORMATION FORMAT

PART I

1. Project Number:

9647

2. County:

Charleston SC

3. Description of Property:

New Parcel D-1 (City of Charleston 12973 – SF 0.3 AC – No Tax Map Number has been assigned)

4. Grantor(s) Name and Address:

City of Charleston / 80 Broad Street, Charleston, SC 29401

5. Grantee(s) Name and Address:

SCSU 1890 Research & Extension, 300 College Street NE Orangeburg SC 29117

6. County Location:

Charleston County SC

7. Acreage:

0.3 AC

8. Purpose for Acquisition:

To construct an 1890 Extension Community Center designed to house and deliver USDA approved public service programs, activities, and services in an urban setting.

9. Demonstrate the need to acquire the property:

A review of the data has shown a continuous migration of citizens to the Urban areas as well as the expansion of cities (through annexation or the petition of formally rural residents to join cities) into traditional rural areas, as such, USDA, other Federal and Private Funders, have made significant resources available and has asked agencies to adapt, develop, implement and evaluate programs to address this rapidly changing dimension. Although, SC State PSA has provided limited quality programs in the Urban areas for several years and has presented the impacts of these programs at

national conferences the programs and staff are in need of a permanent site to centralize the Urban administrative and programmatic operations at one site to fully address the concerns and needs of the ever increasing urban populations.

10. Purchase Price:
Donation by the City of Charleston
11. Current Year Property Tax Amount:
N/A

PART II

1. How many sites were evaluated?

3 sites were evaluated

2. Please list the selection criteria used to evaluate sites. The sites were evaluated on three criteria

The land would be in an urban area.

The land would be donated.

The land would be pedestrian friendly, easily accessible by public transportation and in a very visible location.

3. How was the final selection of the site made?

The final site was selected after consultation and discussions with the Mayor and The City of Charleston, The former President of SC State and the Board of Trustees, community members, state officials and staff.

4. Why was this specific site selected?

It met the criteria set forth in the section II Question # 2, there were no existing structures and met the environmental requirements.

5. What are the estimated costs of any construction or renovations to be done on the property and the anticipated source of funds for such work?

Based on recent experiences surrounding estimated costs, we anticipate the costs to be approximately \$2.5Million. It will be determined once an A&E firm is approved and selected. The source of funds will be The USDA 1890 Facility Grant Program.

6. What are the estimated additional annual operating costs which will result from acquisition of the property and the anticipated source of funds?

Explain the factors that determine the cost. If no costs, explain why not. Based on recent experiences surrounding estimated costs, this will be determined once an A&E firm is approved and selected.

7. What are the estimated additional annual operating costs which will result from construction/renovation on the property and the anticipated source of funds?

Explain the factors that determine the costs. If no costs, explain why not. Based on recent experiences surrounding estimated costs, this will be determined once an A&E firm is approved and selected.

**(b) York Technical College
York County
H59-6003**

1. Letters from Agency
2. Appraisal Results
3. Map
4. Environmental Results
5. Cost Implications



York Technical College

One College. Many Opportunities.

November 15, 2013

Mr. Charles Shawver
B&CB – Capital Budgeting
1205 Pendleton Street
Edgar A. Brown Building, Suite 529
Columbia, SC 29201

RE: Land Acquisition Approval Request – 521 Garrison Road & 1841 West Baskins Road

Dear Charles,

York Technical College is requesting Budget & Control Board approval to acquire the two subject properties listed below.

-1841 W Baskins Road
-521 Garrison Road South

Phase I Environmental Site Assessments and property appraisals have been completed on each property. Both properties revealed no evidence of any recognized environmental conditions and it was recommended that no further investigation of the properties is required at this time. Please consider this request for approval to acquire said properties.

Regards,

A handwritten signature in cursive script that reads "Robert L. Brown".

Robert L. Brown
Facilities Management Director

28 February 2013

TO: Greg Rutherford

FROM: Marc Tarplee

SUBJECT: Summary Report on the 1841 Baskins and 521 Garrison Road land procurements

In the fall of 2006, York County agreed to purchase two parcels of land near the College's main campus, 1841 Baskins Road, and 521 Garrison Road, for \$446,622 on behalf of York Technical College. Beginning in January 2007, York County reduced its appropriation payments to the college by \$74,437 per month in order to recapture the purchase price of the land before the end of the fiscal year, 30 June 2007. At some future time, York County would donate the land to the College.

In May 2007, the County's external auditors informed the County's Finance Director that the audit trail associated with these land purchases was not sufficient. They recommended that the county refund the \$446,622 it had collected through reduced allocations, present the college with an invoice for the purchase of the land, and upon payment, transfer ownership of the land to the College. The County then refunded the \$446,622 and presented the college with an invoice for the same amount.

Upon receipt of the invoice, the College's Chief Business Officer, not wishing to jeopardize the College's relationship with the County, authorized immediate payment to the County, rather than make the County wait for the College to move the land procurement through the multistage process that includes approval by Commission on Higher Education, the Joint Bond Review Committee, the JBRC, and ultimately the Budget and Control Board. Of particular concern was the possibility that the County, in its attempt to facilitate a land procurement for the college, would wind up with an audit finding, had payment not been rendered by the end of the fiscal year.

The County accepted payment for the land, but the county attorney could not transfer title to the College. After the check cleared, the College reported the two parcels of land as assets on its balance sheet.

Nothing further happened until September 2012, when the College discovered during preparation of a routine property audit for the Budget and Control Board that it had two parcels of land shown as assets on our balance sheet for which it had no deeds. A check of the County's on-line GIS application confirmed that the land was actually owned by the county. The current Chief Business Officer reported this matter immediately to the President, and followed up with a report to the College's Area Commission at their next meeting. The President directed the Chief Business Officer to interview the employees who had knowledge of or were involved with these purchases, seek legal advice on the matter, and submit a report by the end of December 2012. The report, submitted on 31 December 2012, included a detailed description of what happened and when, and included recommendations on how the college should proceed to remediate this situation. As a follow up, an executive summary of the original report was prepared on 28 February 2013.



One College. Many Opportunities.

28 October 2013

Mr. Charles Shawver
Budget and Control Board - Capital Budgeting
1205 Pendleton Street
Edgar A. Brown Building, Suite 529
Columbia, SC 29201

RE: Land Acquisition Final Price

Dear Charles,

When York Technical College paid York County for the 521 Garrison Road and 1841 Baskins Road properties, the college paid a total of \$446,622, which can be broken out as follows:

1841 Baskins Road Property	\$ 164,000.00
1841 Baskins Road Closing Costs	\$ 1,281.25
521 Garrison Road Property	\$ 280,000.00
521 Garrison Road Closing Costs	\$ 1,340.25
TOTAL	\$ 446,622.00

The 1841 Baskins Road property was assessed at \$ 164,000.00, and the 521 Garrison Road property at \$280,000.00, so the college paid the assessed value for both properties. As part of its agreement with the County regarding the purchase of the property for the college, York Technical College agreed to pay the closing costs, which totaled \$ 2,622.00 for both properties.

Regards,

Marc C Tarplee
Vice President, Business Services
York Technical College

JOE VERSEN, APPRAISALS, LLC
LAND APPRAISAL REPORT

File No. ROH13069L

PO #019808

Property Address 1841 Baskins Road West	Census Tract 0609.01	LENDER DISCRETIONARY USE
City Rock Hill County York State SC Zip Code 29730		Sale Price \$
Legal Description Parcel #666-01-03-035, Tract 2, See Legal Attached		Date
Owner/Occupant York County	Map Reference GIS	Mortgage Amount \$
Sale Price \$ N/A Date of Sale N/A	Property Rights Appraised	Mortgage Type
Loan charges/concessions to be paid by seller \$ N/A	<input checked="" type="checkbox"/> Fee Simple	Discount Points and Other Concessions
R.E. Taxes \$ None Tax Year 2012 HOA \$/Mo. N/A	<input type="checkbox"/> Leasehold	Paid by Seller \$
Lender/Client York Technical College	<input type="checkbox"/> Condominium (HUD/VA)	Source
452 S. Anderson Road, Rock Hill, SC 29730	<input type="checkbox"/> PUD	

LOCATION <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	NEIGHBORHOOD ANALYSIS	Good	Avg	Fair	Poor
BUILT UP <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Employment Stability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GROWTH RATE <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PROPERTY VALUES <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DEMAND/SUPPLY <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MARKETING TIME <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.	Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PRESENT LAND USE %	Recreation Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Family 20% Not Likely <input checked="" type="checkbox"/>	Adequacy of Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2-4 Family 5% Likely <input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multi-Family In process <input type="checkbox"/>	Protection from Detrimental Cond.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commercial 65% To: <input type="checkbox"/>	Police & Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Industrial <input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacant 10% <input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: Race or the racial composition of the neighborhood are not considered reliable appraisal factors. COMMENTS: The subject is located in a developing commercial area approximately four miles east of the Rock Hill Central Business District. The predominant use in the immediate area is for institutional use - York Technical College. To the east is a rapidly developing commercial and residential area. Access to the area is from Anderson Road to the west and Dave Lyle Boulevard to the north.

Dimensions See legal attached	Topography Gently sloping
Site Area ± 2.90 acres per tax card	Size Typical for area
Zoning Classification UD - Urban Development	Shape Irregular
HIGHEST & BEST USE: Present Use Yes	Drainage Appears adequate
UTILITIES Public Other	View Residential/Commercial
Electricity <input checked="" type="checkbox"/>	Landscaping N/A
Gas <input checked="" type="checkbox"/>	Driveway N/A
Water <input checked="" type="checkbox"/>	Apparent Easements Normal Utility
Sanitary Sewer <input checked="" type="checkbox"/>	FEMA Flood Hazard Yes* <input checked="" type="checkbox"/> No
Storm Sewer <input type="checkbox"/>	FEMA Map/Zone 450193 0139 C / ZONE AE

Comments (Apparent adverse easements, encroachments, special assessments, slide areas, etc.): See attached addendum

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	1841 West Baskins Road Rock Hill, SC 29730	1025 Carolina Place Fort Mill, SC 29708	2348 Ridgerock Lane Rock Hill, SC 29732	861 Anderson Road Rock Hill 29730
Proximity to Subject		6.49 miles NNE	5.16 miles WNW	1.45 miles N
Sales Price	\$ N/A	\$ 600,000	\$ 536,000	\$ 193,000
Price/ Acre	\$	\$ 281,513	\$ 100,000	\$ 120,324
Data Source	Viewing/legal	Tax#6550000040/Broker	Tax#5890101019/Broker	Tax#6340701043/Grantor
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales or Financing		None Reported	None Reported	None Reported
Concessions		Reported	Reported	Prior sale \$170K, 12/2011
Date of Sale/Time	09/2013	11/26/2012	11/21/2012	10/11/2012
Location	Suburban	Urban/Sup @ 25%	Urban	Urban
Site/View	± 2.90 acres	± 1.19 acres	± 5.36 acres	± 1.604 acres
Size	Average	Smaller @ 10%	Larger @ 20%	Average
Zoning	UD	UD	LC	GC
Flood zone	± 50%	None @ 25%	None @ 25%	None @ 25%
Exposure	Average	Good @ 10%	Average	Average (+) @ 10%
Net Adj. (total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 197,058	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 5,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 42,113
Indicated Value of Subject		Gross: 70.0 Net: -70.0 \$ 84,455	Gross: 45.0 Net: -6.0 \$ 95,000	Gross: 35.0 Net: -35.0 \$ 78,211

Comments of Sales Comparison: See attached addendum

Comments and Conditions of Appraisal: See attached addendum

Final Reconciliation: The sales comparison approach is considered to be a reliable indicator of value. The range indicated appears to not be atypical for properties in this market. \$80,000 x 2.90 acres = \$232,000 [f]

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF September 6, 2013 to be \$ 232,000

I (We) certify: that to the best of my (our) knowledge and belief, the facts and data used herein are true and correct; that I (we) personally inspected the subject property and inspected all comparable sales cited in this report, and that I (we) have no undisclosed interest, present or prospective therein.

Appraiser(s) Joe Versen Review Appraiser _____ Did Did Not
Joe L. Versen - SC (if applicable) Inspect Property

APPRAISERS CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and Limiting Conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 1841 Baskins Road West, Rock Hill, SC, 29730

APPRAISER:

SUPERVISORY APPRAISER (only if required)

Signature: Joe L. Verson
 Name: Joe L. Verson - SC
 Date Signed: September 10, 2013
 State Certification #: 196
 or State License #: _____
 State: SC
 Expiration Date of Certification or License: 06/30/2014

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____

Did Did Not Inspect Property

JOE L. VERSEN, APPRAISALS, LLC
LAND APPRAISAL REPORT

File No. ROH6096

Property Address 1841 WEST BASKINS ROAD		Census Tract 1520.0609.01		LENDER DISCRETIONARY USE	
City ROCK HILL		County YORK		State SC Zip Code 29730	
Legal Description TAX #686-01-03-035 SEE LEGAL ATTACHED					
Owner/Occupant HARRY REID BLUE			Map Reference S-9; ACCUR		
Sale Price \$ N/A		Date of Sale N/A		Property Rights Appraised	
Loan charges/concessions to be paid by seller \$ N/A		<input checked="" type="checkbox"/> Fee Simple		Mortgage Amount \$	
R.E. Taxes \$ 979.27		Tax Year 2005		HOA \$/Mo. N/A	
Lender/Client WILLIAMS ENGINEERING, INC.		<input type="checkbox"/> Leasehold		Mortgage Type	
215 HAMPTON STREET, SUITE 100, ROCK HILL, SC 29730		<input type="checkbox"/> Condominium (HUDVA)		Discount Points and Other Concessions	
		<input type="checkbox"/> PUD		Paid by Seller \$	
				Source	
LOCATION		<input type="checkbox"/> Urban		<input checked="" type="checkbox"/> Suburban	
BUILT UP		<input type="checkbox"/> Over 75%		<input checked="" type="checkbox"/> 25-75%	
GROWTH RATE		<input type="checkbox"/> Rapid		<input checked="" type="checkbox"/> Stable	
PROPERTY VALUES		<input type="checkbox"/> Increasing		<input checked="" type="checkbox"/> Stable	
DEMAND/SUPPLY		<input type="checkbox"/> Shortage		<input checked="" type="checkbox"/> In Balance	
MARKETING TIME		<input type="checkbox"/> Under 3 Mos.		<input checked="" type="checkbox"/> 3-6 Mos.	
		<input type="checkbox"/> Rural		<input type="checkbox"/> Under 25%	
		<input type="checkbox"/> Slow		<input type="checkbox"/> Declining	
		<input type="checkbox"/> Over Supply		<input type="checkbox"/> Over 6 Mos.	
				NEIGHBORHOOD ANALYSIS	
				Employment Stability	
				Convenience to Employment	
				Convenience to Shopping	
				Convenience to Schools	
				Adequacy of Public Transportation	
				Recreation Facilities	
				Adequacy of Facilities	
				Property Compatibility	
				Protection from Detrimental Cond.	
				Police & Fire Protection	
				General Appearance of Properties	
				Appeal to Market	

Note: Race or the racial composition of the neighborhood are not considered reliable appraisal factors. COMMENTS: SEE ATTACHED ADDENDUM

Dimensions SEE LEGAL ATTACHED		Topography GENTLY SLOPING	
Site Area ± 2.90 ACRES PER TAX CARD		Size TYPICAL FOR AREA	
Zoning Classification UD - URBAN DEVELOPMENT		Shape IRREGULAR	
Corner Lot NO		Drainage APPEARS ADEQUATE	
Zoning Compliance YES		View RESIDENTIAL	
Other Use		Landscaping N/A	
HIGHEST & BEST USE: Present Use YES		Driveway N/A	
Other Use		Apparent Easements NORMAL UTILITY	
UTILITIES		FEMA Flood Hazard Yes* X No	
Public Other		FEMA* Map/Zone 450193 0139 C / ZONE AE	
Electricity <input checked="" type="checkbox"/>		Comments (Apparent adverse easements, encroachments, special assessments, slide areas, etc.): SEE ATTACHED ADDENDUM	
Gas <input checked="" type="checkbox"/>			
Water <input checked="" type="checkbox"/>			
Sanitary Sewer <input checked="" type="checkbox"/>			
Storm Sewer <input type="checkbox"/>			
SITE IMPROVEMENTS Type			
Street ASPHALT			
Curb/Gutter			
Sidewalk			
Street Lights			
Alley			

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	1841 WEST BASKIN ROCK HILL	222 MAIN STREET ROCK HILL 29730	422 CORPORATE BOULEVARD ROCK HILL 29730	1320 FIRETOWER ROAD ROCK HILL 29730
Proximity to Subject		2.27 MILES WSW	1.64 MILES NNE	1.66 MILES S
Sales Price	\$ N/A	\$ 75,000	\$ 200,000	\$ 125,000
Price/	\$	\$ 3,136	\$ 1,498	\$ 1,435
Date Source	VIEWING/LEGAL	TAX#598-22-03-018/MLS/MT-323	TAX#564-00-00-045	TAX#626-00-00-156
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales or Financing Concessions		CONVENTIONAL \$0 REPORTED	NONE KNOWN	NONE KNOWN
Date of Sale/Time	03/2006	12/15/2005	09/14/2005	01/05/2005 @5%
Location	Suburban	URBAN/SUP @20%	SUBUR/INF@20%	URBAN
Site/View	± 126,324 SF	± 23,914 SF	± 133,511 SF	± 87,120 SF
SIZE	LARGE	SMALLER @20%	LARGE	LARGE
ZONING	UD	GC	UD	GC
FLOOD ZONE	± 50%	NONE @ 25%	NONE @ 25%	NONE @ 25%
Net Adj. (total)		\$ 2,036	\$ 0.075	\$ 0.287
Indicated Value of Subject		Gross: 64.9 Net: -64.9	Gross: 45.1 Net: -5.0	Gross: 30.0 Net: -20.0

Comments of Sales Comparison: SEE COMMENTS UNDER COMPARABLE 4 SECTION

Comments and Conditions of Appraisal: SEE ATTACHED ADDENDUM

Final Reconciliation: THE SALES COMPARISON APPROACH IS CONSIDERED TO BE A RELIABLE INDICATOR OF VALUE. THE RANGE INDICATED APPEARS TO NOT BE ATYPICAL FOR PROPERTIES IN THIS MARKET. \$1.30 PER SF IS CONSIDERED TO BE THE APPROPRIATE INDICATION FOR THE SUBJECT. \$1.30 X 126,324 SF = \$164,000[R]

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF MARCH 15, 2006 to be \$ 164,000

I (We) certify: that to the best of my (our) knowledge and belief, the facts and data used herein are true and correct; that I (we) personally inspected the subject property and inspected all comparable sales cited in this report; and that I (we) have no undisclosed interest, present or prospective therein.

Appraiser(s) Joe Versen Review Appraiser _____ Did Did Not
JOE L. VERSEN - SC (if applicable) Inspect Property

APPRAISERS CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and Limiting Conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 1841 WEST BASKINS ROAD, ROCK HILL, SC, 29730

APPRAISER:

SUPERVISORY APPRAISER (only if required)

Signature: Joe Versen
 Name: JOE VERSEN - SC
 Date Signed: 04/10/2008
 State Certification #: CG196
 or State License #: _____
 State: SC
 Expiration Date of Certification or License: 06/30/2008

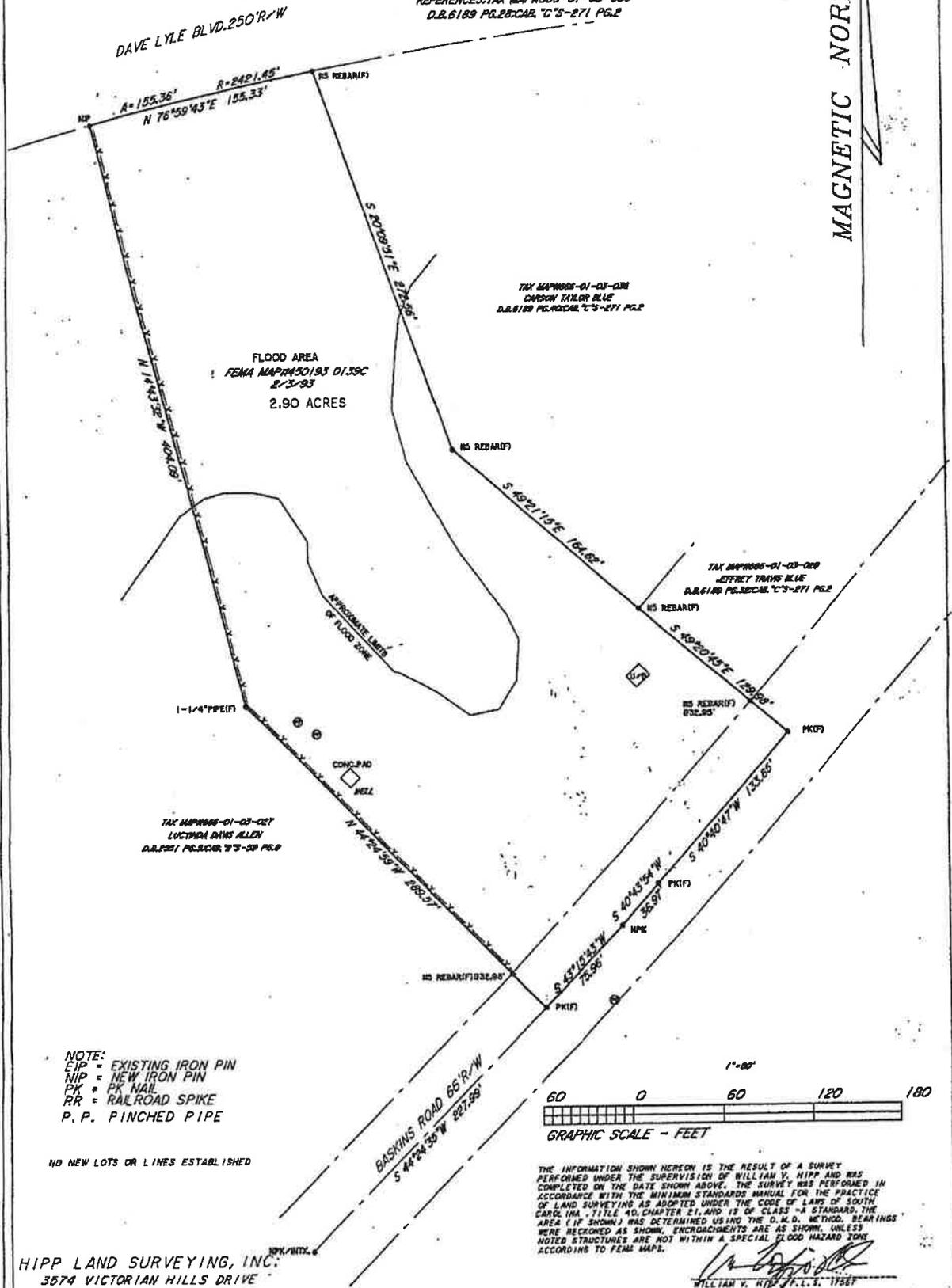
Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____

Did Did Not Inspect Property

PLAT OF SURVEY FOR
 YORK COUNTY COMMISSION FOR
 TECHNICAL EDUCATION
 LOCATED ON BASKINS ROAD
 YORK COUNTY, SOUTH CAROLINA
 OCTOBER 23, 2006

REFERENCES: TAX MAP#666-01-03-033
 D.B.6189 PG.28; CAR. 'C'S-271 PG.2

MAGNETIC NORTH



HIPP LAND SURVEYING, INC.
 3574 VICTORIAN HILLS DRIVE
 RICHBURG, S.C. 29729
 PHONE (803) 789 3716



COMPLIANCE CENTRE

Environmental • Safety • Regulatory

October 25, 2013

Robbie Brown
York Technical College
rbrown@yorktech.edu

Re: *Phase I Environmental Site Assessment
Garrison Road and W Baskins Road Properties*

Dear Mr. Brown:

Christy Brabham of Compliance Centre, Inc. ("Environmental Professional") meets the definition of an Environmental Professional as defined by 40 C.F.R. § 312.10(b) and has performed a Phase I (or an Updated Phase I) Environmental Site Assessment of the Property dated September 4, 2013 through September 12, 2013, conducted in accordance with ASTM International's most recent standard (currently ASTM E1527-05). In addition, the Environmental Professional has addressed the performance of the "additional inquiries" set forth at 40 C.F.R. § 312.22.

1.0 Executive Summary (Cover Letter)

In accordance with an agreement established on September 4, 2013, authorized by Robby Brown of York Technical College ("User"), Compliance Centre ("Environmental Professional") has performed an updated Phase I Environmental Site Assessment (ESA) on the target property referenced below:

**West Baskins Road Property
(first property)
1841 West Baskins Road
Rock Hill, SC
York County Tax Map #666-01-03-035**

And

**South Garrison Road
(second property)
521 South Garrison Road Rock Hill, SC 29730
York County Tax Map #666-01-01-010**

On-Site Environmental Conditions

There are no known or suspect conditions that have resulted in a release or threatened release of hazardous substances and/or petroleum on, to, in or at the site from on-site source(s).

- The first target property is located at 1841 Baskins Road in York County, SC.
- The property encompasses approximately 3 acres, is currently vacant with stormwater construction underway.
- York County Water System services the property and there was at least one well and one septic tank on the property in 2006.
- On the first site there is a tank presumably for fuelling the construction equipment. This tank is situated on a trailer and there was no indication of leaks.
- The site is situated at an approximate elevation of 582 feet above mean sea level.
- There were no environmental liens identified on the target property pursuant to CERCLA 42 USC/960(1) and similar State or local laws.
- The second target property is located at 521 South Garrison Road in York County, SC.
- The property encompasses approximately 4 acres, is heavily wooded and undeveloped.
- City of Rock Hill services are available for potable water supply and wastewater disposal.
- The site is situated at an approximate elevation of 554 feet above mean sea level.
- There were no environmental liens identified on the target property pursuant to CERCLA 42 USC/9607(1) and similar State or local laws.

Off-Site Environmental Conditions

There are no known or suspect conditions that have resulted in a release or threatened release of hazardous substances and/or petroleum on, to, in or at the site from off-site source(s).

- Several surrounding properties were listed in the databases searched, but none are situated at an elevation and proximity to the target properties to create a threat for contaminant migration.
- At the first site, a neighboring property does have an above ground storage tank in the construction area, but again there were no signs of leaks.

Historical Recognized Environmental Conditions

There are no known or suspect historical recognized environmental conditions on the target property.

De Minimis Environmental Conditions

There are no de minimis environmental conditions on the target property.

Non-ASTM Scope Findings

The following non-ASTM scope conditions were evaluated on the target property.

- Suspect wetlands were not identified on the first property.
- There may be wetlands located within or near the boundaries of the second property (identified in 2006).
- An asbestos inspection and lead-based paint inspection were not conducted as part of this assessment. There are no buildings on the properties.
- A mold inspection was not conducted as part of this assessment. There are no buildings on the properties.

Phase I ESA Report
Garrison Road and W Baskins Road, Rock Hill, SC

Completed by COMPLIANCE CENTRE

1.1 Opinion and Conclusions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of the target properties. Any exceptions to, or deletions from, this practice are described in Section 10.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the properties.

1.2 Recommendations

Based on the findings and conclusions of this assessment, Consultant does not recommend further investigation of the Property at this time.



Environmental Professional
Printed Name: Christy Brabham, President

Enclosure: Phase I ESA Report

PROPERTY ACQUISITION INFORMATION FORMAT

PART I

1. Project Number: H59-6003
2. County: York
3. Description of Property:

The property is located near the City of Rock Hill SC at 1841 West Baskin's Road. The 2.90 acre tract is currently owned by the County of York S.C. Property Tax Number 666-01-03-035, Deed Book 8575, Deed Book Page 159, Plat Book D159, Plat Book Page 10, School District YCD#, Municipality Rock Hill. The land has access to electricity, natural gas, city sanitary sewer and city water. The site is in close proximity to the College. The College completed an updated Phase I Environmental Site Assessment in September 2013 and found the property to be free of environmental hazards. The College also has completed a property appraisal in 2006 and a property survey. The updated appraisal was completed by Joe Versen Appraisals on September 6, 2013 and was valued at \$232,000.00.

The land is currently vacant and is partially used as farm property. The property is clear pasture land. History on the property indicates that it never has been developed.

4. Grantor(s) Name and Address: County of York, Political Subdivision
of the State of South Carolina
P.O. Box 66
York, SC 29745

5. Grantee(s) Name and Address: York Technical College
452 South Anderson Road
Rock Hill South Carolina 29730

6. County Location: York

7. Acreage: 2.90

8. Purpose for Acquisition:

To acquire property that is in close proximity to the College which part of the Master Land Acquisition Plan for the future growth of the college. The College is only acquiring property that has been targeted as useful to the College and is consistent with its master plan. (See enclosed map)

9. Demonstrate the need to acquire the property:

When practical the College desires to acquire usable property adjacent to the campus which can be used for future construction of buildings, parking for students and green space for aesthetics.

10. Purchase Price:

The property (land) purchase is from York County SC Government at a price of \$164,000.00. Current Year Property Tax Amount: York County Tax Statement is zero the property is tax exempt.

PART II

1. How many sites were evaluated? 1

2. Please list the selection criteria used to evaluate sites.

The site is part of the College Master Land Acquisition Plan approved by The SC Commission on Higher Education. The land is available for purchase only to the College by York County.

3. How was the final selection of the site made?

The parcel is a critical piece in the development in the northeast section of the College Master Land Acquisition Plan (MLAP). The site borders Dave Lyle Boulevard which is a main corridor to the City of Rock Hill. When the other parcels are purchased this will give the College a prominent presence along the corridor and make the property contiguous to the north side of the campus.

4. Why was this specific site selected?

It was selected because the land is part of the Master Land Acquisition Plan which has identified potential growth opportunities for the campus as expansion becomes necessary. The seller is making the land available to the College only and the College wants to take advantage the opportunity to purchase the land.

5. What are the estimated costs of any construction or renovations to be done on the property and the anticipated source of funds for such work?

No construction is currently planned; this land will be used for future campus expansion. There are no plans to upgrade or use the land immediately. There are no expenditures planned for the property until it is used. Source of funds is local appropriations.

6. What are the estimated additional annual operating costs which will result from acquisition of the property and the anticipated source of funds? None

Explain the factors that determine the cost.

N/A

If no costs, explain why not.

The property will be held in reserve for future development as indicated on the College masterplan. There is no city or county tax requirement on the property because the College is tax exempt.

7. What are the estimated additional annual operating costs which will result from construction/renovation on the property and the anticipated source of funds?

None

Explain the factors that determine the costs.

N/A

If no costs, explain why not:

The property will remain undeveloped until it is needed for College use.

**(c) York Technical College
York County
H59-6004**

1. Letters from Agency
2. Appraisal Results
3. Map
4. Environmental Results
5. Cost Implications



One College. Many Opportunities.

November 15, 2013

Mr. Charles Shawver
B&CB – Capital Budgeting
1205 Pendleton Street
Edgar A. Brown Building, Suite 529
Columbia, SC 29201

RE: Land Acquisition Approval Request – 521 Garrison Road & 1841 West Baskins Road

Dear Charles,

York Technical College is requesting Budget & Control Board approval to acquire the two subject properties listed below.

-1841 W Baskins Road
-521 Garrison Road South

Phase I Environmental Site Assessments and property appraisals have been completed on each property. Both properties revealed no evidence of any recognized environmental conditions and it was recommended that no further investigation of the properties is required at this time. Please consider this request for approval to acquire said properties.

Regards,

A handwritten signature in cursive script that reads "Robert L. Brown".

Robert L. Brown
Facilities Management Director

28 February 2013

TO: Greg Rutherford

FROM: Marc Tarplee

SUBJECT: Summary Report on the 1841 Baskins and 521 Garrison Road land procurements

In the fall of 2006, York County agreed to purchase two parcels of land near the College's main campus, 1841 Baskins Road, and 521 Garrison Road, for \$446,622 on behalf of York Technical College. Beginning in January 2007, York County reduced its appropriation payments to the college by \$74,437 per month in order to recapture the purchase price of the land before the end of the fiscal year, 30 June 2007. At some future time, York County would donate the land to the College.

In May 2007, the County's external auditors informed the County's Finance Director that the audit trail associated with these land purchases was not sufficient. They recommended that the county refund the \$446,622 it had collected through reduced allocations, present the college with an invoice for the purchase of the land, and upon payment, transfer ownership of the land to the College. The County then refunded the \$446,622 and presented the college with an invoice for the same amount.

Upon receipt of the invoice, the College's Chief Business Officer, not wishing to jeopardize the College's relationship with the County, authorized immediate payment to the County, rather than make the County wait for the College to move the land procurement through the multistage process that includes approval by Commission on Higher Education, the Joint Bond Review Committee, the JBRC, and ultimately the Budget and Control Board. Of particular concern was the possibility that the County, in its attempt to facilitate a land procurement for the college, would wind up with an audit finding, had payment not been rendered by the end of the fiscal year.

The County accepted payment for the land, but the county attorney could not transfer title to the College. After the check cleared, the College reported the two parcels of land as assets on its balance sheet.

Nothing further happened until September 2012, when the College discovered during preparation of a routine property audit for the Budget and Control Board that it had two parcels of land shown as assets on our balance sheet for which it had no deeds. A check of the County's on-line GIS application confirmed that the land was actually owned by the county. The current Chief Business Officer reported this matter immediately to the President, and followed up with a report to the College's Area Commission at their next meeting. The President directed the Chief Business Officer to interview the employees who had knowledge of or were involved with these purchases, seek legal advice on the matter, and submit a report by the end of December 2012. The report, submitted on 31 December 2012, included a detailed description of what happened and when, and included recommendations on how the college should proceed to remediate this situation. As a follow up, an executive summary of the original report was prepared on 28 February 2013.

 **York Technical College**
One College. Many Opportunities.

28 October 2013

Mr. Charles Shawver
Budget and Control Board - Capital Budgeting
1205 Pendleton Street
Edgar A. Brown Building, Suite 529
Columbia, SC 29201

RE: Land Acquisition Final Price

Dear Charles,

When York Technical College paid York County for the 521 Garrison Road and 1841 Baskins Road properties, the college paid a total of \$446,622, which can be broken out as follows:

1841 Baskins Road Property	\$ 164,000.00
1841 Baskins Road Closing Costs	\$ 1,281.25
521 Garrison Road Property	\$ 280,000.00
521 Garrison Road Closing Costs	\$ 1,340.25
TOTAL	\$ 446,622.00

The 1841 Baskins Road property was assessed at \$ 164,000.00, and the 521 Garrison Road property at \$280,000.00, so the college paid the assessed value for both properties. As part of its agreement with the County regarding the purchase of the property for the college, York Technical College agreed to pay the closing costs, which totaled \$ 2,622.00 for both properties.

Regards,



Marc C Tarplee
Vice President, Business Services
York Technical College

JOE VERSEN, APPRAISALS, LLC
LAND APPRAISAL REPORT

File No. ROH13068L

PO#019608

Property Address 521 Garrison Road South	Census Tract 0609.01	LENDER DISCRETIONARY USE
City Rock Hill County York State SC Zip Code 29730		
Legal Description Parcel #666-01-01-010, See Legal Attached	Map Reference GIS	Sale Price \$
Owner/Occupant York County		Date
Sale Price \$ N/A Date of Sale N/A	Property Rights Appraised	Mortgage Amount \$
Loan charges/concessions to be paid by seller \$ N/A	<input checked="" type="checkbox"/> Fee Simple	Mortgage Type
R.E. Taxes \$ None Tax Year 2012 HOA \$/Mo. N/A	<input type="checkbox"/> Leasehold	Discount Points and Other Concessions
Lender/Client York Technical College	<input type="checkbox"/> Condominium (HUD/VA)	Paid by Seller \$
452 S. Anderson Road, Rock Hill, SC 29730	<input type="checkbox"/> PUD	Source

LOCATION <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25% BUILT UP <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow GROWTH RATE <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining PROPERTY VALUES <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply DEMAND/SUPPLY <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.	NEIGHBORHOOD ANALYSIS Employment Stability <input type="checkbox"/> Good <input checked="" type="checkbox"/> Avg <input type="checkbox"/> Fair <input type="checkbox"/> Poor Convenience to Employment <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Convenience to Shopping <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Convenience to Schools <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Adequacy of Public Transportation <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Recreation Facilities <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Adequacy of Facilities <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Property Compatibility <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Protection from Detrimental Cond. <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Police & Fire Protection <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> General Appearance of Properties <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Appeal to Market <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
PRESENT LAND USE % Single Family 20% Not Likely <input checked="" type="checkbox"/> 2-4 Family 5% Likely <input type="checkbox"/> Multi-Family In process <input type="checkbox"/> Commercial 65% To: _____ Industrial _____ Vacant 10%	LAND USE CHANGE <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
PREDOMINANT OCCUPANCY <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (over 5%)	SINGLEFAMILYHOUSING PRICE AGE (yrs) \$ (000) N/A Low N/A N/A High N/A Predominant N/A - N/A

Note: Race or the racial composition of the neighborhood are not considered reliable appraisal factors. COMMENTS: The subject is located in a developing commercial area approximately four miles east of the Rock Hill central business district. The predominant use in the immediate area is for institutional use - York Technical College. To the east are rapidly developing commercial and residential areas. Access to the subject property is from Anderson Road to the west and Dave Lyle Boulevard to the north.

Dimensions See legal attached Site Area ± 4.01 acres per plat Corner Lot Yes Zoning Classification RD-1 residential Zoning Compliance Yes HIGHEST & BEST USE: Present Use Other Use Hold for future development (possible zc)	Topography Gently sloping Size Typical for area Shape Triangular Drainage Appears adequate View Residential Landscaping N/A Driveway N/A Apparent Easements Normal utility FEMA Flood Hazard Yes* No X FEMA Map/Zone
UTILITIES Public Other Electricity <input checked="" type="checkbox"/> <input type="checkbox"/> Gas <input checked="" type="checkbox"/> <input type="checkbox"/> Water <input checked="" type="checkbox"/> <input type="checkbox"/> Sanitary Sewer <input checked="" type="checkbox"/> <input type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/> <input type="checkbox"/>	SITE IMPROVEMENTS Type Public Private Street Asphalt <input checked="" type="checkbox"/> <input type="checkbox"/> Curb/Gutter Concrete <input checked="" type="checkbox"/> <input type="checkbox"/> Sidewalk <input type="checkbox"/> <input type="checkbox"/> Street Lights <input type="checkbox"/> <input type="checkbox"/> Alley <input type="checkbox"/> <input type="checkbox"/>

Comments (Apparent adverse easements, encroachments, special assessments, slide areas, etc.): See attached addendum

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	521 Garrison Road S Rock Hill, SC 29730	1086 Sloan Drive Rock Hill, SC 29732	2348 Ridgerock Lane Rock Hill, SC 29732	902 Heckle Boulevard Rock Hill, SC 29730
Proximity to Subject		5.95 miles WNW	5.65 miles WNW	3.89 miles WSW
Sales Price	\$ N/A	\$ 130,000	\$ 536,000	\$ 570,000
Price/ Acre	\$ N/A	\$ 35,135	\$ 100,000	\$ 29,246
Data Source	Viewing/legal	Tax#5400101119/Broker	Tax#5890101018/Broker	Tax#5981801002/PML#1075852
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION +(-) Adjustment	DESCRIPTION +(-) Adjustment	DESCRIPTION +(-) Adjustment
Sales or Financing		Cash	None	Cash
Concessions		\$0 Reported	Tax credit allowance -10,000	\$0 Reported
Date of Sale/Time	09/2013	04/08/2013	11/21/2012	03/13/2012
Location	Suburban	Urban/Inf @ 25%	Urban	Urban/Suburban
Site/View	± 4.01 acres	± 3.696 acres	± 5.36 acres	± 19.49 acres
Size	Large	Large	Large	Larger @ 100%
Zoning	RD-1	OI	LC - Sup @30%	SF4/RD-1
		Listed @ 80K/Ac		
Net Adj. (total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 8,784	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 40,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 29,246
Indicated Value of Subject		Gross: 25.0 Net: 25.0 \$ 43,918	Gross: 40.0 Net: -40.0 \$ 60,000	Gross: 100.0 Net: 100.0 \$ 58,482

Comments of Sales Comparison: See attached addendum

Comments and Conditions of Appraisal: See attached addendum

Final Reconciliation: The sales comparison approach is considered to be a reliable indicator of value. The range indicated appears to not be atypical for properties in this market. \$60,000,000 x 4.01 acres = \$240,000 [f]

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF September 8, 2013 to be \$ 240,000
 I (We) certify: that to the best of my (our) knowledge and belief, the facts and data used herein are true and correct; that I (we) personally inspected the subject property and inspected all comparable sales cited in this report; and that I (we) have no undisclosed interest, present or prospective therein.

Appraiser(s) Joe Versen Review Appraiser (if applicable) Did Did Not Inspect Property

APPRAISERS CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and Limiting Conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 521 Garrison Road South, Rock Hill, SC, 29730

APPRAISER:

SUPERVISORY APPRAISER (only if required)

Signature: *Joe L. Jensen*
 Name: Joe L. Jensen - SC
 Date Signed: September 11, 2013
 State Certification #: 198
 or State License #: _____
 State: SC
 Expiration Date of Certification or License: 06/30/2014

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____

Did Did Not Inspect Property

JOE L. VERSEN, APPRAISALS, LLC
LAND APPRAISAL REPORT

File No. ROH6046

Property Address 666-01-01-010 GARRISON ROAD SOUTH	Census Tract 1520.0809.01	LENDER DISCRETIONARY USE
City ROCK HILL County YORK State SC Zip Code 29730		Sale Price \$
Legal Description TAX #666-01-01-010 SEE LEGAL ATTACHED		Date
Owner/Occupant W & A LLC	Map Reference S-9; ACCURATE	Mortgage Amount \$
Sale Price \$ N/A Date of Sale N/A	Property Rights Appraised	Mortgage Type
Loan charges/concessions to be paid by seller \$ N/A	<input checked="" type="checkbox"/> Fee Simple	Discount Points and Other Concessions
R.E. Taxes \$ 1,080.58 Tax Year 2005 HOA \$/Mo. N/A	<input type="checkbox"/> Leashold	Paid by Seller \$
Lender/Client YORK TECHNICAL COLLEGE	<input type="checkbox"/> Condominium (HUD/VA)	Source
452 S. ANDERSON ROAD, ROCK HILL, SC 29730	<input type="checkbox"/> PUD	

LOCATION <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	NEIGHBORHOOD ANALYSIS	Good	Avg	Fair	Poor
BUILT UP <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GROWTH RATE <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PROPERTY VALUES <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DEMAND/SUPPLY <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MARKETING TIME <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.	Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PRESENT LAND USE %	RECREATION FACILITIES	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Family 20% Not Likely <input checked="" type="checkbox"/>	Adequacy of Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2-4 Family 5% Likely <input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multi-Family In process <input type="checkbox"/>	Protection from Detrimental Cond.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commercial 65% To: _____	Police & Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Industrial _____	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacant 10% _____	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: Race or the racial composition of the neighborhood are not considered reliable appraisal factors. COMMENTS: SEE ATTACHED ADDENDUM

Dimensions SEE LEGAL ATTACHED	Topography GENTLY SLOPING
Site Area ± 4.0 ACRES PER TAX CARD Corner Lot YES	Size TYPICAL FOR AREA
Zoning Classification RD-1 RESIDENTIAL Zoning Compliance YES	Shape TRIANGULAR
HIGHEST & BEST USE: Present Use Other Use HOLD FOR FUTURE DEVELOPMENT	Drainage APPEARS ADEQUATE
UTILITIES Public Other	View RESIDENTIAL
Electricity <input checked="" type="checkbox"/> <input type="checkbox"/>	Landscaping N/A
Gas <input checked="" type="checkbox"/> <input type="checkbox"/>	Driveway N/A
Water <input checked="" type="checkbox"/> <input type="checkbox"/>	Apparent Easements NORMAL UTILITY
Sanitary Sewer <input checked="" type="checkbox"/> <input type="checkbox"/>	FEMA Flood Hazard Yes* _____ No <input checked="" type="checkbox"/>
Storm Sewer <input type="checkbox"/> <input type="checkbox"/>	FEMA* Map/Zone

Comments (Apparent adverse easements, encroachments, special assessments, slide areas, etc.): SEE ATTACHED ADDENDUM

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	666-01-01-010 GARRISON ROAD ROCK HILL	1170 MAIN STREET ROCK HILL 29732	TRACT 8-F DAVE LYLE BLVD. ROCK HILL 29730	MORNINGSIDE DRIVE ROCK HILL 29730
Proximity to Subject		4.41 MILES WNW	0.07 MILES E	0.80 MILES NNE
Sales Price	\$ N/A	\$ 265,000	\$ 624,000	\$ 1,025,765
Price/acre	\$ _____	\$ 63,595	\$ 49,406	\$ 21,486
Date Source	VIEWING/LEGAL	TAX#595-01-01-021/GRANTEE	TAX#667-01-01-065	TAX#669-04-01-018
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION +/- Adjustment	DESCRIPTION +/- Adjustment	DESCRIPTION +/- Adjustment
Sales or Financing Concessions		HUD \$0 REPORTED	NONE KNOWN	NONE KNOWN
Date of Sale/Time	01/2006	04/28/2005	01/31/2000@30% +14,800	10/17/2002@15% +3,200
Location	SUBURBAN	URBAN/INF@10% +6,400	URBAN	URBAN
Site/View	± 4.0 ACRES	± 4.167 ACRES	± 12.63 ACRES	± 47.71
SIZE	LARGE	LARGE	LARGER@10% +6,400	LARGER@ 200% +49,200
ZONING	RD-1	PUD	RG	RG
Net Adj. (total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 6,400	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 21,200	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 52,400
Indicated Value of Subject		Gross: 10.1 Net: 10.1 \$ 69,995	Gross: 42.9 Net: 42.9 \$ 70,606	Gross: 243.9 Net: 243.9 \$ 73,886

Comments of Sales Comparison: SEE COMMENT SECTION FOR COMPARABLE 4.

Comments and Conditions of Appraisal: SEE ATTACHED ADDENDUM

Final Reconciliation: THE SALES COMPARISON APPROACH IS CONSIDERED TO BE A RELIABLE INDICATOR OF VALUE. THE RANGE INDICATED APPEARS TO NOT BE ATYPICAL FOR PROPERTIES IN THIS MARKET. \$70,000 PER ACRE IS CONSIDERED TO BE THE APPROPRIATE INDICATION FOR THE SUBJECT. \$70,000 X 4.0 ACRE = \$280,000

(WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF FEBRUARY 1, 2006 to be \$ 280,000

(We) certify: that to the best of my (our) knowledge and belief, the facts and data used herein are true and correct; that I (we) personally inspected the subject property and inspected all comparable sales cited in this report; and that I (we) have no undisclosed interest, present or prospective therein.

Appraiser(s) Joe Versen Review Appraiser _____ Did Did Not Inspect Property (if applicable)

APPRAISERS CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and Limiting Conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 666-01-01-010 GARRISON ROAD SOUTH, ROCK HILL, SC, 29730

APPRAISER:

SUPERVISORY APPRAISER (only if required)

Signature: *Joe Versen*
 Name: JOE L. VERSEN - SC
 Date Signed: FEBRUARY 3, 2008
 State Certification #: CG196
 or State License #: _____
 State: SC
 Expiration Date of Certification or License: 06/30/2008

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____

Did Did Not Inspect Property



COMPLIANCE CENTRE

Environmental • Safety • Regulatory

October 25, 2013

Robbie Brown
York Technical College
rbrown@yorktech.edu

Re: *Phase I Environmental Site Assessment
Garrison Road and W Baskins Road Properties*

Dear Mr. Brown:

Christy Brabham of Compliance Centre, Inc. ("Environmental Professional") meets the definition of an Environmental Professional as defined by 40 C.F.R. § 312.10(b) and has performed a Phase I (or an Updated Phase I) Environmental Site Assessment of the Property dated September 4, 2013 through September 12, 2013, conducted in accordance with ASTM International's most recent standard (currently ASTM E1527-05). In addition, the Environmental Professional has addressed the performance of the "additional inquiries" set forth at 40 C.F.R. § 312.22.

1.0 Executive Summary (Cover Letter)

In accordance with an agreement established on September 4, 2013, authorized by Robby Brown of York Technical College ("User"), Compliance Centre ("Environmental Professional") has performed an updated Phase I Environmental Site Assessment (ESA) on the target property referenced below:

**West Baskins Road Property
(first property)
1841 West Baskins Road
Rock Hill, SC
York County Tax Map #666-01-03-035**

And

**South Garrison Road
(second property)
521 South Garrison Road Rock Hill, SC 29730
York County Tax Map #666-01-01-010**

On-Site Environmental Conditions

There are no known or suspect conditions that have resulted in a release or threatened release of hazardous substances and/or petroleum on, to, in or at the site from on-site source(s).

- The first target property is located at 1841 Baskins Road in York County, SC.
- The property encompasses approximately 3 acres, is currently vacant with stormwater construction underway.
- York County Water System services the property and there was at least one well and one septic tank on the property in 2006.
- On the first site there is a tank presumably for fuelling the construction equipment. This tank is situated on a trailer and there was no indication of leaks.
- The site is situated at an approximate elevation of 582 feet above mean sea level.
- There were no environmental liens identified on the target property pursuant to CERCLA 42 USC/960(1) and similar State or local laws.
- The second target property is located at 521 South Garrison Road in York County, SC.
- The property encompasses approximately 4 acres, is heavily wooded and undeveloped.
- City of Rock Hill services are available for potable water supply and wastewater disposal.
- The site is situated at an approximate elevation of 554 feet above mean sea level.
- There were no environmental liens identified on the target property pursuant to CERCLA 42 USC/9607(1) and similar State or local laws.

Off-Site Environmental Conditions

There are no known or suspect conditions that have resulted in a release or threatened release of hazardous substances and/or petroleum on, to, in or at the site from off-site source(s).

- Several surrounding properties were listed in the databases searched, but none are situated at an elevation and proximity to the target properties to create a threat for contaminant migration.
- At the first site, a neighboring property does have an above ground storage tank in the construction area, but again there were no signs of leaks.

Historical Recognized Environmental Conditions

There are no known or suspect historical recognized environmental conditions on the target property.

De Minimis Environmental Conditions

There are no de minimis environmental conditions on the target property.

Non-ASTM Scope Findings

The following non-ASTM scope conditions were evaluated on the target property.

- Suspect wetlands were not identified on the first property.
- There may be wetlands located within or near the boundaries of the second property (identified in 2006).
- An asbestos inspection and lead-based paint inspection were not conducted as part of this assessment. There are no buildings on the properties.
- A mold inspection was not conducted as part of this assessment. There are no buildings on the properties.

Phase I ESA Report
Garrison Road and W Baskins Road, Rock Hill, SC

Completed by COMPLIANCE CENTRE

1.1 Opinion and Conclusions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of the target properties. Any exceptions to, or deletions from, this practice are described in Section 10.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the properties.

1.2 Recommendations

Based on the findings and conclusions of this assessment, Consultant does not recommend further investigation of the Property at this time.



Environmental Professional
Printed Name: Christy Brabham, President

Enclosure: Phase I ESA Report

PROPERTY ACQUISITION INFORMATION FORMAT
PART I

1. Project Number: H59-6004
2. County: York (46)
3. Description of Property: 521 South Garrison Road

The property located near the City of Rock Hill, SC at 521 South Garrison Road at the intersection of Garrison Road and Hood Center Drive. The 4.01 acre tract is currently owned by the County of York S.C. Property Tax Number 666-01-01-010, Deed Book 1970, Deed Book 8575 Page 153, Plat Book D159, Plat Book Page 8, School District YCD3, Municipality Rock Hill. The land has access to electricity, natural gas, city sanitary sewer and water. The site is contiguous to the York Technical College campus. The College completed a Phase I Site Assessment in September 2013 and found the property free of environmental hazards. The College also completed a property appraisal in 2006 and a property survey. An updated appraisal was completed by Joe Versen Appraisals on September 6, 2013 list the property value at \$240,000.00.

The property is wooded with pines and hardwoods. The land rolls slightly from a line 8 feet back from Hood Center Drive to a creek along the adjacent property line. History on the property indicates that it never has been developed.

4. Grantor(s) Name and Address: County of York, Political Subdivision
of the State of South Carolina
P.O. Box 66
York, SC 29745
5. Grantee(s) Name and Address: York Technical College
452 South Anderson Road
Rock Hill SC 29730
6. County Location: York (46)
7. Acreage: 4.01
8. Purpose for Acquisition:

To acquire property as part of York Technical College's Master Land Acquisition Plan (MPLA) of 2008 when the land becomes available. The College endeavors to purchase usable land which is contiguous to the current College holdings are part of the MLAP. (see enclosed map)

9. Demonstrate the need to acquire the property:

The need is for future expansion of the College as growth of the College dictates. This particular acquisition combines two virtually unusable parcels into one usable parcel. This parcel is needed for the future enterprise campus of the College

10. Purchase Price:

The property (land) purchase is from York County SC Government at a price of \$280,000.00. Current Year Property Tax Amount: York County Tax Statement is zero The property is tax exempt.

PART II

1. How many sites were evaluated? 1

2. Please list the selection criteria used to evaluate sites.

The site is part of the College Master Land Acquisition Plan approved by The SC Commission on Higher Education in 2008. The land is available for purchase only to the College by York County.

3. How was the final selection of the site made?

This purchase will combine two unusable parcels into one usable parcel because plus it is contiguous to the current College owned property.

4. Why was this specific site selected?

It was selected because it creates a usable piece of land when combined with the current College owned property. The current College land is only 8 feet wide adjacent to the proposed acquisition and when combined it will create a usable parcel that can be used for future development.

5. What are the estimated costs of any construction or renovations to be done on the property and the anticipated source of funds for such work?

No construction is currently planned; this land will be used for the future enterprise campus. There are no plans to upgrade or use the land immediately. There are no expenditures planned for the property until it is used. Source of funds is local appropriations.

6. What are the estimated additional annual operating costs which will result from acquisition of the property and the anticipated source of funds?

None

Explain the factors that determine the cost.

N/A

If no costs, explain why not.

The property will be held in reserve for future development as indicated on the master plan. There is no city or county tax requirement on the property because the College is tax exempt.

7. What are the estimated additional annual operating costs which will result from construction/renovation on the property and the anticipated source of funds?

None

Explain the factors that determine the costs. N/A

If no costs, explain why not.

The property will remain undeveloped until it is needed for college use.

AGENCY: University of South Carolina

SUBJECT: Not Exceeding \$4,200,000 General Obligation State Institution Bonds, Series 2013, Issued on behalf of the University of South Carolina

The Board is asked to adopt a resolution making provision for the issuance and sale of not exceeding \$4,200,000 General Obligation State Institution Bonds, Series 2013, issued on behalf of the University of South Carolina.

The proceeds from the sale of the bonds will be used to carry out the replacement of major building systems of the USC Upstate John C. Stockwell Administration Building and associated renovation of the same, to include replacement of the HVAC system, plumbing infrastructure and lighting; installation of a new fire alarm system; and renovation of interior and exterior portions of the building to support the replacement of the building systems.

BOARD ACTION REQUESTED:

Adopt a resolution making provision for the issuance and sale not exceeding \$4,200,000 General Obligation State Institution Bonds, Series 2013, issued on behalf of the University of South Carolina.

ATTACHMENTS:

Pope 11/12/13 letter; Resolution



POPE ZEIGLER
LAW FIRM

COLUMBIA | CHARLOTTE

Pope Zeigler, LLC

1411 Gervais St., Ste 300
Post Office Box 11509
Columbia, SC 29211

MAIN 803 354.4900
FAX 803 354.4899
popezeigler.com

November 12, 2013

Mr. Delbert H. Singleton, Jr., Board Secretary
South Carolina State Budget and Control Board
Wade Hampton Office Building
1200 Senate Street, Room 612
Columbia, South Carolina 29201

VIA HAND DELIVERY

Re: Not exceeding \$4,200,000 General Obligation State Institution Bonds (Issued on Behalf of the University of South Carolina), Series 2013 of the State of South Carolina (the "Bonds")

Dear Delbert:

On behalf of the University of South Carolina, in connection with the issuance of the Bonds and in anticipation of the meeting of the South Carolina State Budget and Control Board (the "State Board") scheduled for December 10, 2013, we respectfully enclose the following for consideration:

1. An executed copy of a resolution adopted by the Board of Trustees of the University of South Carolina on October 4, 2013 requesting the issuance of the Bonds; and
2. A copy of the State Board's resolution regarding the issuance of the Bonds.

An electronic version of Item 2 listed above will be sent to you in Microsoft Word format so that you may revise it as necessary. Please let us know if you need anything further or if you have any questions or concerns.

Sincerely,

Gary T. Pope, Jr.

Enclosures

cc: F. Richard Harmon, Jr., Senior Assistant State Treasurer

STATE BUDGET AND CONTROL BOARD
MEETING of December 10, 2013

REGULAR SESSION
ITEM NUMBER 6

AGENCY: University of South Carolina

SUBJECT: Not Exceeding \$13,300,000 General Obligation State Institution Bonds, Series 2013, Issued on behalf of the University of South Carolina

The Board is asked to adopt a resolution making provision for the issuance and sale of not exceeding \$13,300,000 General Obligation State Institution Bonds, Series 2013, issued on behalf of the University of South Carolina.

The proceeds from the sale of the bonds will be used, in part, to carry out the renovation of the existing Health Science Building to house the School of Journalism and Mass Communications to include construction of a 3,000 square foot addition; reconfiguration of interior spaces requiring complete interior demolition; installation, replacement, and upgrading of building systems; and exterior repairs, including a new roof and seismic retrofits.

BOARD ACTION REQUESTED:

Adopt a resolution making provision for the issuance and sale not exceeding \$13,300,000 General Obligation State Institution Bonds, Series 2013, issued on behalf of the University of South Carolina.

ATTACHMENTS:

Pope 11/12/13 letter; Resolution



POPE ZEIGLER
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Dear Delbert:

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An electronic version of Item 2 listed above will be sent to you in Microsoft Word format so that you may revise it as necessary. Please let us know if you need anything further or if you have any questions or concerns.

Sincerely,

Gary T. Pope, Jr.

Enclosures

cc: F. Richard Harmon, Jr., Senior Assistant State Treasurer

STATE BUDGET AND CONTROL BOARD

REGULAR SESSION

MEETING OF December 10, 2013

ITEM NUMBER 7

AGENCY: Budget and Control Board

SUBJECT: Future Meeting

The next regular meeting of the Budget and Control Board will be held at 9:30 a.m. on Wednesday, January 29, 2014, in Room 252, Edgar A. Brown Building.

2014 Meeting Schedule

Wednesday, January 29
Wednesday, February 26
Tuesday, April 29
Tuesday, June 17
Tuesday, August 12
Tuesday, October 14
Tuesday, December 9

BOARD ACTION REQUESTED:

Agree to meet at 9:30 a.m. on Wednesday, January 29, 2014, in Room 252, Edgar A. Brown Building.

ATTACHMENTS:

STATE BUDGET AND CONTROL BOARD
Meeting of Tuesday, December 10, 2013 -- 10:00 A. M.
Room 252, Edgar A. Brown Building
BLUE AGENDA INDEX

<u>Item</u>	<u>Agency</u>	<u>Subject</u>
1.	State Treasurer's Office	Bond Counsel Selection
2.	Division of General Services	Easements
3.	Division of General Services	Real Property Conveyances
4.	Division of Procurement Services	Procurement Audits and Certifications
5.	Executive Director	Revenue Bonds
6.	Executive Director	Economic Development (2013 Ceiling Allocations and Volume Cap Carryforward)
7.	Executive Director	Qualified Public Educational Facilities (2013 Volume Cap Carryforward)

AGENCY: State Treasurer's Office

SUBJECT: Bond Counsel Selection

The State Treasurer's Office has provided the following notification of the assignment of bond counsel for conduit issues for which Board approval is requested:

CONDUIT ISSUES: (For ratification of Issuer's Counsel only)

Description of Issue	Agency/Institution (Borrower)	Borrower's Counsel	Issuer's Counsel
\$35,000,000 SC JEDA	York Preparatory Academy	Howell, Linkous & Nettles	Nexsen Pruet
\$160,000,000 SC JEDA	AnMed Health	McNair Law Firm	Haynsworth Sinkler Boyd
\$100,000,000 SC JEDA	Palmetto Compress Preservation Developers	Pope Zeigler	Haynsworth Sinkler Boyd
\$67,000,000 SC JEDA	Bishop Gadsden Episcopal Retirement Community	Haynsworth Sinkler Boyd	Parker Poe
\$6,000,000 SC JEDA	Midland Valley Preparatory School	Haynsworth Sinkler Boyd	Nexsen Pruet
\$40,000,000 SC JEDA	The SEFA Group	Haynsworth Sinkler Boyd	Parker Poe

BOARD ACTION REQUESTED:

Approve the referenced bond counsel assignment.

ATTACHMENTS:

Bond Counsel Selection Approved by the State Treasurer's Office

Items for December 10, 2013 Budget & Control Board Meeting
 Bond Counsel and Issuer Counsel Selections by the State Treasurer's Office are as follows:

CONDUIT ISSUES: (For ratification of Issuer's Counsel only)

Description of Issue	Agency/Institution (Borrower)	Borrower's Counsel	Issuer's Counsel	Date STO Approved
\$35,000,000 SC JEDA	York Preparatory Academy	Howell, Linkous & Nettles	Nexsen Pruet	10/24/13
\$160,000,000 SC JEDA	AnMed Health	McNair Law Firm	Haynsworth Sinkler Boyd	10/24/13
\$100,000,000 SC JEDA	Palmetto Compress Preservation Developers	Pope Zeigler	Haynsworth Sinkler Boyd	10/24/13
\$67,000,000 SC JEDA	Bishop Gadsden Episcopal Retirement Community	Haynsworth Sinkler Boyd	Parker Poe	11/13/13
\$6,000,000 SC JEDA	Midland Valley Preparatory School	Haynsworth Sinkler Boyd	Nexsen Pruet	11/14/13
\$40,000,000 SC JEDA	The SEFA Group	Haynsworth Sinkler Boyd	Parker Poe	11/14/13

OTHER REVENUE ISSUES:

Description of Issue	Agency/Institution	Approved Bond Counsel	Date STO Approved

SPECIAL ASSIGNMENT OF BOND COUNSEL:

Description of Issue	Agency/Institution	Approved Bond Counsel	Date STO Approved

AGENCY: Division of General Services

SUBJECT: Easements

The Division of General Services requests approval of the following easements in accordance with SC Code of Laws:

- (a) County Location: Charleston
From: Budget and Control Board
To: North Charleston Sewer District
Consideration: \$700
Description/Purpose: To grant a 0.10 acre easement for the replacement, construction, operation and maintenance of a section of the gravity sewer line adjacent to the O'Hear Avenue bridge and extending across Noisette Creek. The easement is part of a project to repair and replace the aging sewer system. Consideration is \$500 plus \$200 per acre for easements across navigable waterways and submerged lands.
- (b) County Location: Greenville
From: Budget and Control Board
To: Metropolitan Sewer Subdistrict
Consideration: \$1
Description/Purpose: To grant a 0.160 acre easement for the construction, operation and maintenance of a sanitary sewer system across state-owned property. The easement will provide service to the new Army Aviation Support Facility located at the Donaldson Center Industrial Air Park.

The Division of General Services requests that the Board concur and acquiesce in granting the following easements in accordance with SC Code of Laws:

- (c) County Location: Charleston
From: Medical University Hospital Authority
To: City of Charleston
Consideration: \$1
Description/Purpose: To grant right-of-way and utility easements for the installation, operation and maintenance of a stormwater collection and conveyance system to address stormwater drainage and tidal flooding within the Spring/Fishburne Basin of the Charleston Peninsula. The easement is part of a project to develop a deep tunnel drainage system to alleviate flooding within a significant portion of the drainage basin and will be of mutual benefit for the City of Charleston and the Medical University.

AGENCY: Division of General Services

SUBJECT: Easements

(d) County Location: Lexington
From: Midlands Technical College
To: City of Cayce
Consideration: \$1
Description/Purpose: To grant a 0.65 acre easement for the construction, installation, operation and maintenance of water lines on property of Midlands Technical College's Airport Campus. The easement is part of a project to supplement existing corroded water lines and will also provide adequate water service to the college campus.

(e) County Location: Richland
From: Department of Transportation
To: City of Columbia
Consideration: \$1
Description/Purpose: To transfer title to water lines together with a 0.41 acre easement for the purpose of ingress, egress, operation and maintenance of said lines serving the new Traffic Management/Richland Signal Building at SCDOT's Shop Road Complex. The easement is being sought by the Department of Transportation for the benefit of the property.

BOARD ACTION REQUESTED:

Approve and concur and acquiesce in granting the referenced easements.

ATTACHMENTS:

Agenda item worksheet; SC Code of Laws Sections 10-1-130; Maps; (e) #1 Surrounding Area Street Map and city limits; #2 – Department of Transportation property and city limits; #3 – Department of Transportation property, new building site and city limits; #4 – City of Columbia Water System Record Drawing

BUDGET AND CONTROL BOARD AGENDA ITEM WORKSHEET

Meeting Scheduled for: December 10, 2013

Blue Agenda

1. Submitted by:

- (a) Agency: Division of General Services
- (b) Authorized Official Signature:



Nolan L. Wiggins, Jr., Director

2. Subject: EASEMENTS

3. Summary Background Information:

The Division of General Services requests approval of the following easements in accordance with SC Code of Laws:

- (a) County Location: Charleston
From: Budget and Control Board
To: North Charleston Sewer District
Consideration: \$700
Description/Purpose: To grant a 0.10 acre easement for the replacement, construction, operation and maintenance of a section of the gravity sewer line adjacent to the O’Hear Avenue bridge and extending across Noisette Creek. The easement is part of a project to repair and replace the aging sewer system. Consideration is \$500 plus \$200 per acre for easements across navigable waterways and submerged lands.

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Consideration: \$1
Description/Purpose: To grant a 0.160 acre easement for the construction, operation and maintenance of a sanitary sewer system across state-owned property. The easement will provide service to the new Army Aviation Support Facility located at the Donaldson Center Industrial Air Park.

The Division of General Services requests that the Board concur and acquiesce in granting the following easements in accordance with SC Code of Laws:

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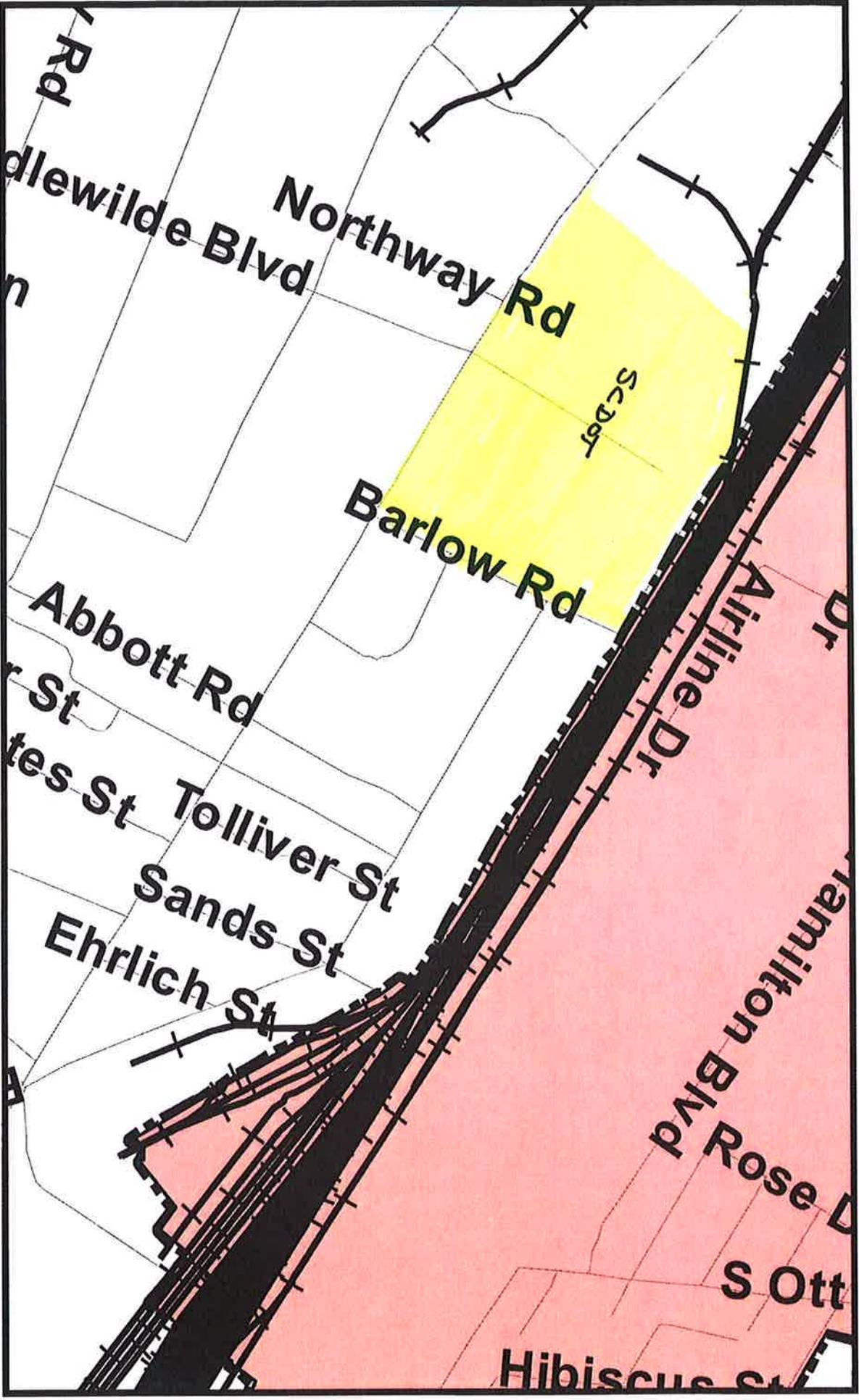
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From: Midlands Technical College
To: City of Cayce
Consideration: \$1
Description/Purpose: To grant a 0.65 acre easement for the construction, installation, operation and maintenance of water lines on property of Midlands Technical College's Airport Campus. The easement is part of a project to supplement existing corroded water lines and will also provide adequate water service to the college campus.
- (e) County Location: Richland
From: Department of Transportation
To: City of Columbia
Consideration: \$1
Description/Purpose: To transfer title to water lines together with a 0.41 acre easement for the purpose of ingress, egress, operation and maintenance of said lines serving the new Traffic Management/Richland Signal Building at SCDOT's Shop Road Complex. The easement is being sought by the Department of Transportation for the benefit of the property.
-

4. What is the Board asked to do? Approve the referenced easements.

5. What is recommendation of the Division of General Services? Recommend approval of the referenced easements.

6. List of Supporting Documents:

1. SC Code of Laws Sections 1-11-80, 1-11-100 and 10-1-130
2. Maps
 - (e) #1 – Surrounding Area Street Map and city limits
 - #2 – Department of Transportation property and city limits
 - #3 – Department of Transportation property, new building site and city limits
 - #4 – City of Columbia Water System Record Drawing



Rd

Middlewilde Blvd

Northway Rd

SC 257

Barlow Rd

Abbott Rd

r St

tes St

Tolliver St

Sands St

Ehrlich St

Airline Dr

Dr

Hamilton Blvd

Rose D

S Ott

Hibiscus St



SADOT PROPERTY



New Building Site

SOCIETY

AGENCY: Division of General Services

SUBJECT: Real Property Conveyances

The Division of General Services recommends approval of the following property conveyances:

- (a) **Agency:** Department of Employment and Workforce
Acreage: 0.685± acres and a 9,461 square foot office building
Location: 309 W. Whitner Street, Anderson
County: Anderson
Purpose: To dispose of surplus real property.
Price/Transferred To: Not less than appraised value/To be determined
Disposition of Proceeds: To be retained and/or divided accordingly between the Department of Employment and Workforce and the Budget and Control Board based on federal funding and pursuant to Proviso 101.24.
- (b) **Agency:** Department of Employment and Workforce
Acreage: 0.5274± acres and a 2,728 square foot office building
Location: 248 Wall Street, Barnwell
County: Barnwell
Purpose: To dispose of surplus real property.
Price/Transferred To: Not less than appraised value/To be determined
Disposition of Proceeds: To be retained and/or divided accordingly between the Department of Employment and Workforce and the Budget and Control Board based on federal funding and pursuant to Proviso 101.24.
- (c) **Agency:** Department of Employment and Workforce
Acreage: 1.76± acres and a 16,865 square foot office building
Location: 176 Lockwood Drive, Charleston
County: Charleston
Purpose: To dispose of surplus real property.
Price/Transferred To: Not less than appraised value/To be determined
Disposition of Proceeds: To be retained and/or divided accordingly between the Department of Employment and Workforce and the Budget and Control Board based on federal funding and pursuant to Proviso 101.24.

AGENCY: Division of General Services

SUBJECT: Real Property Conveyances

- (d) **Agency:** Department of Employment and Workforce
Acreage: 0.348± acres and a 3,277 square foot office building
Location: 12 Walnut Street East, Hampton
County: Hampton
Purpose: To dispose of surplus real property.
Price/Transferred To: Not less than appraised value/To be determined
Disposition of Proceeds: To be divided between Budget and Control Board and Department of Employment and Workforce pursuant to Proviso 101.24.
- (e) **Agency:** Department of Employment and Workforce
Acreage: 2.482± acres and a 4,591 square foot office building
Location: 11091 N. Radio Station Road, Seneca
County: Oconee
Purpose: To dispose of surplus real property.
Price/Transferred To: Not less than appraised value/To be determined
Disposition of Proceeds: To be retained and/or divided accordingly between the Department of Employment and Workforce and the Budget and Control Board based on federal funding and pursuant to Proviso 101.24.
- (f) **Agency:** Department of Employment and Workforce
Acreage: 2.101± acres and a 7,442 square foot office building
Location: 440 S. Church Street, Spartanburg
County: Spartanburg
Purpose: To dispose of surplus real property.
Price/Transferred To: Not less than appraised value/To be determined
Disposition of Proceeds: To be retained and/or divided accordingly between the Department of Employment and Workforce and the Budget and Control Board based on federal funding and pursuant to Proviso 101.24.

AGENCY: Division of General Services

SUBJECT: Real Property Conveyances

- (g) **Agency:** **Department of Employment and Workforce**
Acreage: 2.766± acres and a 6,417 square foot office building
Location: 1228 Fincher Road, Rock Hill
County: York
Purpose: To dispose of surplus real property.
Price/Transferred To: Not less than appraised value/To be determined
Disposition of To be retained and/or divided accordingly between the
Proceeds: Department of Employment and Workforce and the Budget and
Control Board based on federal funding and pursuant to Proviso
101.24.

BOARD ACTION REQUESTED:

Approve the property conveyances as requested.

ATTACHMENTS:

Agenda item worksheet and attachments

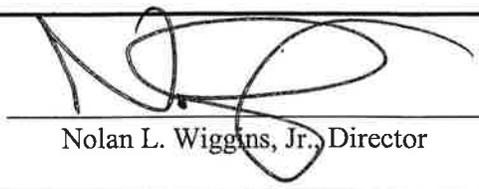
BUDGET AND CONTROL BOARD AGENDA ITEM WORKSHEET

Meeting Scheduled for: December 10, 2013

Blue Agenda

1. Submitted by:

- (a) Agency: Division of General Services
- (b) Authorized Official Signature:


Nolan L. Wiggins, Jr., Director

2. Subject: REAL PROPERTY CONVEYANCES

3. Summary Background Information:

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Acreage: 0.685± acres and a 9,461 square foot office building
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Purpose: To dispose of surplus real property.
Price/Transferred To: Not less than appraised value/To be determined
Disposition of Proceeds: To be retained and/or divided accordingly between the Department of Employment and Workforce and the Budget and Control Board based on federal funding and pursuant to Proviso 101.24.

4. What is Board asked to do? Approve the property conveyances as requested.

5. What is recommendation of Board Division involved? Recommend approval of the property conveyances as requested.

6. List of Supporting Documents:

1. SC Code of Laws Section 1-11-65
2. 2013-2014 Appropriations Bill H.3710, Part 1B, Proviso 101.24
3. Letter from Department of Employment and Workforce
4. Maps
 - (a) Department of Employment and Workforce – Anderson County
 - (b) Department of Employment and Workforce – Barnwell County
 - (c) Department of Employment and Workforce – Charleston County
 - (d) Department of Employment and Workforce – Hampton County
 - (e) Department of Employment and Workforce – Oconee County
 - (f) Department of Employment and Workforce – Spartanburg County
 - (g) Department of Employment and Workforce – York County

SOUTH CAROLINA CODE OF LAWS

SECTION 1-11-65. Approval and recordation of real property transactions involving governmental bodies.

(A) All transactions involving real property, made for or by any governmental bodies, excluding political subdivisions of the State, must be approved by and recorded with the State Budget and Control Board. Upon approval of the transaction by the Budget and Control Board, there must be recorded simultaneously with the deed, a certificate of acceptance, which acknowledges the board's approval of the transaction. The county recording authority cannot accept for recording any deed not accompanied by a certificate of acceptance. The board may exempt a governmental body from the provisions of this subsection.

(B) All state agencies, departments, and institutions authorized by law to accept gifts of tangible personal property shall have executed by its governing body an acknowledgment of acceptance prior to transfer of the tangible personal property to the agency, department, or institution.

South Carolina General Assembly

120th Session, 2013-2014

H. 3710

General Appropriations Bill for fiscal year 2013-2014

As Ratified by the General Assembly

PART IB

OPERATION OF STATE GOVERNMENT

SECTION 101 – F03-BUDGET AND CONTROL BOARD

101.24. (BCB: Sale of Surplus Real Property) Up to fifty percent of the proceeds, net of selling expenses, from the sale of surplus real properties shall be retained by the Budget and Control Board and used for the deferred maintenance of state-owned buildings. The remaining fifty percent of the net proceeds shall be returned to the agency that the property is owned by, under the control of, or assigned to and shall be used by that agency for non-recurring purposes. This provision applies to all state agencies and departments except: institutions of higher learning; the Public Service Authority; the Ports Authority; the MUSC Hospital Authority; the Myrtle Beach Air Force Redevelopment Authority; the Department of Transportation; the Columbia State Farmers Market; the Department of Agriculture's Columbia Metrology Lab building and property; the Charleston Naval Complex Redevelopment Authority; the Department of Commerce's Division of Public Railways; the Midlands Technical College Enterprise Campus Authority; the Trident Technical College Enterprise Campus Authority; the Commissioners residence at the Department of Corrections and the Educational Television Commission's Key Road property.

The Educational Television Commission shall be authorized to retain the net proceeds from the sale of its property on Key Road, and such proceeds may be used for the renovation of the ETV Telecommunications Center and other maintenance and operating expenses. If it is determined that sufficient net proceeds are not to be derived from the sale of its property on Key Road to cover the cost of all renovations of the Telecommunications Center, the property on Key Road shall not be sold. Any proposed sale hereunder shall, prior to said sale, be submitted to the Budget and Control Board for approval as being in compliance with the requirements of this subsection.

The Department of Corrections shall be authorized to retain the net proceeds from the sale of the residence provided for the Commissioner of the Department of Corrections and use such proceeds for deferred maintenance needs at the Department of Corrections.

The Forestry Commission shall be authorized to retain the net proceeds from the sale of surplus land for use in firefighting operations and replacement of firefighting equipment.

The Department of Mental Health shall be authorized to retain the net proceeds it receives for sale of the property sold in accordance with, and identified in Exhibit A of the Sale and Purchase Agreement dated December 16, 2010 between the Department of Mental Health and Hughes Development Corporation for the sale of 165.79± acres on the Bull Street Campus, as approved by the Budget and Control Board on June 14, 2011.

The Department of Natural Resources shall be authorized to retain the net proceeds from the sale of existing offices originally purchased with a federal grant or with restricted revenue from hunting and fishing license sales for the improvement, consolidation, and/or establishment of regional offices and related facilities.

The Department of Vocational Rehabilitation shall be authorized to retain the net proceeds from the sale of 3.205 acres located at 22861 Highway 76 East in Clinton, South Carolina to be used for capital projects and deferred maintenance.

The Department of Agriculture, the Educational Television Commission, the Department of Corrections, the Department of Natural Resources, the Department of Mental Health, the Forestry Commission, and the Department of Vocational Rehabilitation shall annually submit a report, within sixty days after the close of the fiscal year, to the Senate Finance Committee and the House Ways and Means Committee on the status of the sale of the identified property and a detailed accounting on the expenditure of funds resulting from such sale.

This provision is comprehensive and supersedes any conflicting provisions concerning disposition of state owned real property whether in permanent law, temporary law or by provision elsewhere in this act.

Any unused portion of these funds may be carried forward into succeeding fiscal years and used for the same purposes.

P.O. Box 995
1550 Gadsden Street
Columbia, SC 29202
dew.sc.gov



Nikki R. Haley
Governor

Cheryl M. Stanton
Executive Director

October 21, 2013

Ms. Linda Gordon
Real Property Services
State Budget and Control Board
1200 Senate Street, Suite 460
Columbia, SC 29201

Re: Surplus property disposal request

Dear Ms. Gordon:

The South Carolina Department of Employment and Workforce (SCDEW) is formally declaring the following properties as surplus property:

Address	Tax Map Number	Square Feet	Acreage
309 W. Whitner St., Anderson	123-23-06-002	9,461	0.685
176 Lockwood Blvd., Charleston	460-00-00-024	16,865	1.76
1228 Fincher Rd., Rock Hill	595-01-01-009	6,417	2.766
248 Wall St., Barnwell	121-11-04-003	2,728	0.5274
12 Walnut St. East, Hampton	119-07-30-001	3,277	0.348
11091 N. Radio Station Rd., Seneca	520-81-01-001	4,591	2.482
440 S. Church St., Spartanburg	7-16-02-187.01	7,442	2.101

SCDEW is requesting Budget and Control Board approval to surplus these properties for future disposition. For more information, please contact Matt Sexton by phone 803-737-0106 or by email msexton@dew.sc.gov. Thank you for your assistance in surplus these properties.

Per your request, please see the attached Plat and MAI Certified Appraisal Report with addendum.

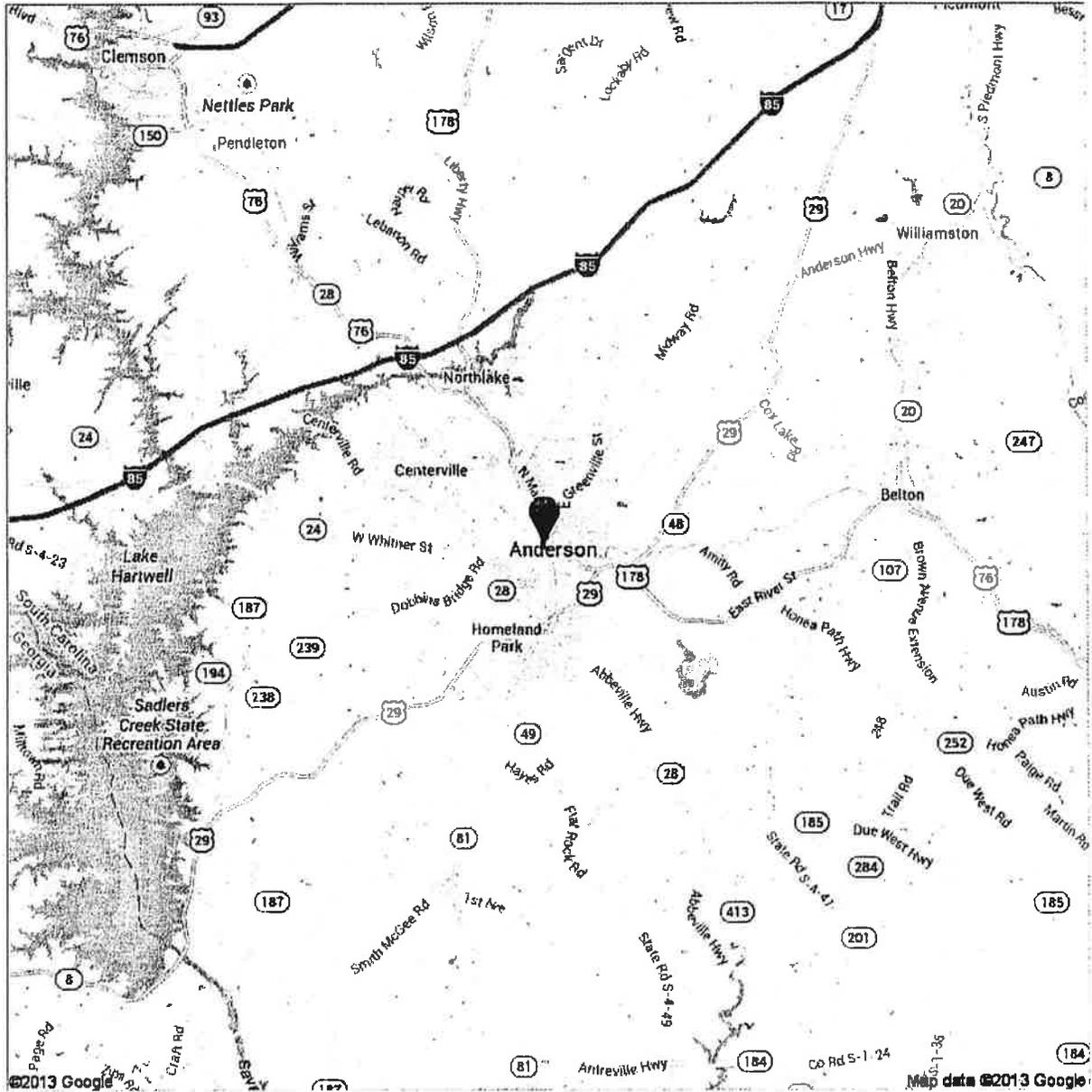
Sincerely,

A handwritten signature in cursive script that reads "Martha R. Stephenson".

Martha R. Stephenson
Assistant Executive Director
SC Department of Employment and Workforce

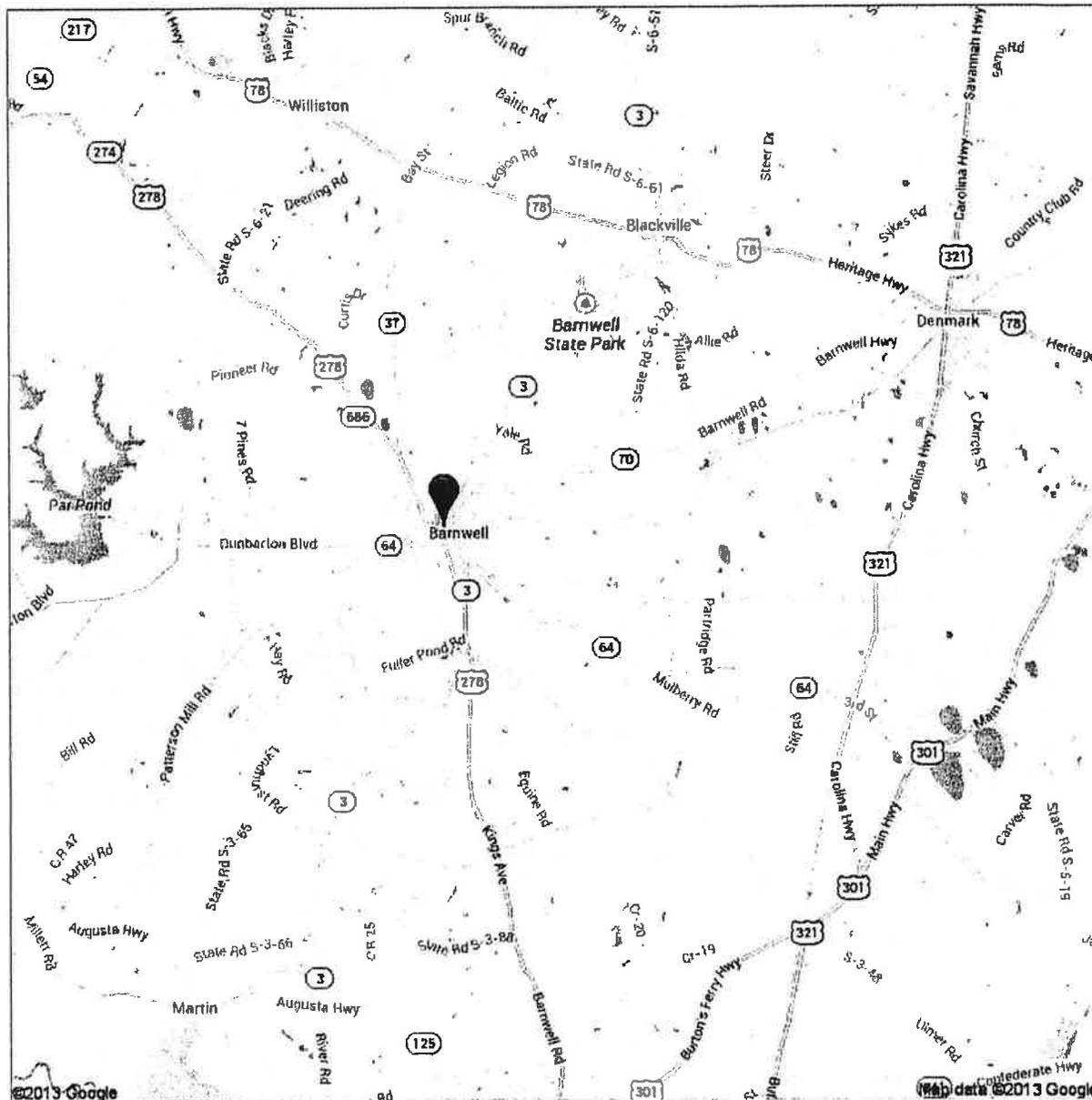
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Address **309 W Whitner St**
Anderson, SC 29624



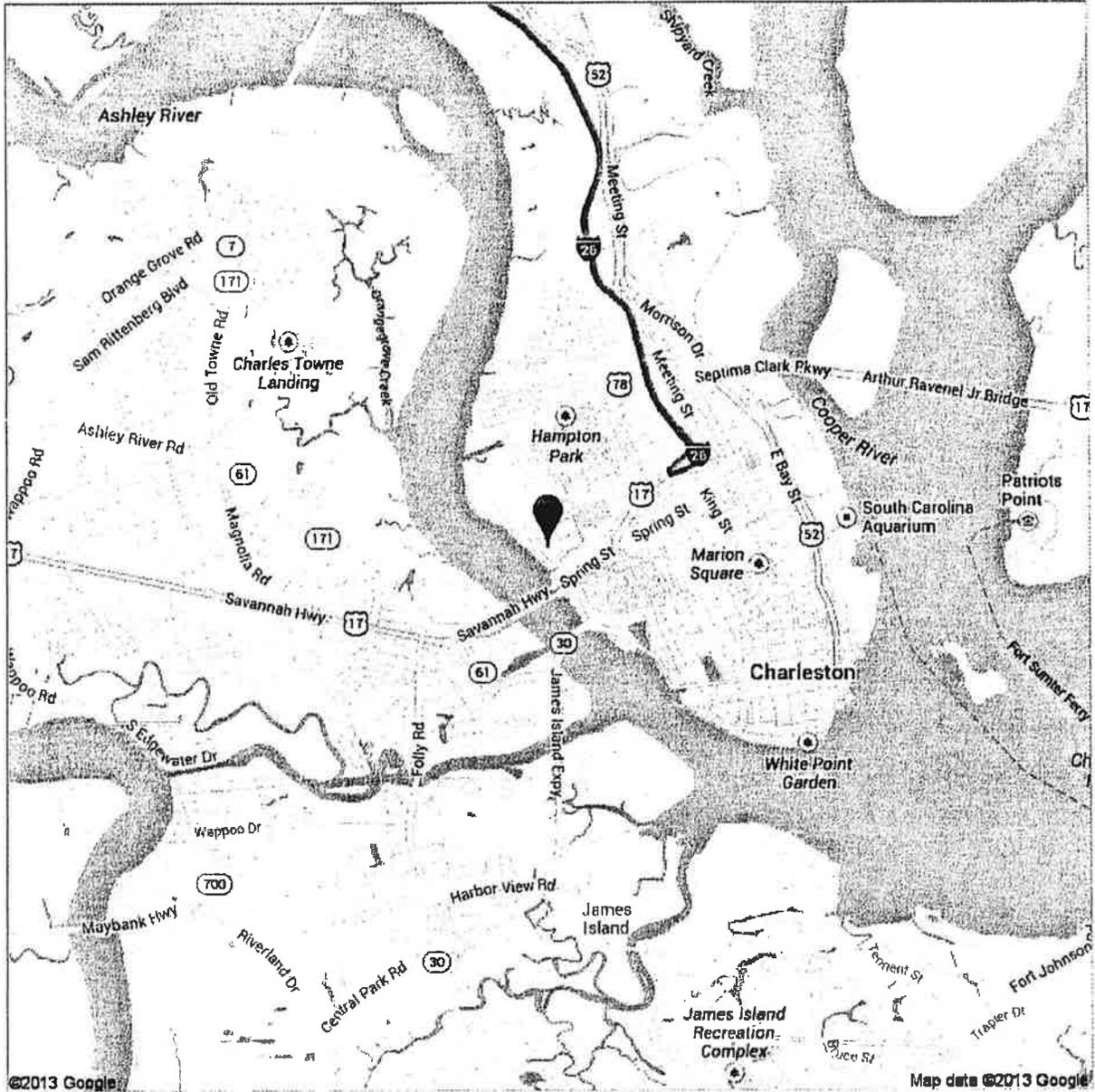


Address **248 Wall St**
Barnwell, SC 29812



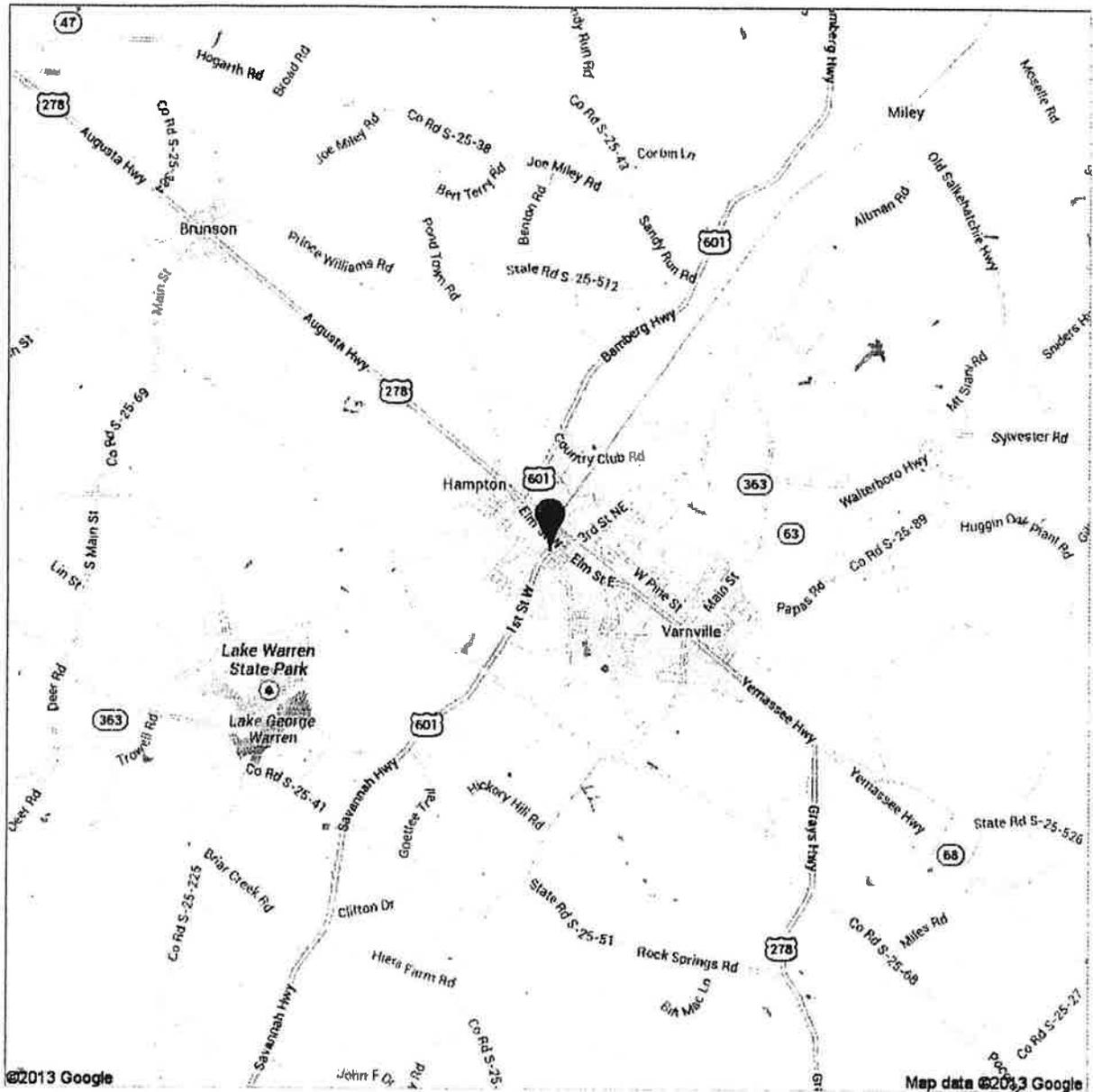
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Address **176 Lockwood Dr**
Charleston, SC 29403



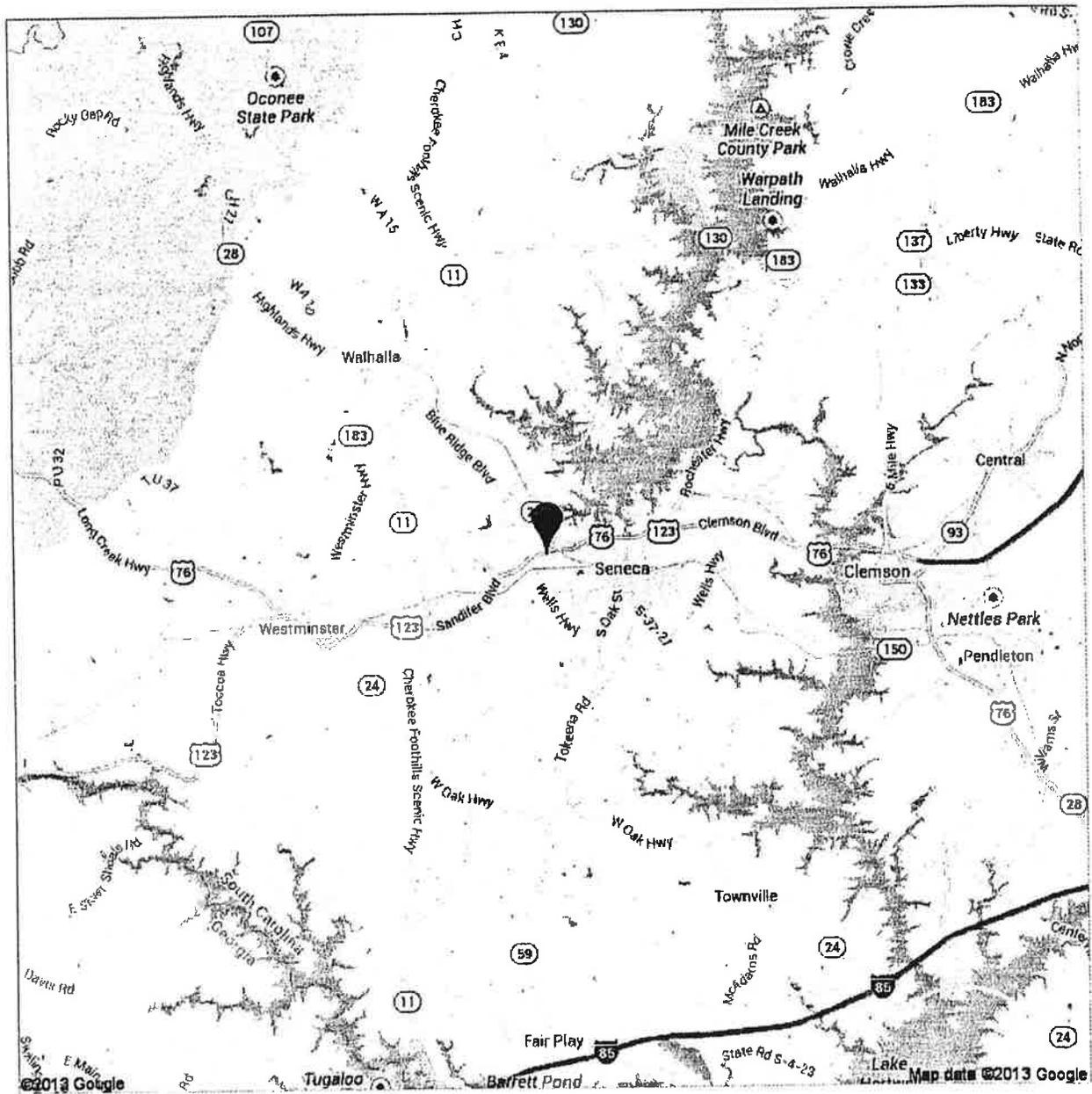


Address **12 Walnut St E**
Hampton, SC 29924



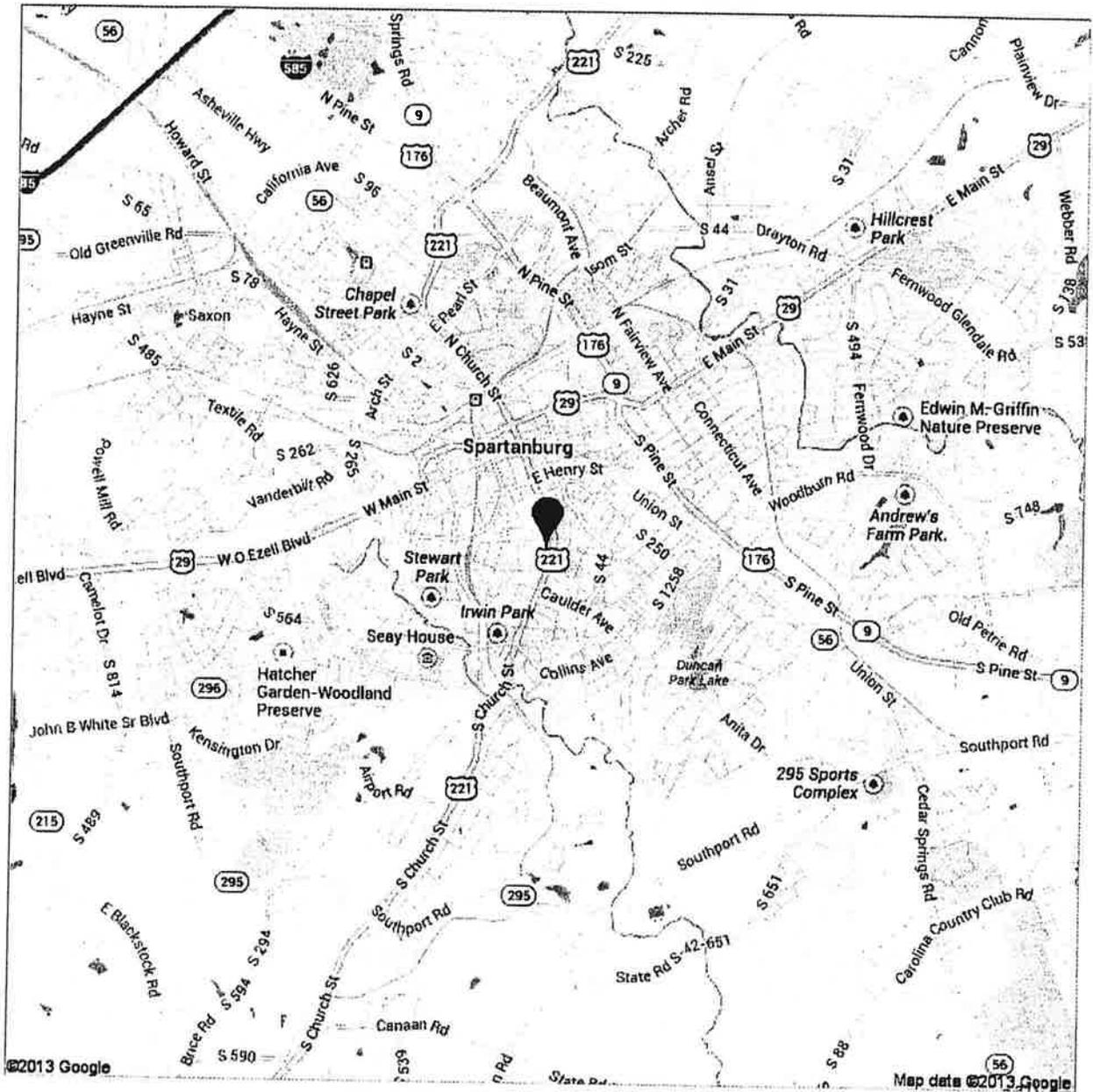


Address **11091 N Radio Station Rd**
Seneca, SC 29678



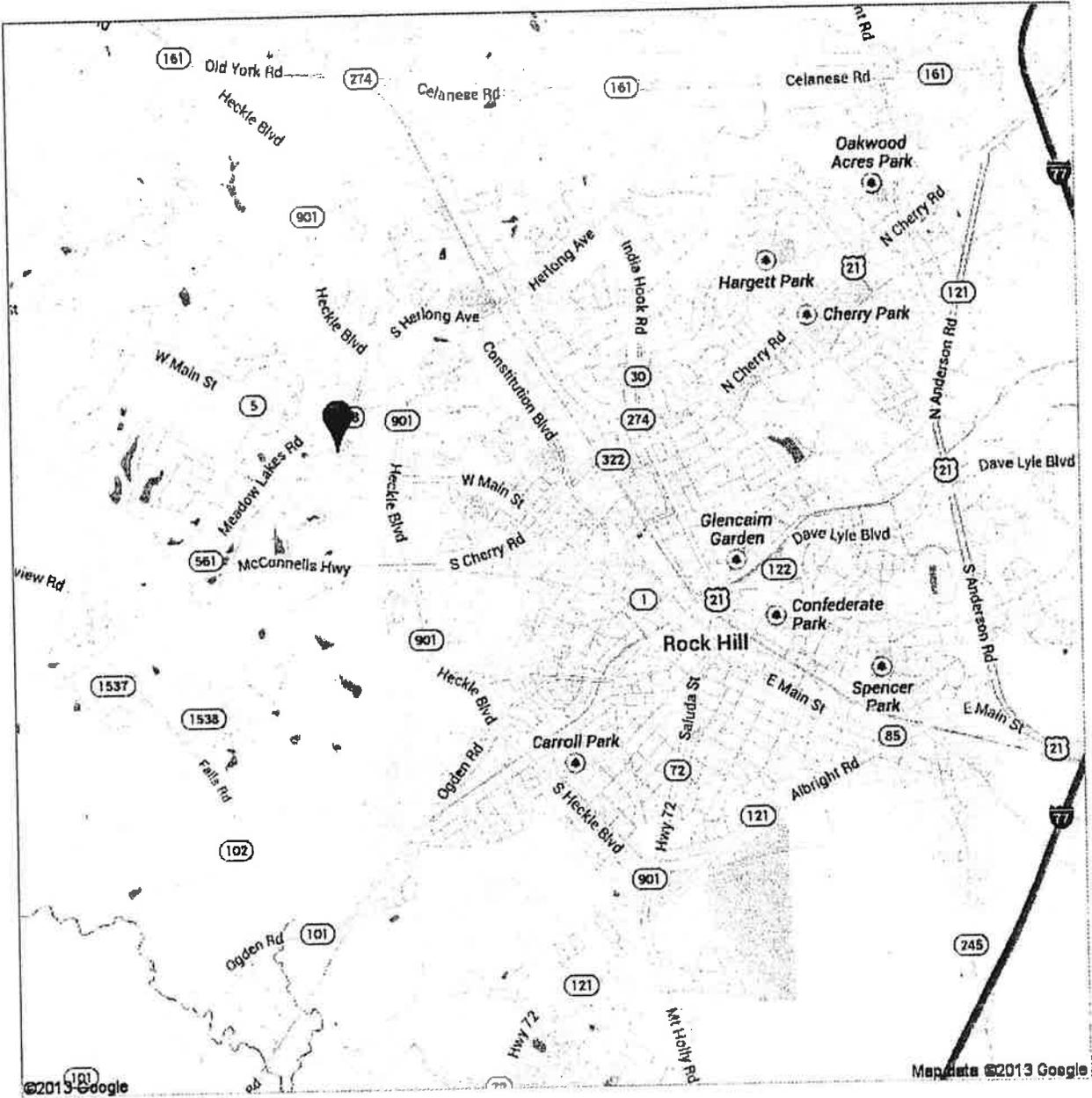


Address **440 S Church St**
Spartanburg, SC 29306





Address **1228 Fincher Rd**
Rock Hill, SC 29732



AGENCY: Division of Procurement Services

SUBJECT: Procurement Audits and Certifications

The Division of Procurement Services, in accord with Section 11-35-1210, has audited the following agencies and recommends certification within the parameters described in the audit reports for the following limits (total potential purchase commitment whether single-or multi-year contracts are used):

South Carolina Vocational Rehabilitation Department (for a period of three years): supplies and services, \$250,000* per commitment; information technology, \$100,000* per commitment; consultant contract award, \$250,000* per commitment; construction contract change order, \$100,000 per change order; architect/engineer contract amendment, \$25,000 per amendment.

*Total potential purchase commitment whether single or multi-term contracts are used.

The audit confirms the South Carolina Vocational Rehabilitation Department's Procurement Office has the internal controls and expertise to ensure compliance with the applicable requirements of the South Carolina Consolidated Procurement Code and regulations for the certification levels requested. Additionally, the certification levels requested are consistent with procurement certifications granted by the Board to similar sized agencies.

University of South Carolina (for a period of three years): supplies and services, \$2,000,000* per commitment; information technology, \$1,000,000* per commitment; consultant services \$2,000,000 per commitment; revenue generating management services, \$15,000,000* per commitment; construction contract award, \$3,000,000 per commitment; construction contract change order, \$500,000 per change order; architect/engineer contract amendment, \$100,000 per amendment.

*Total potential purchase commitment whether single or multi-term contracts are used.

The audit confirms the University of South Carolina's Procurement Office has the internal controls and expertise to ensure compliance with applicable requirements of the South Carolina Consolidated Procurement Code and regulations for the certifications levels requested. The University of South Carolina requested increases in its certification levels for supplies and services, information technology, consultant services and construction contract award with all other areas remaining the same. The certification recommendation is consistent with Clemson University.

AGENCY: Division of Procurement Services

SUBJECT: Procurement Audits and Certifications

BOARD ACTION REQUESTED:

In accord with Section 11-35-1210, grant the following procurement certification within parameters described in the audit report for the following limits (total potential purchase commitment whether single-or multi- year contracts are used) for the following agencies:

South Carolina Vocational Rehabilitation Department (for a period of three years): supplies and services, \$250,000* per commitment; information technology, \$100,000* per commitment; consultant contract award, \$250,000* per commitment; construction contract change order, \$100,000 per change order; architect/engineer contract amendment, \$25,000 per amendment.

*Total potential purchase commitment whether single or multi-term contracts are used.

University of South Carolina (for a period of three years): supplies and services, \$2,000,000* per commitment; information technology, \$1,000,000* per commitment; consultant services \$2,000,000 per commitment; revenue generating management services, \$15,000,000* per commitment; construction contract award, \$3,000,000 per commitment; construction contract change order, \$500,000 per change order; architect/engineer contract amendment, \$100,000 per amendment.

*Total potential purchase commitment whether single or multi-term contracts are used.

ATTACHMENTS:

Agenda item worksheet and attachment

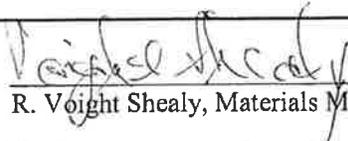
BUDGET AND CONTROL BOARD AGENDA ITEM WORKSHEET

Meeting scheduled for: December 10, 2013

Blue Agenda

1. Submitted by:

- (a) Agency: Division of Procurement Services
(b) Authorized Official Signature: _____


R. Voight Shealy, Materials Management Officer

2. Subject: Procurement Certification for the South Carolina Vocational Rehabilitation Department

3. Summary Background Information:

In accordance with Section 11-35-1210 of the South Carolina Consolidated Procurement Code, the Division of Procurement Services has reviewed the procurement system of the South Carolina Vocational Rehabilitation Department and recommends its certification within the parameters described in the audit report for the following limits for a period of three years.

	<u>Current Certification</u>	<u>Certification Recommended</u>
I. Supplies and Services	*\$ 100,000 Per Commitment	*\$ 250,000 Per Commitment
II. Information Technology	*\$ 100,000 Per Commitment	*\$ 100,000 Per Commitment
III. Construction Contract Award	*\$ 100,000 Per Commitment	*\$ 250,000 Per Commitment
IV. Construction Contract Change Order	\$ 50,000 Per Change Order	\$ 100,000 Per Change Order
V. Architect/Engineer Contract Amendment	\$ 15,000 Per Amendment	\$ 25,000 Per Amendment

*Total potential purchase commitment whether single year or multi-term contracts are used.

The audit confirms the South Carolina Vocational Rehabilitation Department's Procurement Office has the internal controls and expertise to ensure compliance with the applicable requirements of the South Carolina Consolidated Procurement Code and regulations for the certification levels requested. Additionally, the certification levels requested are consistent with procurement certifications granted by the Board to similar sized agencies.

4. What is Board asked to do?

Grant procurement certification for the South Carolina Vocational Rehabilitation Department by approval of the Blue Agenda.

5. What is recommendation of Board division involved? Approve.

6. Recommendation of other office (as required)?

- (a) Authorized Signature: _____
(b) Division/Agency Name: _____

7. List of supporting documents:

- (a) Section 11-35-1210 of the Consolidated Procurement Code

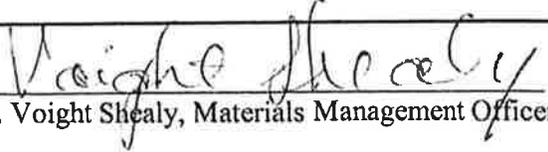
BUDGET AND CONTROL BOARD AGENDA ITEM WORKSHEET

Meeting scheduled for: December 10, 2013

Blue Agenda

1. Submitted by:

- (a) Agency: Division of Procurement Services
(b) Authorized Official Signature:


R. Voight Shealy, Materials Management Officer

2. Subject: Procurement Certification for the University of South Carolina

3. Summary Background Information:

In accordance with Section 11-35-1210 of the South Carolina Consolidated Procurement Code, the Division of Procurement Services has reviewed the procurement system of the University of South Carolina and recommends its certification within the parameters described in the audit report for the following limits for a period of three years.

	<u>Current Certification</u>	<u>Certification Recommended</u>
I. Supplies and Services	*\$ 1,500,000 Per Commitment	*\$ 2,000,000 Per Commitment
II. Information Technology	*\$ 1,000,000 Per Commitment	*\$ 1,000,000 Per Commitment
III. Consultant Services	*\$ 1,500,000 Per Commitment	*\$ 2,000,000 Per Commitment
IV. Revenue Generating Management Services	*\$15,000,000 Per Commitment	*\$15,000,000 Per Commitment
V. Construction Contract Award	\$ 2,000,000 Per Commitment	\$ 3,000,000 Per Commitment
VI. Construction Contract Change Order	\$ 500,000 Per Change Order	\$ 500,000 Per Change Order
VII. Architect/Engineer Contract Amendment	\$ 100,000 Per Amendment	\$ 100,000 Per Amendment

*Total potential purchase commitment whether single year or multi-term contracts are used.

The audit confirms the University of South Carolina's Procurement Office has the internal controls and expertise to ensure compliance with applicable requirements of the South Carolina Consolidated Procurement Code and regulations for the certifications levels requested.

4. What is Board asked to do?

Grant procurement certification for the University of South Carolina by approval of the Blue Agenda.

5. What is recommendation of Board division involved? Approve.

6. Recommendation of other office (as required)?

- (a) Authorized Signature: _____
(b) Division/Agency Name: _____

7. List of supporting documents:

- (a) Section 11-35-1210 of the Consolidated Procurement Code

South Carolina Consolidated Procurement Code

Auditing and Fiscal Reporting

§ 11-35-1210. Certification

- (1) Authority. The board may assign differential dollar limits below which individual governmental bodies may make direct procurements not under term contracts. The designated board office shall review the respective governmental body's internal procurement operation, shall certify in writing that it is consistent with the provisions of this code and the ensuing regulations, and recommend to the board those dollar limits for the respective governmental body's procurement not under term contract.
- (2) Policy. Authorizations granted by the board to a governmental body are subject to the following:
 - (a) adherence to the provisions of this code and the ensuing regulations, particularly concerning competitive procurement methods;
 - (b) responsiveness to user needs;
 - (c) obtaining of the best prices for value received.
- (3) Adherence to Provisions of the Code. All procurements shall be subject to all the appropriate provisions of this code, especially regarding competitive procurement methods and nonrestrictive specifications.

AGENCY: Executive Director

SUBJECT: Revenue Bonds

The required reviews on the following proposals to issue revenue bonds have been completed with satisfactory results. The projects require approval under State law. Ceiling allocation requests will be addressed separately.

- a. Issuing Authority: City of Hartsville
Amount of Issue: N/E \$6,000,000 Refunding and Improvement Special Source Revenue Bonds (\$1,090,000 refunding involved)
Allocation Needed: -0-
Name of Project: City of Hartsville Refunding and Improvement Special Source Revenue Bonds
Employment Impact: a number of temporary employees and other construction-related employment is expected during the construction of the project. The long term expectation is that the improvements and beautification will continue to drive new development and growth into the project area, which constitutes a substantial portion of the City's downtown. As growth occurs, higher levels of employment in the project area are expected.
Project Description: design, acquisition, construction, improvement or expansion of certain infrastructure for the benefit of the project and the city, specifically including sidewalks, traffic lights, streetscaping and beautification, lighting, landscaping and hardscaping.
Bond Counsel: Lawrence E. Flynn, Pope Zeigler, LLC
- b. Issuing Authority: Jobs-Economic Development Authority
Amount of Issue: \$10,000,000 Quality Energy Conservation Bonds
Allocation Needed: -0-
Name of Project: Abundant Power SC SAVES
Employment Impact: approximately 200 direct, indirect and induced jobs
Project Description: proceeds of the bonds will be used to make low interest loans for the financing of energy efficiency and conservation projects sponsored by governmental, institutional and select commercial/industrial entities in municipalities and counties located within South Carolina
Note: *negotiated private sale*
Bond Counsel: James E. Gross, McGuireWoods
- c. Issuing Authority: Jobs-Economic Development Authority
Amount of Issue: N/E \$67,000,000 Economic Development Revenue Bonds (\$16,000,000 refunding involved)
Allocation Needed: -0-
Name of Project: Bishop Gadsden Episcopal Retirement Community
Employment Impact: 60 temporary; 15 create/permanent; 350 maintain/permanent
Project Description: acquisition, construction, furnishing and equipping of not exceeding sixty additional independent living units in multiple stand-alone apartment style buildings constituting a portion of the

AGENCY: Executive Director

SUBJECT: Revenue Bonds -- Continued

continuing care retirement community owned and operated by the Bishop Gadsden Episcopal Retirement Community and the refunding of a portion of the SC Jobs-Economic Development Revenue Bonds Series 2002

Note: *negotiated private sale*

Bond Counsel: F. Mitchell Johnson, Haynsworth Sinkler Boyd, P. A.

- d. Issuing Authority: Jobs-Economic Development Authority
Amount of Issue: N/E \$9,000,000 Economic Development Revenue Bonds
Allocation Needed: -0-
Name of Project: Homes of Hope, Inc.
Employment Impact: maintain 14 jobs, add 2 within 12 months and 5 within 24 months
Project Description: acquire land and construct residential rental housing (single family homes, duplexes and townhouses) for low-to-moderate income families in various South Carolina counties

Note: *private sale*

Bond Counsel: Kathleen Crum McKinney, Haynsworth Sinkler Boyd, P. A.

- e. Issuing Authority: Jobs-Economic Development Authority
Amount of Issue: Not Exceeding \$6,000,000 Economic Development Revenue Bonds
Allocation Needed: -0-
Name of Project: Midland Valley Preparatory School
Employment Impact: maintain 24 jobs, add 7 within 12 months and 9 within 24 months
Project Description: acquire land and acquire and complete a new charter school in Aiken, including equipping and installation, and any other necessary improvements to permit the completion of the charter school

Note: *private sale*

Bond Counsel: E. Tyler Smith, Haynsworth Sinkler Boyd, P. A.

- f. Issuing Authority: Jobs-Economic Development Authority
Amount of Issue: N/E \$30,000,000 Healthcare Facilities Revenue Bonds (\$23,000,000 refunding involved)
Allocation Needed: -0-
Name of Project: SC Episcopal Home at Still Hopes
Employment Impact: maintain 387 jobs, add 4 within 12 months and 4 within 24 months
Project Description: refunding outstanding Series 2004 Bonds used to construct apartment residences, etc. and renovating "Main Street" project to improve community center commons space at housing campus for senior citizens

Note: *private sale*

AGENCY: Executive Director

SUBJECT: Revenue Bonds -- Continued

Bond Counsel: Kathleen Crum McKinney, Haynsworth Sinkler Boyd, P. A.

- g. Issuing Authority: Jobs-Economic Development Authority
Amount of Issue: N/E \$11,800,000 Educational Facilities Revenue Bonds
(\$11,800,000 refunding involved)
Allocation Needed: -0-
Name of Project: Southern Wesleyan University
Employment Impact: maintain 310 jobs
Project Description: refunding outstanding Series 1999 Bonds and Series 2004 Bonds
used for construction, renovation, equipping and improvements to
student residences and classroom facilities
Note: *private sale*
Bond Counsel: Kathleen Crum McKinney, Haynsworth Sinkler Boyd, P. A.

- h. Issuing Authority: Jobs-Economic Development Authority
Amount of Issue: N/E \$40,000,000 Economic Development Revenue Bonds
Allocation Needed: \$40,000,000 (carryforward request)
Name of Project: The SEFA Group, Inc.
Employment Impact: maintain 387 jobs, add 4 within 12 months and 4 within 24 months
Project Description: to finance and/or reimburse, as applicable, costs of the acquisition,
equipping, renovation and installation of a recycling facility to
recycle high-carbon fly ash using new recycling technology
Note: *private sale*
Bond Counsel: Edward G. Kluiters, Haynsworth Sinkler Boyd, P. A.

BOARD ACTION REQUESTED:

Adopt resolutions approving the referenced proposals to issue revenue bonds.

ATTACHMENTS:

Resolutions

STATE BUDGET AND CONTROL BOARD RESOLUTION
CITY OF HARTSVILLE, SOUTH CAROLINA
SPECIAL SOURCE REVENUE BONDS

RESOLUTION APPROVING THE ISSUANCE BY THE CITY OF HARTSVILLE, SOUTH CAROLINA, OF ITS SPECIAL SOURCE REVENUE BONDS IN THE PRINCIPAL AMOUNT OF NOT EXCEEDING \$6,000,000, PURSUANT TO THE PROVISIONS OF TITLE 4, CHAPTERS 1 AND 29, CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED.

WHEREAS, the City Council of the City of Hartsville (the "**Council**"), the governing body of the City of Hartsville, South Carolina (the "**City**"), has, by submitting a petition dated November 12, 2013 (the "**Petition**") under and pursuant to the provisions of Title 4, Chapters 1 and 29, Code of Laws of South Carolina, 1976, as amended (the "**Act**"), specifically Section 4-29-140 thereof, requested the approval by the South Carolina State Budget and Control Board (the "**Board**") of the issuance by the City of its Refunding and Improvement Special Source Revenue Bonds in an aggregate principal amount of not exceeding \$6,000,000 (the "**Bonds**"); and

WHEREAS, pursuant to Section 13 of Article VIII of the Constitution of the State of South Carolina, 1895, as amended (the "**Constitution**") and Section 4-1-170 of the Act, Darlington County ("**Darlington**") and Lee County have previously entered into an "Agreement for Development of Joint County Industrial and Business Park Within the County of Darlington In or Near the City of Hartsville, South Carolina" dated and effective as of June 19, 2000 (the "**Park Agreement**"), the provisions of which established a Joint County Industrial and Business Park (the "**Park**"); and

WHEREAS, pursuant to its Ordinance No. 1189 dated June 29, 2000 ("**Ordinance 1189**"), the City agreed to approve and assist in the development of the Park; and

WHEREAS, the City (as authorized by the provisions of Ordinance 1189) and Darlington have entered into an Intergovernmental Agreement dated as of June 19, 2000 (the "**IGA**") whereby the fees-in-lieu of taxes attributable to properties located within the Park will be distributed to certain taxing districts which overlap the Park (including the City) by Darlington in a manner as more particularly described in the IGA; and

WHEREAS, the City has previously issued its \$3,000,000 City of Hartsville, South Carolina Special Source Revenue Bond, Series 2003 dated May 29, 2003 (the "**2003 Bond**"); and

WHEREAS, the City now desires to (1) effect a current refunding of the 2003 Bond, (2) undertake the design, acquisition, construction, improvement or expansion of certain infrastructure, as such term is used in Section 4-29-68(A)(2) of the Act and as otherwise limited by the provisions of the IGA (the "**Infrastructure**") of the City, and (3) finance any other necessary or incidental matters associated with the Infrastructure; and

a.

WHEREAS, the City proposes to issue the Bonds, in one or more series, in order to refund the 2003 Bond, to defray a portion of the costs of the Infrastructure (which is generally expected to enhance the economic development of the City) and to pay the costs of issuance associated with the Bonds; and

WHEREAS, the City is authorized by Sections 4-29-68 and Section 4-1-175 of the Act to issue the Bonds and the Bonds shall be secured by and payable solely from revenues received by the City from Darlington from payments in lieu of taxes pursuant to Section 13(D), Article VIII of the Constitution (subject to the provisions of the Park Agreement and the IGA); and

WHEREAS, the City has submitted a copy of a Resolution adopted by the Council on November 12, 2013, and a Petition of the City dated November 12, 2013 (the "**Petition**") making application to the Board for approval of the issuance of the Bonds. The Board has reviewed and considered each of such documents in its consideration of the Petition by the City.

NOW, THEREFORE, BE IT RESOLVED, by the State Budget and Control Board, as follows:

1. Acceptance of Petition. The Board has made such review of the matters set forth in the Petition as it deems appropriate, and on the basis of such review it is hereby found, determined and declared:

a. The Petition filed by the Council contains all matters required by law and the rules of this Board to be set forth therein, and that in consequence thereof, the jurisdiction of this Board has been properly invoked under and pursuant to Section 4-29-140 of the Act; and

b. The refunding of the 2003 Bond and implementation of Infrastructure, which are the subject of the Petition of the Council, are intended to promote the purposes of the Act and are reasonably anticipated to affect such result. The refunding of the 2003 Bond shall only occur if the City, in its sole discretion, determines that the refunding is economically advantageous to the City.

2. Approval of Petition and Issuance of Bonds. In light of the foregoing, the Board accepts the provisions of the Petition and hereby authorizes and approves the execution and delivery of the Bonds. This approval shall not be affected by any changes in the details of the proposal of the City so long as such changes do not impose a pecuniary liability upon the City or its general credit or taxing power.

3. Notice of Board's Action. Notice of the action taken by this Board in approving the above-described undertaking of the City shall be published in The Messenger, a newspaper of general circulation in the City and Darlington (the "**Notice**").

4. Form of Notice. The Notice shall be in substantially the form set forth in Exhibit A of this Resolution.

Adopted: December 10, 2013

EXHIBIT A

NOTICE PURSUANT TO THE PROVISIONS
OF TITLE 4, CHAPTER 29,
CODE OF LAWS OF SOUTH CAROLINA, 1976,
AS AMENDED

Notice is hereby given pursuant to the provisions and requirements of Title 4, Chapters 1 and 29, South Carolina Code of Laws 1976, as amended, specifically Section 4-29-140 thereof (the "**Act**"), that the State Budget and Control Board of South Carolina (the "**Board**"), pursuant to a Petition dated November 12, 2013, filed by the City Council of the City of Hartsville, as the governing body of the City of Hartsville, South Carolina (the "**City**"), has given its approval to the following undertakings by the City:

The issuance by the City of its Refunding and Improvement Special Source Revenue Bonds, Series 2013, in one or more series, in the original principal amount of not exceeding \$6,000,000 (the "**Bonds**") for the purposes of (a) refunding the \$3,000,000 City of Hartsville, South Carolina, Special Source Revenue Bond, Series 2003, (b) defraying a portion of the costs of designing, acquiring, constructing, improving or expanding infrastructure (including other necessary or incidental matters with respect to such projects) serving the City (which is generally expected to enhance economic development within the City), and (c) paying the costs of issuing the Bonds. A portion of the payments in lieu of taxes (the "**Park Revenues**") from properties located within that certain Joint County Industrial and Business Park between Darlington and Lee Counties, as established under the provisions of Section 13 of Article VIII of the Constitution of the State of South Carolina, 1895, as amended, Section 4-1-170 of the Act and an "Agreement for or Development of Joint County Industrial and Business Park Within the County of Darlington In or Near the City of Hartsville, South Carolina" dated and effective as of June 19, 2000, will be dedicated to the payment of principal of and interest on the Bonds. The Bonds will be payable by the City solely and exclusively out of the Park Revenues received by the City.

Notice is further given that any interested party may, within 20 days after the date of the publication of this notice but not afterwards, challenge the validity of the Board's approval of this undertaking, and the issuance of the Bonds by the City, by action *de novo* instituted in the Court of Common Pleas for Darlington County, South Carolina.

STATE BUDGET AND CONTROL BOARD

Summary of Refinancing Proposal for
City of Hartsville, South Carolina
Refunding and Improvement
Special Source Revenue Refunding Bonds, Series 2014

PRELIMINARY – SUBJECT TO CHANGE

December 10, 2013

Outstanding bonds proposed to be refinanced	The City of Hartsville, South Carolina is issuing the above-captioned bonds, in part, to provide for the refunding of its originally issued \$3,000,000 Special Source Revenue Bond, Series 2003 dated May 29, 2003, currently outstanding in the principal amount of \$1,090,000
Average interest rate of bonds refinanced	2.92%
Projected average interest rate of refinancing bonds	1.59%
True interest cost of refinancing bonds	1.59%
Projected net present value savings (net of costs)	\$32,200
Projected net present value savings as a percentage of the bonds refinanced	2.96%
Estimated costs (costs as a percentage of refinancing bonds, costs as a percentage of refinancing savings)	
Underwriting	\$2,500
Legal fees – bond, disclosure and general counsel	\$7,500
Rating agency fees	N/A
Advisory fees	N/A
Bond trustee/registrar	
Accounting and verification	N/A
Credit enhancement/bond insurance	N/A
Publication, printing, contingencies and all other expenses	\$1,000
Total	<hr style="border: 0.5px solid black;"/> \$11,000

Prepared by Pope Zeigler, LLC
November 12, 2013

a.

A RESOLUTION APPROVING THE ISSUANCE BY THE SOUTH CAROLINA JOBS-ECONOMIC DEVELOPMENT AUTHORITY THROUGH A NEGOTIATED PRIVATE SALE OF NOT EXCEEDING \$10,000,000 AGGREGATE PRINCIPAL AMOUNT QUALIFIED ENERGY CONSERVATION BONDS, PURSUANT TO THE PROVISIONS OF SECTION 41-43-110 OF SOUTH CAROLINA CODE ANNOTATED, TITLE 41, CHAPTER 43 (1976), AS AMENDED.

WHEREAS, the South Carolina Jobs-Economic Development Authority (the "Authority") has heretofore under and pursuant to the provisions of Section 41-43-110 of South Carolina Code Annotated, Title 41, Chapter 43 (1976), as amended, (the "Act") requested approval by the State Budget and Control Board of the issuance by the Authority pursuant to the Act of its Qualified Energy Conservation Bonds, in the aggregate principal amount of not exceeding \$10,000,000 (the "Bonds") through a negotiated private sale, which the Authority has determined to be most advantageous; and

WHEREAS, the Authority represents to the State Budget and Control Board that the Bonds will be limited obligations of the Authority payable solely from loan repayments received by the Authority from Abundant Power Group, LLC, a North Carolina limited liability company, and/or an affiliate thereof, including, without limitation, any entity created for purposes of the project to be undertaken with the proceeds of the Bonds (collectively, the "Borrower"); and that a financial institution or other entity or purchaser acceptable to the Authority shall either purchase the Bonds or provide credit enhancement with respect to the Bonds in which event the Bonds would be sold at a negotiated private sale for private re-offering thereafter; provided, however, that the Bonds may be remarketed at a later date without such credit enhancement if the Authority receives, inter alia, evidence satisfactory to it that the Bonds will continue to be rated as investment grade or better by a nationally recognized securities rating group.

NOW, THEREFORE, BE IT RESOLVED, by the State Budget and Control Board of the State of South Carolina, as follows:

Section 1. It is hereby found, determined and declared by the Board that the Petition filed by the Authority contains all matters required by law and the rules of this Board to be set forth therein, and that in consequence thereof the jurisdiction of this Board has been properly invoked under and pursuant to Section 41-43-110 of the Act.

Section 2. In consequence of the foregoing, the proposal of the Authority to issue the Bonds through a negotiated private sale, be and the same is hereby in all respects approved, including changes in the details of said financing which do not materially affect the undertaking of the Authority.

Section 3. This Resolution shall take effect immediately.

STATE BUDGET AND CONTROL BOARD OF SOUTH CAROLINA

A RESOLUTION

APPROVING THE UNDERTAKING OF THE SOUTH CAROLINA JOBS - ECONOMIC DEVELOPMENT AUTHORITY TO ISSUE NOT EXCEEDING \$67,000,000 SOUTH CAROLINA JOBS - ECONOMIC DEVELOPMENT AUTHORITY ECONOMIC DEVELOPMENT REVENUE BONDS (BISHOP GADSDEN EPISCOPAL RETIREMENT COMMUNITY) IN ONE OR MORE SERIES (the "**Bonds**") PURSUANT TO TITLE 41, CHAPTER 43, CODE OF LAWS OF SOUTH CAROLINA 1976, AS AMENDED (the "**Act**").

WHEREAS, heretofore the South Carolina Jobs - Economic Development Authority (the "**Issuer**"), did, pursuant to the Act, petition the State Budget and Control Board of South Carolina (the "**State Board**") seeking the approval of the State Board for an undertaking by the Issuer pursuant to the Act; and

WHEREAS, the proposed undertaking (the "**Undertaking**") consists of the issuance and delivery of economic development revenue bonds in one or more series and in an aggregate amount not exceeding \$67,000,000 (the "**Bonds**") pursuant to the Act to (i) finance the acquisition, construction, furnishing, and equipping of not exceeding sixty (60) additional independent living units in multiple stand-alone apartment style buildings (the "**Project**") constituting a portion of the continuing care retirement community (the "**Community**") owned and operated by Bishop Gadsden Episcopal Retirement Community f/k/a The Episcopal Church Home, (the "**Institution**"), a South Carolina nonprofit corporation and an organization described in §501(c)(3) of the Internal Revenue Code of 1986, as amended, and located at One Bishop Gadsden Way in Charleston County, South Carolina (the "**County**"); (ii) refund and defease a portion of the South Carolina Jobs – Economic Development Authority Economic Development Revenue Bonds (The Episcopal Church Home) Series 2002 issued on October 1, 2002, in the principal amount of \$45,800,000; (iii) fund a debt service reserve fund for the Bonds; and (iv) pay certain fees and expenses to be incurred in connection with the issuance of the Bonds, all pursuant to a resolution (the "**Bond Resolution**") adopted by the Board of Directors of the Issuer, and to a Bond Indenture (the "**Bond Indenture**") between the Issuer and SunTrust Bank, as Trustee (in such capacity, the "**Trustee**"); and

WHEREAS, it is anticipated that the Bonds will be initially sold to SunTrust Bank (in such capacity, the "**Bank**") which will purchase the Bonds with no intent to resell them to the public; and

WHEREAS, the Issuer proposes to enter into a Loan Agreement (the "**Loan Agreement**") with the Institution pursuant to which the Issuer will lend the proceeds of the Bonds to the Institution to finance the costs of the Undertaking; and

WHEREAS, pursuant to the Loan Agreement, the Institution will agree to pay to the Issuer amounts sufficient to provide for the payment of the Bonds and the costs and expenses resulting from the issuance thereof; and

WHEREAS, the Issuer proposes to enter into the Bond Indenture prescribing the terms and conditions upon which the Bonds will be issued and pledging to the payment of the Bonds the loan repayments to be made by the Institution pursuant to the Loan Agreement; and

WHEREAS, the Issuer has heretofore determined that:

(a) the Institution is a responsible party engaged in the business of owning and operating the Community, and the Community is located in the County,

(b) The Community constitutes a "business enterprise" as said term is referred to in §41-43-160 of the Act, and the issuance of the Bonds in an aggregate principal amount not to exceed \$67,000,000 to finance the Undertaking will subserve the purposes and in all respects conform to the provisions and requirements of the Act.

(c) the Institution has demonstrated to the Issuer that the assistance of the Issuer by the issuance of its revenue bonds will result in (i) the creation of temporary employment (construction and related) for sixty (60) people from the County and surrounding areas, (ii) the creation of permanent employment (both

direct and indirect) within twenty-four (24) months of completion of the Project for approximately fifteen (15) people from the County and surrounding areas, and (iii) the maintenance of permanent employment (both direct and indirect) for approximately three hundred fifty (350) people from the County and surrounding areas, with a resulting alleviation of unemployment and a substantial increase in payrolls and other public benefits incident to the conduct of such businesses not otherwise provided locally, and the number of jobs resulting from the assistance herein described bears a reasonable relationship to the amount of program funds committed (i.e., the principal amount of the Bonds) taking into account factors such as the amount of dollars invested per employee at comparable facilities,

(d) the amount of program funds committed (i.e., the principal amount of the Bonds) bears a reasonable relationship to the amount of private funds committed to the Community, and

(e) the size and scope of the Community is such that a definite benefit to the economy of the State, and the County in particular is reasonably expected to result therefrom; and

WHEREAS, the Issuer has also determined that prior to the issuance of the Bonds it will find that:

(a) the provisions, terms, and conditions of the agreements to be entered into by the Issuer in connection with the issuance of the Bonds are reasonable and proper, taking into account such factors as the type of program involved, the amount of program funds involved, and the number and type of jobs involved, and

(b) the public interest is adequately protected by the terms of such documents; and

WHEREAS, in order to finance the Undertaking, the Issuer proposes to provide for the issuance and delivery of the Bonds pursuant to the Act, to the Bond Resolution and to the Bond Indenture, payable by the Issuer from the amounts derived from the Loan Agreement and secured by the Bond Indenture pursuant to which the Issuer will pledge substantially all of its right, title and interest in and to the Loan Agreement to the Trustee; and

NOW, THEREFORE, BE IT RESOLVED BY THE STATE BUDGET AND CONTROL BOARD OF SOUTH CAROLINA IN MEETING DULY ASSEMBLED:

1. It has been found and determined by the State Board that the Issuer has filed a proper petition with the State Board in accordance with the provisions of the Act and that it has made the findings required by the Act.

2. On the basis of the foregoing findings, the proposed undertaking of the Issuer to finance the Undertaking through the issuance of not exceeding \$67,000,000 of the Issuer's economic development revenue bonds through a negotiated private sale to the Bank pursuant to the Act, the Bond Resolution, and the Bond Indenture, to be payable from the revenues to be derived by the Issuer from the Loan Agreement, and to be secured by the Bond Indenture, all pursuant to the Act (including changes in any details of the said financing as finally consummated which do not materially affect the said undertaking) be and the same are hereby approved.

Summary of Refinancing Proposal

Bishop Gadsden Episcopal Retirement Community

PRELIMINARY – SUBJECT TO CHANGE

11-7-2013

Outstanding bonds proposed to be refinanced	South Carolina Jobs-Economic Development Authority Variable Rate Demand Health Facilities Revenue and Refunding Bonds (The Episcopal Church Home) Series 2002. Refunding candidates: \$15,570,000 of term bonds maturing April 1, 2027.
Average interest rate of bonds refinanced	Variable rate
Projected average interest rate of refinancing bonds	Estimated at 3.0%
True interest cost of refinancing bonds	Estimated at 3.0%
Projected net present value savings (net of costs)	\$475,188
Projected net present value savings as a percentage of the bonds refinanced	3.075%
Estimated costs (costs as a percentage of refinancing bonds, costs as a percentage of refinancing savings)	\$125,000; .009%; 26.3%
Total Estimated Refunding Issuance Costs	\$125,000
Prepared by:	Michael D. Kelly, BCZ
Date:	11-7-13

C.

A RESOLUTION APPROVING THE ISSUANCE BY THE SOUTH CAROLINA JOBS-ECONOMIC DEVELOPMENT AUTHORITY THROUGH PRIVATE SALE OF NOT EXCEEDING \$9,000,000 AGGREGATE PRINCIPAL AMOUNT ECONOMIC DEVELOPMENT REVENUE BONDS (HOMES OF HOPE, INC. PROJECT), PURSUANT TO THE PROVISIONS OF SECTION 41-43-110 OF SOUTH CAROLINA CODE ANNOTATED, TITLE 11, CHAPTER 43 (1976), AS AMENDED.

WHEREAS, the South Carolina Jobs-Economic Development Authority (the "*Authority*") has heretofore under and pursuant to the provisions of Section 41-43-110 of South Carolina Code Annotated, Title 41, Chapter 43 (1976), as amended (the "*Act*"), requested approval by the State Budget and Control Board of the issuance by the Authority pursuant to the Act of its Economic Development Revenue Bonds (Homes of Hope, Inc. Project), in the aggregate principal amount of not exceeding \$9,000,000 (the "*Bonds*"), through private sale which the Authority has determined to be most advantageous; and

WHEREAS, the Authority represents to the State Budget and Control Board that the Bonds will be sold by the Authority through private sale acceptable to the Authority;

NOW, THEREFORE, BE IT RESOLVED, by the State Budget and Control Board of the State of South Carolina, as follows:

Section 1. It is hereby found, determined and declared by the Board that the Petition filed by the Authority contains all matters required by law and the rules of this Board to be set forth therein, and that in consequence thereof the jurisdiction of this Board has been properly invoked under and pursuant to Section 41-43-110 of the Act.

Section 2. In consequence of the foregoing, the proposal of the Authority to issue the Bonds through private sale be and the same is hereby in all respects approved.

Section 3. This Resolution shall take effect immediately.

d.

A RESOLUTION APPROVING THE ISSUANCE BY THE SOUTH CAROLINA JOBS-ECONOMIC DEVELOPMENT AUTHORITY THROUGH PRIVATE SALE OF NOT EXCEEDING \$6,000,000 AGGREGATE PRINCIPAL AMOUNT ECONOMIC DEVELOPMENT REVENUE BONDS (MIDLAND VALLEY PREPARATORY SCHOOL PROJECT), PURSUANT TO THE PROVISIONS OF SECTION 41-43-110 OF SOUTH CAROLINA CODE ANNOTATED, TITLE 11, CHAPTER 43 (1976), AS AMENDED.

WHEREAS, the South Carolina Jobs-Economic Development Authority (the "*Authority*") has heretofore under and pursuant to the provisions of Section 41-43-110 of South Carolina Code Annotated, Title 41, Chapter 43 (1976), as amended (the "*Act*"), requested approval by the State Budget and Control Board of the issuance by the Authority pursuant to the Act of its Economic Development Revenue Bonds (Midland Valley Preparatory School Project), in the aggregate principal amount of not exceeding \$6,000,000 (the "*Bonds*"), through private sale which the Authority has determined to be most advantageous; and

WHEREAS, the Authority represents to the State Budget and Control Board that the Bonds will be sold by the Authority through private sale acceptable to the Authority;

NOW, THEREFORE, BE IT RESOLVED, by the State Budget and Control Board of the State of South Carolina, as follows:

Section 1. It is hereby found, determined and declared by the Board that the Petition filed by the Authority contains all matters required by law and the rules of this Board to be set forth therein, and that in consequence thereof the jurisdiction of this Board has been properly invoked under and pursuant to Section 41-43-110 of the Act.

Section 2. In consequence of the foregoing, the proposal of the Authority to issue the Bonds through private sale be and the same is hereby in all respects approved.

Section 3. This Resolution shall take effect immediately.

el.

A RESOLUTION APPROVING THE ISSUANCE BY THE SOUTH CAROLINA JOBS-ECONOMIC DEVELOPMENT AUTHORITY THROUGH PRIVATE SALE OF NOT EXCEEDING \$30,000,000 AGGREGATE PRINCIPAL AMOUNT HEALTHCARE FACILITIES REVENUE BONDS (SOUTH CAROLINA EPISCOPAL HOME AT STILL HOPES), PURSUANT TO THE PROVISIONS OF SECTION 41-43-110 OF SOUTH CAROLINA CODE ANNOTATED, TITLE 11, CHAPTER 43 (1976), AS AMENDED.

WHEREAS, the South Carolina Jobs-Economic Development Authority (the "*Authority*") has heretofore under and pursuant to the provisions of Section 41-43-110 of South Carolina Code Annotated, Title 41, Chapter 43 (1976), as amended (the "*Act*"), requested approval by the State Budget and Control Board of the issuance by the Authority pursuant to the Act of its Healthcare Facilities Revenue Bonds (South Carolina Episcopal Home at Still Hopes), in one or more series, in the aggregate principal amount of not exceeding \$30,000,000 (the "*Bonds*"), through private sale which the Authority has determined to be most advantageous; and

WHEREAS, the Authority represents to the State Budget and Control Board that the Bonds will be sold by the Authority through private sale acceptable to the Authority;

NOW, THEREFORE, BE IT RESOLVED, by the State Budget and Control Board of the State of South Carolina, as follows:

Section 1. It is hereby found, determined and declared by the Board that the Petition filed by the Authority contains all matters required by law and the rules of this Board to be set forth therein, and that in consequence thereof the jurisdiction of this Board has been properly invoked under and pursuant to Section 41-43-110 of the Act.

Section 2. In consequence of the foregoing, the proposal of the Authority to issue the Bonds, in one or more series, through private sale be and the same is hereby in all respects approved.

Section 3. This Resolution shall take effect immediately.



Summary of Refinancing Proposal for
SOUTH CAROLINA EPISCOPAL HOME AT STILL HOPES
 PRELIMINARY – SUBJECT TO CHANGE

November 8, 2013

Outstanding bonds proposed to be refinanced	South Carolina Jobs-Economic Development Authority, Residential Care Facilities First Mortgage Revenue Bonds (South Carolina Episcopal Home at Still Hopes Project), Series 2004.	
Average interest rate of bonds refinanced		6.22%
Projected average interest rate of refinancing bonds		3.50%
True interest cost of refinancing bonds		3.53%
Projected net present value savings (net of costs)		\$5,718,289
Projected net present value savings as a percentage of the bonds refinanced		24.7%
Estimated costs (costs as a percentage of refinancing bonds, costs as a percentage of refinancing savings)		0.67%, 3.51%
Underwriting		\$0
Legal fees – bond, disclosure and general counsel		\$85,000
Rating agency fees		\$0
Advisory fees		\$70,000
Bond trustee/registrar		\$0
Accounting and verification		\$0
Credit enhancement/bond insurance		\$0
Bank, appraisal, surveys, contingency, etc.		\$45,000
Total		\$200,000

Prepared by Tad Melton, Ziegler Investment Banking, Glen Allen, VA

Date November 7, 2013



A RESOLUTION APPROVING THE ISSUANCE BY THE SOUTH CAROLINA JOBS-ECONOMIC DEVELOPMENT AUTHORITY THROUGH PRIVATE SALE OF NOT EXCEEDING \$11,800,000 AGGREGATE PRINCIPAL AMOUNT EDUCATIONAL FACILITIES REVENUE BONDS (SOUTHERN WESLEYAN UNIVERSITY), PURSUANT TO THE PROVISIONS OF SECTION 41-43-110 OF SOUTH CAROLINA CODE ANNOTATED, TITLE 11, CHAPTER 43 (1976), AS AMENDED.

WHEREAS, the South Carolina Jobs-Economic Development Authority (the "*Authority*") has heretofore under and pursuant to the provisions of Section 41-43-110 of South Carolina Code Annotated, Title 41, Chapter 43 (1976), as amended (the "*Act*"), requested approval by the State Budget and Control Board of the issuance by the Authority pursuant to the Act of its Educational Facilities Revenue Bonds (Southern Wesleyan University), in one or more series, in the aggregate principal amount of not exceeding \$11,800,000 (the "*Bonds*"), through private sale which the Authority has determined to be most advantageous; and

WHEREAS, the Authority represents to the State Budget and Control Board that the Bonds will be sold by the Authority through private sale acceptable to the Authority;

NOW, THEREFORE, BE IT RESOLVED, by the State Budget and Control Board of the State of South Carolina, as follows:

Section 1. It is hereby found, determined and declared by the Board that the Petition filed by the Authority contains all matters required by law and the rules of this Board to be set forth therein, and that in consequence thereof the jurisdiction of this Board has been properly invoked under and pursuant to Section 41-43-110 of the Act.

Section 2. In consequence of the foregoing, the proposal of the Authority to issue the Bonds, in one or more series, through private sale be and the same is hereby in all respects approved.

Section 3. This Resolution shall take effect immediately.

g.

Summary of Refinancing Proposal for
SOUTHERN WESLEYAN UNIVERSITY
PRELIMINARY – SUBJECT TO CHANGE

November 7, 2013

Outstanding bonds proposed to be refinanced ¹	9,460,000.00 ¹
Average interest rate of bonds refinanced	5.35% ¹
Projected average interest rate of refinancing bonds	4.00% ¹
True interest cost of refinancing bonds	4.00% ¹
Projected net present value savings (net of costs)	700,362.43 ¹
Projected net present value savings as a percentage of the bonds refinanced	7.40% ¹

Estimated costs (costs as a percentage of refinancing bonds, costs as a percentage of refinancing savings)*	Costs as a % of refinancing bonds ¹	Costs as a % of refinancing savings ¹	Fees
Underwriting	0.00%	0.00%	\$0.00
Legal fees – bond, disclosure and general counsel	0.53%	5.54%	\$50,000
Rating agency fees	0.00%	0.00%	\$0.00
Advisory fees	0.69%	7.20%	\$65,000
Bond trustee/registrar	0.03%	0.28%	\$2,500
Accounting and verification	0.00%	0.00%	\$0.00
Credit enhancement/bond insurance	0.00%	0.00%	\$0.00
Publication, printing, contingencies and all other expenses	0.11%	1.11%	\$10,000
Total	1.35%	14.12%	\$127,500

¹Preliminary; Subject to Change

Prepared by Tyler Traudt, Davenport & Company LLC
11/7/2013

g.

A RESOLUTION APPROVING THE ISSUANCE BY THE SOUTH CAROLINA JOBS-ECONOMIC DEVELOPMENT AUTHORITY THROUGH PRIVATE SALE OF NOT EXCEEDING \$40,000,000 AGGREGATE PRINCIPAL AMOUNT ECONOMIC DEVELOPMENT REVENUE BONDS (THE SEFA GROUP, INC. PROJECT), PURSUANT TO THE PROVISIONS OF SECTION 41-43-110 OF SOUTH CAROLINA CODE ANNOTATED, TITLE 11, CHAPTER 43 (1976), AS AMENDED.

WHEREAS, the South Carolina Jobs-Economic Development Authority (the "**Authority**") has heretofore under and pursuant to the provisions of Section 41-43-110 of South Carolina Code Annotated, Title 41, Chapter 43 (1976), as amended (the "**Act**"), requested approval by the State Budget and Control Board of the issuance by the Authority pursuant to the Act of its Economic Development Revenue Bonds (The SEFA Group, Inc. Project), in the aggregate principal amount of not exceeding \$40,000,000 (the "**Bonds**"), through private sale which the Authority has determined to be most advantageous; and

WHEREAS, the Authority represents to the State Budget and Control Board that the Bonds will be sold by the Authority through a private placement acceptable to the Authority;

NOW, THEREFORE, BE IT RESOLVED, by the State Budget and Control Board of the State of South Carolina, as follows:

Section 1. It is hereby found, determined and declared by the Board that the Petition filed by the Authority contains all matters required by law and the rules of this Board to be set forth therein, and that in consequence thereof the jurisdiction of this Board has been properly invoked under and pursuant to Section 41-43-110 of the Act.

Section 2. In consequence of the foregoing, the proposal of the Authority to issue the Bonds through private sale be and the same is hereby in all respects approved.

Section 3. This Resolution shall take effect immediately.

ih.

AGENCY: Executive Director

SUBJECT: Economic Development (2013 Ceiling Allocations and Volume Cap Carryforward)

A. Ceiling Allocation Request-JEDA

The initial balance of the 2013 state ceiling allocation is \$448,753,685. In accord with Code Section 1-11-520, \$179,501,474 (40% of the total) was designated as the state pool and \$269,252,211 (60% of the total) was designated as the local pool. There is presently a state ceiling balance of \$448,753,685 remaining for 2013. Allocation requests for 2013 totaling \$76,000,000 have been received thus far.

The recommendation for allocations for this cycle total \$40,000,000. The following recommendation is for allocation from the state pool:

JEDA, The SEFA Group, Inc., (Georgetown County) \$40,000,000.

The SEFA Group, Inc., has requested the allocation be designated for carryforward for the next three calendar years. The project is a solid waste disposal facility project and is a qualifying project for designation of ceiling allocation as carryforward.

If the Board approves the recommended request, this will leave an unexpended state ceiling balance of \$408,753,685 (state pool - \$179,501,474 local pool - \$229,252,211) to be allocated later in the calendar year.

B. 2013 Volume Cap Carryforward-State Housing

In accord with S.C. Code of Laws Section 1-11-500, et seq., the South Carolina State Housing Finance and Development Authority has requested that any unallocated state ceiling balance remaining at the end of the calendar year be designated to the Authority as carryforward for use in subsequent years. The Board is asked to allocate any remaining 2013 state ceiling balance at year-end to the South Carolina State Housing Finance and Development Authority for use in the issuance of bonds to provide housing to the members of State Housing's "beneficiary classes" (i.e., mortgage revenue bonds/mortgage credit certificates, and qualified residential rental bonds) for carryforward for the next three calendar years.

AGENCY: Executive Director

SUBJECT: Economic Development (2013 Ceiling Allocations and Volume Cap Carryforward)

BOARD ACTION REQUESTED:

- A. In accord with Code Section 1-11-500 et seq. and upon the recommendation of the Department of Commerce, grant the following tentative ceiling allocations from the local pool and designate the amount as carryforward for the next three calendar years.

JEDA, The SEFA Group, Inc., (Georgetown County), \$40,000,000; and

- B. Authorize the allocation of any remaining 2013 state ceiling balance at year-end to the South Carolina State Housing Finance and Development Authority for use in the issuance of bonds to provide housing to the members of State Housing's "beneficiary classes" (i.e., mortgage revenue bonds/mortgage credit certificates, and qualified residential rental bonds) for carryforward for the next three calendar years and authorize the filing of a carryforward election with the Internal Revenue Service.

ATTACHMENTS:

2013 Ceiling Allocation Requests; Young 11/18/13 memorandum; State Housing Petition; Code Section 1-11-500 et seq.

Eastern 11/19/13 letter w
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2013 Ceiling Allocation Requests

	Reed	Issuing Authority	Project	Request	Cumulative	Bond Counsel	Request Alloc	St.Law	Location	NOTES
1	02/13/12	JEDA	LowCounty Biotech, LLC	6,000,000	6,000,000	E. Tyler Smith	x	x	Jasper County	
2	05/23/13	SEAA	Student Loans	30,000,000	36,000,000	Ron Foley	x			
3	11/12/13	JEDA	The SEFA Group, Inc.	40,000,000	76,000,000	Edward Klumbers	x	x	Georgetown County	

2013 South Carolina State Ceiling
Balance remaining as of June 18, 2013, if ceiling allocation granted

State Pool (40%)										
Total State Pool (40%)			179,501,474							
Local Pool (60%)			269,252,211							
Total Local Pool (60%)			269,252,211							
Certified State Ceiling 2012			448,753,685							
Date Allocated	Governmental Unit	Name of Project	Pool Total	Amount Allocated	Balance Available	Certified for Issue	Issue Date	Attorney		
01/02/13	STATE POOL		179,501,474							
06/18/13	SEAA	Student Loan Revenue Bonds		0			expired	Foley		
TOTAL, STATE POOL			179,501,474	0	179,501,474	0				
01/02/13	LOCAL POOL		269,252,211							
03/05/13	JEDA	LowCountry BioMass, LLC		0			expired	Smith		
12/10/13	JEDA	The SEFA Group, Inc. (carryforward)		40,000,000				Kuellers		
TOTAL, LOCAL POOL			269,252,211	40,000,000	229,252,211	0				
GRAND TOTAL			448,753,685	40,000,000	408,753,685	0				

2013 South Carolina State Ceiling Allocations

Summary, CY 2013

2013 State Ceiling	448,753,685
Initial Allocations	76,000,000
Expired/Relinquished	36,000,000
Actual Allocations	40,000,000
Certified for Issue	0
Carried Forward	0

Balance Available:	408,753,685
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Issuer	Name of Project	Allocation Amount	Expired/ Relinquished	Certified for Issue	Issue Date	Attorney
Allocation: 3/5/13						
JEDA	LowCounty BioMass, LLC	6,000,000	6,000,000	0	expired	Smith
Allocation: 6/18/13						
SEAA	Student Loan Revenue Bonds	30,000,000	30,000,000	0	expired	Foley
Allocation: 12/10/13						
JEDA	The SEFA Group, Inc.	40,000,000				Kluiters



Nikki R. Haley
Governor

SOUTH CAROLINA
DEPARTMENT OF COMMERCE

Robert M. Hitt III
Secretary

MEMORANDUM

To: Delbert Singleton

From: Daniel Young *ADY*

Date: November 18, 23013

Re: Ceiling Allocation

Upon the request of the Budget & Control Board, the South Carolina Department of Commerce evaluates allocation requests that pertain to economic development.

After reviewing the information provided by the law firm Haynesworth Sinkler Boyd, P.A., Commerce recommends approval of Economic Development bonds at the October 30, 2012, Budget & Control Board meeting for The SEFA Group, Inc. in Georgetown County. The company is creating 20 new jobs and investing approximately \$40 million that will recycle fly ash.

Name	Amount	Score	County
The SEFA Group	\$40,000,000	1	Georgetown County

Please let me know if you have any questions.

Thank you.



South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Blvd., Columbia, South Carolina 29210
Telephone: (803) 896-9001 TTY: (803) 896-8831
www.schousing.com

Christopher N. Union
Chairman

Valarie M. Williams
Executive Director

Writer's Direct Numbers
(803) 896-8771
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E-mail: Tracey.Easton@schousing.com

November 19, 2013

Delbert H. Singleton, Jr., Esquire
Secretary
State Budget and Control Board
612 Wade Hampton Office Building
Columbia, South Carolina 29201

Re: Request for Carryforward Allocation of 2013 Private Activity Bond Ceiling

Dear Delbert:

The Authority's Board met this morning and adopted the resolution permitting me to submit the enclosed executed documents to you. Enclosed please find an original and three copies of an executed petition requesting an allocation of the remaining 2013 Private Activity Bond Ceiling for the State of South Carolina, an original and three copies of the executed South Carolina State Housing Finance and Development Authority's Board of Commissioner's Resolution and a second copy of the memorandum explaining the Authority's need for bond ceiling.

I would greatly appreciate if this matter could be placed on the agenda for the Budget and Control Board's meeting in December.

Thank you for your assistance.

Very truly yours,

A handwritten signature in blue ink that reads "Tracey C. Easton".

Tracey C. Easton
General Counsel

A RESOLUTION

AUTHORIZING A PETITION TO THE STATE BUDGET AND CONTROL BOARD OF SOUTH CAROLINA REQUESTING CARRYFORWARD ALLOCATION OF THE REMAINING PORTION OF THE STATE CEILING ESTABLISHED BY THE TAX REFORM ACT OF 1986.

WHEREAS, the South Carolina State Housing Finance and Development Authority (the "**Authority**") is authorized and empowered by Title 31, Chapter 13, Code of Laws of South Carolina 1976, as amended (the "**Act**") to issue bonds, the principal proceeds of which will be used to provide sanitary and safe residential housing for persons and families of low income and of moderate to low income (collectively, the "**beneficiary classes**") at prices which such persons can afford; and

WHEREAS, the Authority is an "issuing authority," as such term is used in Act No. 117 of the Acts and Joint Resolutions of the General Assembly of the State of South Carolina 1987 establishing a plan for the allocation of the State of South Carolina's volume limitation with respect to private activity bonds (as defined in Section 141 of the Internal Revenue Code of 1986) imposed by the Tax Reform Act of 1986; and

WHEREAS, the Authority has, pursuant to the Act, previously issued multiple series of its revenue bonds and mortgage credit certificates and has used the proceeds thereof to provide money for the financing of housing to be occupied by members of the beneficiary classes; and

WHEREAS, in light of additional demand for housing that is affordable to members of the beneficiary classes, the Authority has formulated a plan for the issuance of its bonds or mortgage credit certificates in one or more series pursuant to the Act, such plan being conditioned, *inter alia*, upon the granting by the State Budget and Control Board of South Carolina (the "**State Board**") of an allocation of the State Ceiling established by the Tax Reform Act of 1986 (the "**State Ceiling**") relating to the issuance of private activity bonds; and

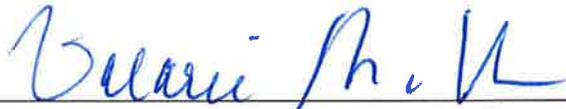
WHEREAS, the Authority proposes to make provision for one or more additional series of bonds or mortgage credit certificates which will be new issues (collectively, the "**New Issues**") and may require an allocation of the State Ceiling; and

NOW, THEREFORE, BE IT RESOLVED BY THE SOUTH CAROLINA STATE HOUSING FINANCE AND DEVELOPMENT AUTHORITY IN MEETING DULY ASSEMBLED: that the Executive Director, General Counsel, or either of them, is authorized to submit to the State Budget and Control Board a Petition requesting that the unused portion of the 2013 State Ceiling be allocated on a carryforward basis to the New Issues proposed to be issued by the Authority.

**STATE OF SOUTH CAROLINA
COUNTY OF LEXINGTON**

I, the undersigned Assistant Secretary of the South Carolina State Housing Finance and Development Authority (the "**Authority**"), **DO HEREBY CERTIFY** that the foregoing is a true, correct, and verbatim copy of a Resolution duly adopted by the Authority at a duly called meeting held on November 19, 2013.

WITNESS MY HAND this 19th day of November, 2013.



Secretary, South Carolina State Housing Finance and
Development Authority



South Carolina State Housing Finance and Development Authority
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Telephone: (803) 896-9001 TTY: (803) 896-8831
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Christopher N. Union
Chairman

Valarie M. Williams
Executive Director

Writer's Direct Numbers
803-896-8771
803-551-4878
Email: tracey.easton@schousing.com

MEMORANDUM

To: Delbert E. Singleton, Jr.
Secretary, State Budget and Control Board

From: Tracey C. Easton
General Counsel, State Housing Finance & Development Authority

Re: Request for Carryforward Allocation of 2013 Private Activity Bond Ceiling

Date: November 8, 2012

The purpose of this Memorandum is to provide support for the Authority's request that the State Budget and Control Board grant it a carryforward allocation of that portion of the State's 2013 Private Activity Bond Ceiling ("Bond Ceiling") that remains unallocated at the end of the calendar year. Bond Ceiling must either be allocated to private activity bonds issued during the calendar year for which it was received from the federal government or allocated at the end of such year on a carryforward basis to support the issuance of bonds within the next three years. At the end of a calendar year, unused Bond Ceiling that is not the subject of a carryforward allocation is lost to the State and cannot thereafter be retrieved. In the past the Authority has utilized Bond Ceiling that would otherwise have been lost.

The program through which the Authority provides financing for the development of affordable low-income housing by private-sector developers and the program through which it provides home ownership opportunities to low-to-moderate income families are financed by the issuance of private activity bonds that require the allocation of Bond Ceiling. The Authority has also begun issuing mortgage credit certificates which can help make home ownership more affordable for qualified borrowers. By requesting a carryforward allocation of unused 2013 Bond Ceiling, it is the intent of the Authority to assist the State of South Carolina by preserving the ability to use the unused 2013 Bond Ceiling for an additional three years. The Authority normally intends that by requesting a carryforward allocation of unused Bond Ceiling that it would lessen the demand for the following year's Bond Ceiling, however, the current climate is not showing a demand for Bond Ceiling.

Of the 2010 Carryforward Bond Ceiling, the Authority dedicated \$100,000,000 for multifamily use and \$277,011,780 for single family use. The Authority expended \$5,250,000 of the multifamily amount, however the remainder remains unexpended. Of the 2010 Carryforward Bond Ceiling for single family, the entire amount remains unexpended. Of the 2011 Carryforward Bond Ceiling, the Authority dedicated \$100,000,000 for multifamily use and \$256,159,580 for single family use. The entire 2011 Carryforward Bond Ceiling remains unexpended. Of the 2012 Carryforward Bond Ceiling, the Authority dedicated \$250,000,000 for multifamily use and \$148,826,850 for single family use. The entire 2012 Carryforward Bond Ceiling remains unexpended.

The Authority is seeing very little movement in multifamily inquiries and currently has three deals in process. The Authority is researching other manners of utilizing bond authority including the issuance of mortgage credit certificates with the single family Carryforward Bond Ceiling and is always exploring the next bond financing for the single family home ownership program. Unless a carryforward allocation is made, the remaining 2013 allocation will expire as of December 31, 2013 and be lost to the State of South Carolina. Due to the current economic climate, the Authority's bond issuances have slowed, however, an allocation to the Authority would at least preserve the remaining 2013 allocation for the State for another three years.

STATE OF SOUTH CAROLINA

COUNTY OF LEXINGTON

TO THE STATE BUDGET AND CONTROL)
BOARD OF SOUTH CAROLINA)

P E T I T I O N

This Petition of the South Carolina State Housing Finance and Development Authority (the "Authority") respectfully shows:

1. The Authority is an "issuing authority," as such term is used in Act No. 117 of the Acts and Joint Resolutions of the General Assembly of the State of South Carolina of 1987 (the "Allocation Act") establishing a plan for the allocation of the State of South Carolina's volume limitation with respect to private activity bonds (as defined in Section 141 of the Internal Revenue Code of 1986) imposed by the Tax Reform Act of 1986.

2. The Allocation Act authorizes the Authority to submit its request to the State Budget and Control Board of South Carolina (the "State Board") that a portion of the State Ceiling established by the Tax Reform Act (the "State Ceiling") be allocated to bonds proposed to be issued by the Authority.

3. The Authority is informed and believes that a portion of the 2013 State Ceiling has not yet been allocated and will, unless allocated on a carryforward basis, be lost to the State at the end of the current calendar year.

4. Based upon the need which it has found to exist, the Authority has determined it may issue one or more series of its revenue bonds or mortgage credit certificates pursuant to the authorizations granted to it under Title 31, Chapter 13, Code of Laws of South Carolina, 1976, as amended, which will be new issues and which will require allocations of the State Ceiling.

5. In order to preserve the unallocated portion of the State's 2013 Private Activity Bond Ceiling, and in order further to lessen the demand for the State's 2014 Private Activity Bond Ceiling, the Authority respectfully requests that it be allocated on a carryforward basis, such of the State's 2013 Private Activity Bond Ceiling as shall remain unallocated at the end of 2013, such ceiling to be apportioned between the issuance of Mortgage Revenue Bonds/Mortgage Credit Certificates and Qualified Residential Rental Bonds in such amounts as shall be requested by the Authority prior to the filing by the State Board of its IRS Form 8328, "Carryforward Election of Unused Private Activity Bond Volume Cap".

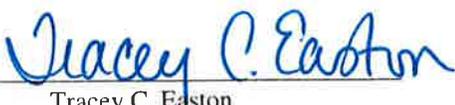
6. This Petition constitutes an "authorized request," within the meaning of Section 4 of the Allocation Act.

Upon the basis of the foregoing, the Authority respectfully prays:

That the State Board accept the filing of the Petition presented herewith, that it allocate to the Authority on a carryforward basis, such of the State's 2013 Private Activity Bond Ceiling as shall remain unallocated at the end of 2013, such ceiling to be apportioned between the issuance of Mortgage Revenue Bonds/Mortgage Credit Certificates and Qualified Residential Rental Bonds in such amounts as shall be requested by the Authority prior to such allocation.

November 19, 2013.

Respectfully submitted,
SOUTH CAROLINA STATE HOUSING
FINANCE AND DEVELOPMENT
AUTHORITY

By: 
Tracey C. Easton
General Counsel

A RESOLUTION

AUTHORIZING A PETITION TO THE STATE BUDGET AND CONTROL BOARD OF SOUTH CAROLINA REQUESTING CARRYFORWARD ALLOCATION OF THE REMAINING PORTION OF THE STATE CEILING ESTABLISHED BY THE TAX REFORM ACT OF 1986.

WHEREAS, the South Carolina State Housing Finance and Development Authority (the "**Authority**") is authorized and empowered by Title 31, Chapter 13, Code of Laws of South Carolina 1976, as amended (the "**Act**") to issue bonds, the principal proceeds of which will be used to provide sanitary and safe residential housing for persons and families of low income and of moderate to low income (collectively, the "**beneficiary classes**") at prices which such persons can afford; and

WHEREAS, the Authority is an "issuing authority," as such term is used in Act No. 117 of the Acts and Joint Resolutions of the General Assembly of the State of South Carolina 1987 establishing a plan for the allocation of the State of South Carolina's volume limitation with respect to private activity bonds (as defined in Section 141 of the Internal Revenue Code of 1986) imposed by the Tax Reform Act of 1986; and

WHEREAS, the Authority has, pursuant to the Act, previously issued multiple series of its revenue bonds and mortgage credit certificates and has used the proceeds thereof to provide money for the financing of housing to be occupied by members of the beneficiary classes; and

WHEREAS, in light of additional demand for housing that is affordable to members of the beneficiary classes, the Authority has formulated a plan for the issuance of its bonds or mortgage credit certificates in one or more series pursuant to the Act, such plan being conditioned, *inter alia*, upon the granting by the State Budget and Control Board of South Carolina (the "**State Board**") of an allocation of the State Ceiling established by the Tax Reform Act of 1986 (the "**State Ceiling**") relating to the issuance of private activity bonds; and

WHEREAS, the Authority proposes to make provision for one or more additional series of bonds or mortgage credit certificates which will be new issues (collectively, the "**New Issues**") and may require an allocation of the State Ceiling; and

NOW, THEREFORE, BE IT RESOLVED BY THE SOUTH CAROLINA STATE HOUSING FINANCE AND DEVELOPMENT AUTHORITY IN MEETING DULY ASSEMBLED: that the Executive Director, General Counsel, or either of them, is authorized to submit to the State Budget and Control Board a Petition requesting that the unused portion of the 2013 State Ceiling be allocated on a carryforward basis to the New Issues proposed to be issued by the Authority.

ARTICLE 3.

ALLOCATION OF STATE CEILING ON ISSUANCE OF PRIVATE ACTIVITY BONDS

SECTION 1-11-500. Calculation and certification of state ceiling.

The state ceiling on the issuance of private activity bonds as defined in Section 146 of the Internal Revenue Code of 1986 (the Code) established in the act must be certified annually by the Budget and Control Board secretary based upon the provisions of the act. The board secretary shall make this certification as soon as practicable after the estimates of the population of the State of South Carolina to be used in the calculation are published by the United States Bureau of the Census but in no event later than February first of each calendar year.

SECTION 1-11-510. Allocation of bond limit amounts.

(A) The private activity bond limit for all issuing authorities must be allocated by the board in response to authorized requests as described in Section 1-11-530 by the issuing authorities.

(B) The aggregate private activity bond limit amount for all South Carolina issuing authorities is allocated initially to the State for further allocation within the limits prescribed herein.

(C) Except as is provided in Section 1-11-540, all allocations must be made by the board on a first-come, first-served basis, to be determined by the date and time sequence in which complete authorized requests are received by the board secretary.

SECTION 1-11-520. Private activity bond limits and pools.

(A) The private activity bond limit for all state government issuing authorities now or hereafter authorized to issue private activity bonds as defined in the act, to be known as the "state government pool", is forty percent of the state ceiling less any amount shifted to the local pool as described in subsection (B) of this section or plus any amount shifted from that pool.

(B) The private activity bond limit for all issuing authorities other than state government agencies, to be known as the "local pool", is sixty percent of the state ceiling plus any amount shifted from the state government pool or less any amount shifted to that pool.

(C) The board, with review and comment by the Joint Bond Review Committee, may shift unallocated amounts from one pool to the other at any time.

SECTION 1-11-530. Authorized requests for allocation of bond limit amounts.

(A) For private activity bonds proposed for issue by other than state government issuing authorities, an authorized request is a request included in a petition to the board that a specific amount of the state ceiling be allocated to the bonds for which the petition is filed. The petition must be accompanied by a copy of the Inducement Contract, Inducement Resolution, or other comparable preliminary approval entered into or adopted by the issuing authority, if any, relating to the bonds. The board shall forward promptly to the committee a copy of each petition received.

(B) For private activity bonds proposed for issue by any state government issuing authority, an authorized request is a request included in a petition to the board that a specific amount of the state ceiling be allocated to the bonds for which the petition is filed. The petition must be accompanied by a bond resolution or comparable action by the issuing authority authorizing the issuance of the bonds. The board shall forward promptly to the committee a copy of each petition received.

(C) Each authorized request must demonstrate that the allocation amount requested constitutes all of the private activity bond financing contemplated at the time for the project and any other facilities located at or used as a part of an integrated operation with the project.

SECTION 1-11-540. Limitations on allocations.

(A) The board, with review and comment by the committee, may disapprove, reduce, or defer any authorized request. If it becomes necessary to exercise this authority, the board and the committee shall take into account the public interest in promoting economic growth and job creation.

(B) Authorized requests for state ceiling allocations of more than ten million dollars for a single project are deferred until after July first unless the board, after review and comment by the committee, determines in any particular instance that the positive impact upon the State of approving an allocation of an amount greater than ten million dollars is of such significance that approval of the allocation is warranted.

SECTION 1-11-550. Certificates by issuing authority and by board.

(A) An allocation of the state ceiling approved by the board is made formal initially by a certificate which allocates tentatively a specific amount of the state ceiling to the bonds for which the allocation is requested. This tentative allocation certificate must specify the state ceiling amount allocated, the issuing authority and the project involved, and the time period during which the tentative allocation is valid. This certificate must remind the issuing authority that the tentative allocation is made final after the issuing authority chairman or other duly authorized official or agent of the issuing authority, before the issue is made, certifies the issue amount and the projected date of issue, as is required by subsection (B) of this section. It also may include other information considered relevant by the board secretary.

(B) The chairman or other authorized official or agent of an issuing authority issuing any private activity bond for which a portion of the state ceiling has been allocated tentatively shall execute and deliver to the board secretary an issue amount certificate setting forth the exact amount of bonds to be issued and the projected bond issue date which date must not be more than ten business days after the date of the issue amount certificate and it must be before the state ceiling allocation involved expires. The issue amount certificate may be an executed copy of the appropriate completed Internal Revenue Service form to be submitted to the Internal Revenue Service on the issue or it may be in the form of a letter which certifies the exact amount of bonds to be issued and the projected date of the issue.

(C) In response to the issuing authority's issue amount certificate required by subsection (B) of this section, the board secretary is authorized to issue and, as may be necessary, to revise a certificate making final the ceiling allocation approved previously by the board on a tentative basis, if the secretary determines that:

- (1) the issuing authority's issue amount certificate specifies an amount not in excess of the approved tentative ceiling allocation amount;
- (2) the issue amount certificate was received prior to the issue date projected and that the certificate is dated not more than ten days prior to the issue date projected;
- (3) the issue date projected is within the time period approved previously for the tentative ceiling allocation; and
- (4) the bonds when issued and combined with the total amount of bonds requiring a ceiling allocation included in issue amount certificates submitted previously to the board by issuing authorities do not exceed the state ceiling for the calendar year. Except under extraordinary circumstances, the board secretary shall issue this certificate within two business days following the date the issue amount certificate is received.

(D) In accordance with Section 149(e)(2)(F) of the Code, the secretary of the Budget and Control Board is designated as the state official responsible for certifying, if applicable, that certain bonds meet the requirements of Section 146 of the Code relating to the volume cap on private activity bonds.

(E) Any tentative or final state ceiling allocation granted by the board before the effective date of this act remains valid as an allocation of a portion of the volume cap for South Carolina provided under Section 146 of the Code. The allocations expire in accordance with the regulations under which they were granted or extended and their validity may be extended or reinstated in accordance with the provisions of Sections 1-11-500 through 1-11-570.

SECTION 1-11-560. Time limits on allocations.

(A) Any state ceiling allocation approved by the board is valid only for the calendar year in which it is approved, unless eligible and approved for carry-forward election or unless specified differently in the board certificates required by Section 1-11-550.

(B) Unless eligible and approved for carry-forward election or unless specified differently in board certificates required by Section 1-11-550, each state ceiling allocation expires automatically if the bonds for which the allocation is made are not issued within ninety consecutive calendar days from the date the allocation is approved by the board.

(C) In response to a written request by the chairman or other duly authorized official or agent of an issuing authority, the board, acting during the period an approved allocation is valid, may extend the period in which an allocation is valid in a single calendar year by thirty-one consecutive calendar days to a total of not more than one hundred twenty-one consecutive calendar days.

(D) In response to a written request by the chairman or other authorized official or agent of an issuing authority, the board may reinstate for a period of not more than thirty-one consecutive calendar days in any one calendar year part or all of an allocation approved but not extended previously in accordance with subsection (C) of this section in that same calendar year which has expired. The reinstatement request must certify that the authorized request submitted previously is still true and correct or a new authorized request must be submitted.

(E) A tentative ceiling allocation is canceled automatically if the chairman or other authorized official or agent of the issuing authority involved fails to deliver the issue amount certificate required by Section 1-11-550 to the board secretary before the bonds for which the allocation is made are issued.

(F) The chairman or other authorized official or agent of an issuing authority shall advise the board secretary in writing as soon as is practicable after a decision is made not to issue bonds for which a portion of the state ceiling has been allocated. All notices of relinquishment of ceiling allocations must be entered promptly in the board's records by the board secretary.

(G) Ceiling allocations which are eligible and approved for carry-forward election are not subject to the validity limits of this section. The board shall join with the issuing authorities involved in carry-forward election statements to meet the requirements of the Internal Revenue Service.

AGENCY: Executive Director

SUBJECT: Qualified Public Educational Facilities (2013 Volume Cap Carryforward)

Internal Revenue Code Section 26 U.S.C. Section 142(k) for qualified public educational facilities and Section 142(a)(13) were added by Section 422(a) and (b) of P.L. 107-16 in 2001. Section 142(k) provides a separate and independent volume cap for qualified public educational facilities to be used for the issuance of bonds for public educational facilities. These bonds are not subject to the general volume limitation under Code Section 146 but are subject to a separate volume limitation set forth in Code Section 142(k). No regulations for this provision have been promulgated.

The volume cap for qualified public educational facilities is governed by Section 142(k)5. That Section provides, in part, the following:

(B) Allocation rules.

....

(ii) Rules for carryforward of unused limitation. A State may elect to carry forward an unused limitation for any calendar year for 3 calendar years following the calendar year in which the unused limitation arose under rules similar to the rules of section 146(f), except that the only purpose for which the carryforward may be elected is the issuance of exempt facility bonds described in subsection (a)(13).

The volume cap for calendar year 2013 was \$47,237,230 and has been unused. The Board is asked to elect to carryforward the entire volume cap for 2012 to be used for the issuance of bonds for qualified public educational facilities as described in Section 142(a)(13) and authorize the filing of a carryforward election with the Internal Revenue Service in connection with such allocation. Pursuant to Section 142(k)(5)(B)(ii) the carryforward will be valid for the next three calendar years.

BOARD ACTION REQUESTED:

Approve the carryforward of the unused volume cap allocation for qualified public educational facilities for calendar year 2013 to be used for the issuance of bonds of such bonds and authorize the filing of a carryforward election with the Internal Revenue Service in connection with such allocation to be valid for the next three calendar years.

ATTACHMENTS:

Internal Revenue Code 26 U.S.C. Section 142; Certification of 2013 State Ceiling for Qualified Public Educational Facilities Bonds

(not later than 6 months after the close of such period) to redeem bonds which are part of such issue.

(j) Environmental enhancements of hydro-electric generating facilities.

(1) **In general.** For purposes of subsection (a)(12), the term "environmental enhancements of hydroelectric generating facilities" means property—

(A) the use of which is related to a federally licensed hydroelectric generating facility owned and operated by a governmental unit, and

(B) which—

(i) protects or promotes fisheries or other wildlife resources, including any fish by-pass facility, fish hatchery, or fisheries enhancement facility, or

(ii) is a recreational facility or other improvement required by the terms and conditions of any Federal licensing permit for the operation of such generating facility.

(2) **Use of proceeds.** A bond issued as part of an issue described in subsection (a)(12) shall not be considered an exempt facility bond unless at least 80 percent of the net proceeds of the issue of which it is a part are used to finance property described in paragraph (1)(B)(i).

(k) Qualified public educational facilities.

(1) **In general.** For purposes of subsection (a)(13), the term "qualified public educational facility" means any school facility which is—

(A) part of a public elementary school or a public secondary school; and

(B) owned by a private, for-profit corporation pursuant to a public-private partnership agreement with a State or local educational agency described in paragraph (2).

(2) **Public-private partnership agreement described.** A public-private partnership agreement is described in this paragraph if it is an agreement—

(A) under which the corporation agrees—

(i) to do 1 or more of the following: construct, rehabilitate, refurbish, or equip a school facility, and

(ii) at the end of the term of the agreement, to transfer the school facility to such agency for no additional consideration, and

(B) the term of which does not exceed the term of the issue to be used to provide the school facility.

INTERNAL REVENUE CODE—26 U.S.C. § 142

(3) **School facility.** For purposes of this subsection, the term "school facility" means—

(A) any school building,

(B) any functionally related and subordinate facility and land with respect to such building, including any stadium or other facility primarily used for school events, and

(C) any property, to which section 168 applies (or would apply but for section 179), for use in a facility described in subparagraph (A) or (B).

(4) **Public schools.** For purposes of this subsection, the terms "elementary school" and "secondary school" have the meanings given such terms by section 14101 of the Elementary and Secondary Education Act of 1965 (20 U.S.C. 8801), as in effect on the date of the enactment of this subsection.

(5) **Annual aggregate face amount of tax-exempt financing.**

(A) **In general.** An issue shall not be treated as an issue described in subsection (a)(13) if the aggregate face amount of bonds issued by the State pursuant thereto (when added to the aggregate face amount of bonds previously so issued during the calendar year) exceeds an amount equal to the greater of—

(i) \$10 multiplied by the State population, or

(ii) \$5,000,000.

(B) **Allocation rules.**

(i) **In general.** Except as otherwise provided in this subparagraph, the State may allocate the amount described in subparagraph (A) for any calendar year in such manner as the State determines appropriate.

(ii) **Rules for carryforward of unused limitation.** A State may elect to carry forward an unused limitation for any calendar year for 3 calendar years following the calendar year in which the unused limitation arose under rules similar to the rules of section 146(f), except that the only purpose for which the carryforward may be elected is the issuance of exempt facility bonds described in subsection (a)(13).

[Last amended by P.L. 107-16]

[2]—Statutory History

2001—P.L. 107-16 (Economic Growth and Tax Relief Reconciliation Act of 2001)

NIKKI HALEY, CHAIR
GOVERNOR

CURTIS M. LOFTIS, JR.
STATE TREASURER

RICHARD ECKSTROM, CPA
COMPTROLLER GENERAL



SC BUDGET AND CONTROL BOARD

Office of the Executive Director

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HUGH K. LEATHERMAN, SR.
CHAIRMAN, SENATE FINANCE COMMITTEE

W. BRIAN WHITE
CHAIRMAN, HOUSE WAYS AND MEANS
COMMITTEE

January 2, 2013

**CERTIFICATION OF
2013 STATE CEILING ON ISSUANCE OF QUALIFIED PUBLIC EDUCATIONAL FACILITIES
BONDS ESTABLISHED IN THE ECONOMIC GROWTH AND TAX RELIEF RECONCILIATION
ACT OF 2001**

In accord with Code Section 142(k) of the Economic Growth and Tax Relief Reconciliation Act of 2001, I have determined that the most recent census estimate of the resident population of the State of South Carolina published by the Bureau of the Census before the beginning of 2013 is 4,723,723.

That population estimate is included in Census Bureau release CB12-250 dated December 20, 2012.

On that basis, I have calculated and I certify the 2013 state ceiling on the issuance of qualified public educational bonds for the State of South Carolina, as established in Economic Growth and Tax Relief Reconciliation Act of 2001, to be \$47,237,230.

Delbert H. Singleton, Jr.
Secretary to the Board