

CITY OF CAYCE

MAYOR
ELISE PARTIN

MAYOR PRO-TEM
JAMES E. JENKINS

COUNCIL MEMBERS
TARA S. ALMOND
PHIL CARTER
EVA CORLEY

CITY MANAGER
REBECCA VANCE

ASSISTANT CITY MANAGER
SHAUN M. GREENWOOD

**City of Cayce
Public Hearing and Special Council Meeting
Wednesday, February 22, 2017
5:00 p.m. – Council Chambers - 1800 12th Street
www.cityofcayce-sc.gov**

PUBLIC HEARING – NOTICE OF PUBLIC HEARING TO CONSIDER ENACTMENT OF PROPOSED AMENDMENTS TO THE REDEVELOPMENT PLAN OF THE CITY OF CAYCE DATED AUGUST 4, 1998, AS AMENDED ON AUGUST 3, 2010 WHICH ESTABLISHED THE CITY'S TAX INCREMENT FINANCING DISTRICT

- I. Opening Statement
- II. Public Testimony
- III. Close Hearing

REGULAR COUNCIL MEETING

- I. **Call to Order**
 - A. Invocation and Pledge of Allegiance
- II. **Public Comment Regarding Items on the Agenda**
- III. **Presentations**
 - A. Presentation of the Comprehensive Plan Annual Review
- IV. **Ordinances**
 - A. Discussion and Approval of Ordinance 2017-01 to Provide for the Approval of Certain Amendments to the Redevelopment Plan, As Amended, of the City of Cayce, South Carolina, and Other Matters Related Thereto – Second Reading
- V. **Other**
 - A. Discussion and Approval of Hospitality Tax Fund Request – City Re-Branding Campaign
 - B. Discussion and Approval of Hospitality Tax Fund Request – Spring Unveiling Event

VI. Committee Matters

- A. Appointments and Reappointments
Beautification Foundation – One (1) Position
Consolidated Board of Appeals – One (1) Position

VII. Council Comments

VIII. Executive Session

- A. Receipt of legal advice relating to claims and potential claims by and against the City and other matters covered by the attorney-client privilege
- B. Discussion of negotiations incident to proposed contractual arrangement concerning a possible economic development project and discussion of matters relating to proposed location and provision of services encouraging location of business in the City
- C. Discussion of negotiations incident to contractual arrangements for repairs in Riverwalk Phase II
- D. Discussion of negotiations incident to proposed contractual arrangements relating to the City's Tax Increment Finance District

IX. Reconvene

X. Possible actions by Council in follow up to Executive Session

XI. Adjourn

SPECIAL NOTE: Upon request, the City of Cayce will provide this document in whatever form necessary for the physically challenged or impaired.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the City Council of the City of Cayce (the "**City Council**"), the governing body of the City of Cayce, South Carolina (the "**City**"), at City Hall, located at 1800 12th Street, Cayce, South Carolina 29171, at 5:00 p.m. on February 22, 2017. At the public hearing, all taxpayers and residents of the City and any and all other interested persons will be given an opportunity to be heard.

The purpose of the public hearing is to consider enactment of proposed amendments to the Redevelopment Plan of the City of Cayce originally dated August 4, 1998, as amended on August 3, 2010 (as amended, the "**Redevelopment Plan**"), which established the City's Tax Increment Financing District (the "**Redevelopment Area**").

Subsequent to the public hearing, the City Council will consider enactment of an ordinance (the "**Proposed Ordinance**") approving the amendments to the Redevelopment Plan (the "**2017 Amendments**") and together with the Redevelopment Plan, the "**Amended Redevelopment Plan**"). Terms used herein and not otherwise defined shall have the meanings ascribed thereto in the Proposed Ordinance.

After the enactment of the Redevelopment Plan and the establishment of the Redevelopment Area, the City issued its \$5,000,000 Tax Increment Revenue Bond, Series 2002 (the "**2002 Bond**"), the proceeds of which were used to finance Redevelopment Projects, which are projects authorized and approved under the terms of the Redevelopment Plan. The 2002 Bond, which is scheduled to mature on October 24, 2017, is the only obligation currently secured by and payable from the TIF Revenues.

The boundaries of the Redevelopment Area and the properties located therein are not amended or modified by the provisions of the 2017 Amendments. A map outlining the boundaries of the Redevelopment Area is available for viewing in the offices of the City Clerk at City Hall, located at 1800 12th Street, Cayce, South Carolina 29171, during normal business hours.

The 2017 Amendments create a limited number of changes to the Redevelopment Plan. Particularly, the 2017 Amendments modify, amend and extend the Redevelopment Plan to accommodate new projects and/or changes in the original Redevelopment Projects, as well as changes in the amounts allocated to the Redevelopment Projects and the maturity of obligations secured in whole or in part by TIF Revenues (the "**Bonds**").

The 2017 Amendments extend the duration of the Redevelopment Plan to the earlier of October 24, 2047 or the date the Bonds issued in connection herewith (issued in one or more Series), including any bonds issued to refund or redeem the 2002 Bond or any other Bonds, are paid in full. Under the 2017 Amendments, all the Bonds are anticipated to mature no later than 30 years from their date of issuance, and in no event shall final maturity of the Bonds occur after October 24, 2047. Current estimates of the costs of the Redevelopment Projects (as specified in the Amended Redevelopment Plan), including those projects funded with the proceeds of the 2002 Bond are expected to be approximately \$25 million in the aggregate. Such amount represents an

increase over the total estimated cost of public development activities recited in the original Redevelopment Plan.

Additional projects authorized by the Amended Redevelopment Plan include the following (the “***Additional Redevelopment Projects***”): (a) the development and construction of an Interpretative Center, which may or may not be located within the boundaries of the Redevelopment Area; (b) the development and construction of a new public safety facility, which may or may not be located within the boundaries of the Redevelopment Area; (c) the demolition and redevelopment of certain parcels along Knox Abbott Drive; (d) electric utility improvements within the Redevelopment Area (to the extent the projects are publicly-owned); and (e) curb, gutter, traffic-calming and street-scaping projects, which may or may not be located within the boundaries of the Redevelopment Area (the Additional Redevelopment Projects together with the Redevelopment Projects recited in the Redevelopment Plan, the “***Redevelopment Projects***”).

The City anticipates that new private and public investment, contingent on the extension of the Redevelopment Plan will occur. Upon the implementation of the Amended Redevelopment Plan, the City expects to finance a portion the Redevelopment Projects. The City expects to use proceeds from the issuance of Bonds, excess TIF Revenues and funds from certain other sources summarized in the Amended Redevelopment Plan to fund the costs of Redevelopment Projects.

Persons interested in the Redevelopment Plan and the 2017 Amendments are encouraged to attend the public hearing. Copies of the Proposed Ordinance and the Amended Redevelopment Plan, including the map described in the paragraph above, are available for review at the offices of the City Clerk, 1800 12th Street, Cayce, South Carolina 29171, Cayce, South Carolina, during normal business hours.

ITEM IV. A.

AN ORDINANCE TO PROVIDE FOR THE APPROVAL OF CERTAIN AMENDMENTS TO THE REDEVELOPMENT PLAN, AS AMENDED, OF THE CITY OF CAYCE, SOUTH CAROLINA, AND OTHER MATTERS RELATED THERETO.

Enacted February 22, 2017

STATE OF SOUTH CAROLINA)
)
COUNTY OF LEXINGTON)
)
CITY OF CAYCE)
)

ORDINANCE
To Provide for the Approval of Certain
Amendments to the Redevelopment Plan,
As Amended, of the City of Cayce, South
Carolina, and Other Matters Related
Thereto

BE IT ORDAINED by the Mayor and City Council of the City of Cayce, South Carolina, in meeting duly assembled, as follows:

ARTICLE I
PREAMBLE AND RECITALS

As an incident to the enactment of this ordinance (the “*Ordinance*”), the City Council of the City of Cayce (the “*City Council*”), the governing body of the City of Cayce, South Carolina (the “*City*”), finds that the recitals of fact set forth in this Article exist and that the statements made with respect thereto are true and correct.

Section 1.01 Recitals.

WHEREAS, Title 31, Chapter 6 of the Code of Laws of South Carolina, 1976, as amended (the “*TIF Act*”), authorizes incorporated municipalities of the State of South Carolina to provide incentives for redevelopment in areas which are, or threaten to become blighted, through the financing of municipally-owned improvements pursuant to the provision of the TIF Act;

WHEREAS, the City previously determined in its enactment of an ordinance dated August 4, 1998, as amended on August 3, 2010, that there existed within the City certain areas which were, or threatened to become, blighted, in which areas development and redevelopment would be encouraged through the City’s undertaking of certain municipal projects;

WHEREAS, the TIF Act authorizes the City to establish a redevelopment project area (as defined in the TIF Act) and to adopt a redevelopment plan (as defined in the TIF Act) for the purpose of providing for the financing of public development activities (“*Redevelopment Projects*”) as specified in the Redevelopment Plan (as defined below) and as defined in the TIF Act;

WHEREAS, Redevelopment Projects can be financed through (1) the issuance of Obligations (as defined in the TIF Act) payable from and secured by the amount of taxes attributable to the increase in the assessed valuation of real property in the Redevelopment Area (as defined below) following the establishment of such Redevelopment Area (the “*Tax Increment Revenues*”), (2) pay as you go financing payable from the Tax Increment Revenues, and (3) other sources appropriated by the City as provided in the Redevelopment Plan;

WHEREAS, in connection with the authorizations contained in the TIF Act, the City approved its original redevelopment plan dated August 4, 1998 (the “**Original Redevelopment Plan**”), as amended on August 3, 2010 (the “**First Amended Redevelopment Plan**” and together with the Original Redevelopment Plan, the “**Redevelopment Plan**”);

WHEREAS, copies of the Original Redevelopment Plan and the First Amended Redevelopment Plan are attached hereto as Exhibit A and Exhibit B, respectively;

WHEREAS, the Redevelopment Plan provides for and identifies the area designated by the City as the redevelopment project area (the “**Redevelopment Area**”);

WHEREAS, after its initial adoption of the Redevelopment Plan and the establishment of the Redevelopment Area, the City issued its \$5,000,000 Tax Increment Revenue Bonds, Series 2002 (the “**2002 Bond**”) to defray the costs of Redevelopment Projects;

WHEREAS, the City has also completed a number of Redevelopment Projects within the Redevelopment Area through pay as you go financing;

WHEREAS, the 2002 Bond, which is scheduled to mature on October 24, 2017, is currently the City’s only Obligation payable from the Tax Increment Revenues;

WHEREAS, through the implementation of the 2017 Amendments and the issuance of the Bonds (as each term is defined below), it is anticipated additional growth and development will occur within the Redevelopment Area and the City;

WHEREAS, pursuant to the findings of the South Carolina Supreme Court in Donohue v. City of North Augusta, the anticipated amendments and changes to the Redevelopment Plan, which constitute changes under Section 31-6-80(F)(2) of the TIF Act, must comply with the procedural requirements of the TIF Act for the initial approval of a redevelopment plan, but do not otherwise require conformance with the substantive requirements in Section 31-6-80(A)(7) of the TIF Act;

WHEREAS, the proposed amendments to the Redevelopment Plan are attached hereto as Exhibit C (the “**2017 Amendments**”);

WHEREAS, the 2017 Amendments modify, amend and extend the Redevelopment Plan to accommodate new projects and/or changes in the Redevelopment Projects, as well as changes in the amounts allocated to certain Redevelopment Projects and the maturity of Obligations secured in whole or in part by Tax Increment Revenues (the “**Bonds**”);

WHEREAS, by notices submitted and received not later than January 4, 2017 (the “**Letters**”), the City, in accordance with Section 31-6-80(C) of the TIF Act, notified Lexington County, South Carolina (the “**County**”), School District No. 2 of Lexington County (the “**School District**”), Midlands Technical College, Richland-Lexington Airport District, Richland-Lexington Riverbanks Park District and Lexington County Recreation and Aging Commission (collectively, the “**Taxing Districts**”), all of which constitute taxing districts (as

defined in the TIF Act) located within the Redevelopment Area, that the City is proposing to amend the Redevelopment Plan;

WHEREAS, the Letters additionally provided that pursuant to Section 31-6-85 of the TIF Act, that the City and each affected taxing district may enter into an Intergovernmental Agreement (each, an “*Intergovernmental Agreement*”) regarding distribution and allocation of the Tax Increment Revenues;

WHEREAS, if one of the Taxing Districts does not file an objection to the 2017 Amendments (as provided by the terms of the Letters) or does not enter into an Intergovernmental Agreement with the City, such entity shall be considered to have consented to the Redevelopment Plan and the 2017 Amendments and Tax Increment Revenues otherwise allocable to the applicable Taxing District shall be retained in the special tax allocation fund (as defined in the TIF Act) maintained by the City;

WHEREAS, the School District, by responsive letter dated January 5, 2017, objected to the 2017 Amendments, but the City and the School District are currently negotiating and it is otherwise anticipated that there will be entered into an Intergovernmental Agreement between the parties as provided in Section 2.08 hereinbelow.

WHEREAS, on February 3, 2017, the City caused to be published in The State, a newspaper of general circulation in the County, notice of a public hearing on the 2017 Amendments;

WHEREAS, on February 22, 2017, the City held a public hearing regarding the 2017 Amendments; and

WHEREAS, prior to the consideration of this Ordinance, no changes have been made to the Redevelopment Plan, nor have there been any changes to the Redevelopment Plan or alterations to the boundaries of the Redevelopment Area since the dates of the aforesaid notices and hearing, except as set forth in this Ordinance.

ARTICLE II AMENDMENT OF REDEVELOPMENT PLAN

Section 2.01 Recitals Incorporated.

The foregoing recitals are incorporated herein as the findings of the City Council, as fully as if restated verbatim.

Section 2.02 The Amended Redevelopment Plan.

The terms and provisions of the 2017 Amendments are attached hereto as Exhibit C. The provisions of the 2017 Amendments provide additional amendments to the Redevelopment Plan (together, the “*Amended Redevelopment Plan*”). The City Council, as the governing body of the City, hereby finds that the Amended Redevelopment Plan accurately reflects the

objectives of the City with regard to such matters and hereby approves and adopts the Amended Redevelopment Plan.

Section 2.03 Need for and Use of the Bonds.

The Amended Redevelopment Plan provides for the issuance of the Bonds (in one or more series), including the extension of the maximum maturity date thereof. The proceeds of the Bonds are intended to finance the costs of the Redevelopment Projects, including any Additional Redevelopment Projects (as defined below). Additionally, it is possible that the Bonds may be issued to effect the redemption of the 2002 Bond or other Bonds issued by the City and secured by the Tax Increment Revenues. The Bonds will be secured in whole or in part by a pledge of the Tax Increment Revenues received under the terms of the Amended Redevelopment Plan.

Section 2.04 Uses.

The general land uses and additional Redevelopment Projects in the Amended Redevelopment Plan shall expressly include the following improvements (the “**Additional Redevelopment Projects**”): (a) the development and construction of an Interpretative Center, which may or may not be located within the boundaries of the Redevelopment Area; (b) the development and construction of a new public safety facility, which may or may not be located within the boundaries of the Redevelopment Area; (c) the demolition and redevelopment of certain parcels along Knox Abbott Drive; (d) electric utility improvements within the Redevelopment Area (to the extent the projects are publicly-owned); and (e) curb, gutter, traffic calming and street-scaping projects, which may or may not be located within the boundaries of the Redevelopment Area (the Additional Redevelopment Projects together with the Redevelopment Projects recited in the Redevelopment Plan, the “**Redevelopment Projects**”).

Section 2.05 Cost Estimates and Sources of Revenue.

The original costs of the Redevelopment Projects funded, constructed and developed by the Redevelopment Plan, but excluding financing and related costs, was expected to be approximately \$5,566,600 in the aggregate. Through the approval and addition of the Additional Redevelopment Projects, the total estimated costs of Redevelopment Projects shall be increased to not exceeding \$25 million.

Section 2.06 Boundaries of the Redevelopment Area.

The boundaries of the Redevelopment Area are not amended by this Ordinance.

Section 2.07 Duration of Amended Redevelopment Plan.

The period of duration for the Amended Redevelopment Plan is being extended to the earlier of October 24, 2047, or the date the all Bonds issued in connection herewith, including any refunding Bonds, are paid in full.

Section 2.08 Intergovernmental Agreements.

Any Intergovernmental Agreements between the City and any of the Taxing Districts, respectively, shall be negotiated, executed and delivered by the City Manager on behalf of the City. The terms and manner of the each Taxing District's respective participation in the Amended Redevelopment Plan shall be fully set forth in an Intergovernmental Agreement, if necessary. Each Intergovernmental Agreement shall be independently approved by the governing bodies of each respective Taxing District in accordance with the provisions of Section 31-6-85 of the TIF Act and the execution thereof by the proper officials of the Taxing District shall constitute conclusive evidence of the Taxing District's authorization to so act. No further action is required of the City to authorize an Intergovernmental Agreement with a Taxing District as the City Manager is expressly authorized to negotiate the terms of and execute any Intergovernmental Agreement.

Section 2.09 Specific Findings.

Based on its review of the Amended Redevelopment Plan and in consideration of the matters set forth therein, the City Council hereby finds that the Redevelopment Area was found to be in 1998 and 2010, and continues to be, a blighted or conservation area and private initiatives are unlikely to alleviate these conditions in the most affected areas without additional, substantial public assistance. The Redevelopment Area is a Blighted Area as that term is defined at Section 31-6-30(1)(b)(ii) of the TIF Act. Significant portions of the Redevelopment Area have had little or no development since the enactment of the Original Redevelopment Plan, as amended by the First Amended Redevelopment Plan. The 2017 Amendments as proposed in the Amended Redevelopment Plan are in the interests of the health, safety, and general welfare of the citizens of the City.

Section 2.10 Notice from Auditor.

As certified by the County Auditor, the total initial equalized assessed value (as such term is defined in the TIF Act) as of August 4, 1998 of all taxable real property in the Redevelopment Area was not less than \$1,276,440. Upon the due enactment of this Ordinance, the total initial equalized assessed value of the Redevelopment Area shall remain not less than \$1,276,440.

Section 2.11 Ratification.

All actions previously undertaken by the City Manager, and other staff of the City regarding the Amended Redevelopment Plan, including any actions or approvals prior to the enactment of this Ordinance are approved and ratified in their entirety. The consummation of the transactions and undertakings described in the in this Ordinance, and such additional transactions and undertakings as may be determined by the City Manager in consultation with the legal counsel to be necessary or advisable in connection therewith, are hereby approved. In connection with the execution and delivery of the Amended Redevelopment Plan, the City Manager and any staff designated by the City Manager are each additionally authorized to prepare, review, negotiate, execute, deliver, and agree to such additional agreements,

certifications, documents, closing proofs, and undertakings as she shall deem necessary or advisable.

Section 2.12 Effective Date.

This Ordinance shall take effect after the required public hearing is held and immediately upon receiving second and final reading by City Council.

DONE, RATIFIED AND ENACTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CAYCE, SOUTH CAROLINA IN MEETING DULY ASSEMBLED ON THIS 22ND DAY OF FEBRUARY, 2017.

CITY OF CAYCE,
SOUTH CAROLINA

Mayor

(SEAL)

ATTEST:

City Clerk

First Reading:	February 7, 2017
Public Hearing:	February 22, 2017
Second Reading:	February 22, 2017

EXHIBIT A

COPY OF ORIGINAL REDEVELOPMENT PLAN

John Sharpe

CITY OF CAYCE

REDEVELOPMENT PLAN



HPG
and Company
Consulting Engineers, Inc.

1432 Sunset Boulevard ■ West Columbia, South Carolina 29169 ■ 803/739-2888 ■ Fax 803/739-2277

CITY OF CAYCE

REDEVELOPMENT PLAN



Funded in Part by the
Economic Development Administration
Mini-Technical Assistance Grant

Prepared for:
City of Cayce
Post Office Box 2004
Cayce, South Carolina 29171-2004

Prepared by:
HPG and Company, Consulting Engineers, Inc.
1432 Sunset Boulevard
West Columbia, South Carolina 29169

Under Contract with:
Central Midlands Council of Governments
236 Stoneridge Drive
Columbia, South Carolina 29210

January, 1998

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Appendix A - Tax Increment Financing Law

Appendix B - Ordinance Establishing Redevelopment Area

I. INTRODUCTION

In 1997, the city of Cayce, jointly with the city of West Columbia, applied for and received an EDA mini-technical assistance grant to help fund the preparation of redevelopment plans for the two cities. The purpose of the plans is to define tentatively identified blighted/conservation areas within each municipality, develop comprehensive plans for redevelopment and identify sources of funds for implementation of selected public improvements within the "Redevelopment Areas". One of the objectives of the Cayce plan is to enable the city to establish a Tax Increment Financing District (TIF) under which incremental tax increases resulting from private investment will be used to finance needed public improvements.

With this objective in mind, the plan which follows has been prepared in accordance with the Tax Increment Financing Law provided in Section 31, Chapter 6 of the code of Laws of South Carolina, 1976, as amended. Once adopted, the duration of the plan will be 15 years.

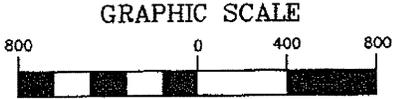
The area covered by the city of Cayce's Redevelopment Plan consists of approximately 184 acres near the western bank of the Congaree River. It includes a part of the Three Rivers Greenway, an area extending along portions of both banks of the Saluda, Broad and Congaree Rivers in Lexington and Richland counties. Redevelopment of the plan area is expected to result in the elimination of blight and the creation of jobs through the attraction of private investment.

II. BOUNDARIES OF THE REDEVELOPMENT AREA

The city of Cayce's Redevelopment Area encompasses approximately 184 acres within the incorporated limits of the city. The area generally extends along the western bank of the Congaree River from Cayce's northern city limits, south to the crossing of a Norfolk Southern main railway line and the Congaree. The area also extends along each side of Knox Abbott Drive from the river, west to a point about midway between 9th and 12th Streets. Included within the area is residential and commercial development as well as a large undeveloped area along the Congaree River's banks. Portions of this latter area have been identified by the River Alliance for future development as a part of the 12 mile Three Rivers Greenway.

Figure II-1, provided on the following page, shows the boundaries of the Redevelopment Area and the property lines of each of the parcels within those boundaries. A detailed listing of the 91 properties in the area is provided in the last section of this report, by tax number. Figure II-2 provides current zoning within the project area.

The area, as it is identified includes 184.2 acres, which represents 2.72% of the total acreage within the city of Cayce. The state law governing creation of redevelopment areas stipulates that the areas must include at least 1½ acres, but not more than 5% of the municipality's total acreage. The city of Cayce's proposed Redevelopment Area falls well within these parameters.

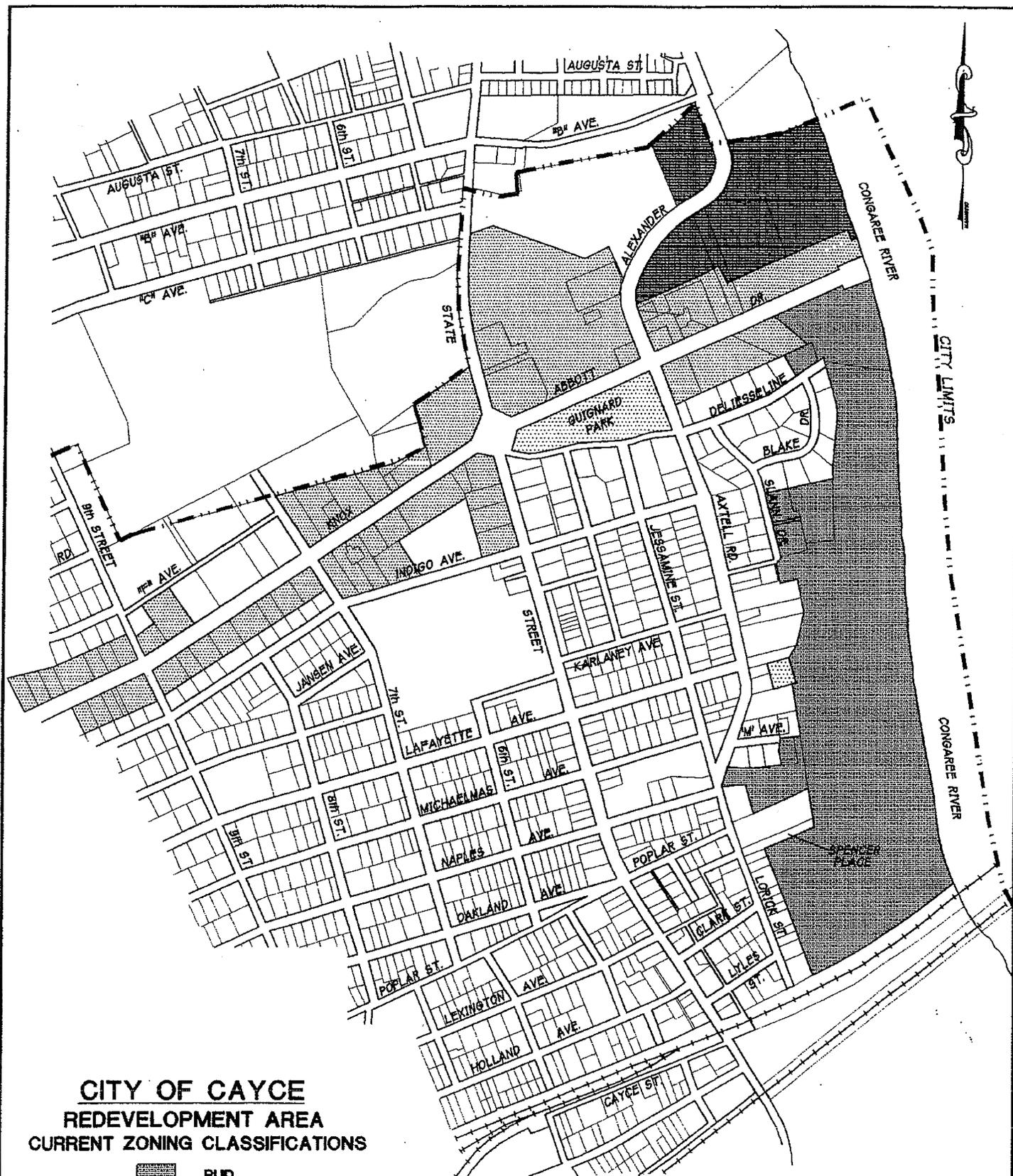


GRAPHIC SCALE

(IN FEET)
1 inch = 800 ft.

CITY OF CAYCE
REDEVELOPMENT AREA - 

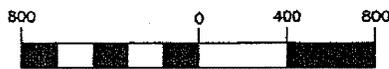
FIGURE II-1



**CITY OF CAYCE
REDEVELOPMENT AREA
CURRENT ZONING CLASSIFICATIONS**

-  PUD
-  R33
-  C3
-  RG3

GRAPHIC SCALE



(IN FEET)
1 inch = 800 ft.

FIGURE II-2

II. BOUNDARIES OF THE REDEVELOPMENT AREA

The city of Cayce's Redevelopment Area encompasses approximately 184 acres within the incorporated limits of the city. The area generally extends along the western bank of the Congaree River from Cayce's northern city limits, south to the crossing of a Norfolk Southern main railway line and the Congaree. The area also extends along each side of Knox Abbott Drive from the river, west to 7th Street. Included within the area is residential and commercial development as well as a large undeveloped area along the Congaree River's banks. Portions of this latter area have been identified by the River Alliance for future development as a part of the 12 mile Three Rivers Greenway.

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The area, as it is identified includes 184.2 acres, which represents 2.72% of the total acreage within the city of Cayce. The state law governing creation of redevelopment areas stipulates that the areas must include at least 1½ acres, but not more than 5% of the municipality's total acreage. The city of Cayce's proposed Redevelopment Area falls well within these parameters.

III. GENERAL LAND USE AND QUANTIFICATION OF BLIGHTING CONDITIONS IN THE AREA

Municipalities in South Carolina are authorized by Section 31, Chapter 6 of the South Carolina Code to create Redevelopment Areas within their municipal boundaries. Once created, public improvements within Redevelopment Areas may be funded with tax increment financing generated by an increased tax base. However, the law cited above, provides two classifications under which an area must fall, each with specific conditions that must be met before being classified as a Redevelopment Area. The classifications and conditions of each are as follows:

1. Blighted Area

An *improved area* is blighted if five or more of the following factors are present and detrimental to the public safety, health, morals, or welfare: (i) age, (ii) dilapidation, (iii) obsolescence, (iv) deterioration, (v) illegal use of individual structures, (vi) presence of structures below minimum code standards, (vii) excessive vacancies, (viii) overcrowding of structures and community facilities, (ix) lack of ventilation, light or sanitary facilities, (x) inadequate utilities, (xi) excessive land coverage (i.e., too dense) (xii) deleterious land use or layout, (xiii) depreciation of physical maintenance, (xiv) lack of community planning.

A *vacant area* may be blighted if its sound growth is impaired either because prior to becoming vacant it qualified as a blighted area or because of a combination of two or more of the following factors: (i) obsolete platting of the vacant land, (ii) diversity of ownership of the land, (iii) tax and special assessment delinquencies on such land, (iv) deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.

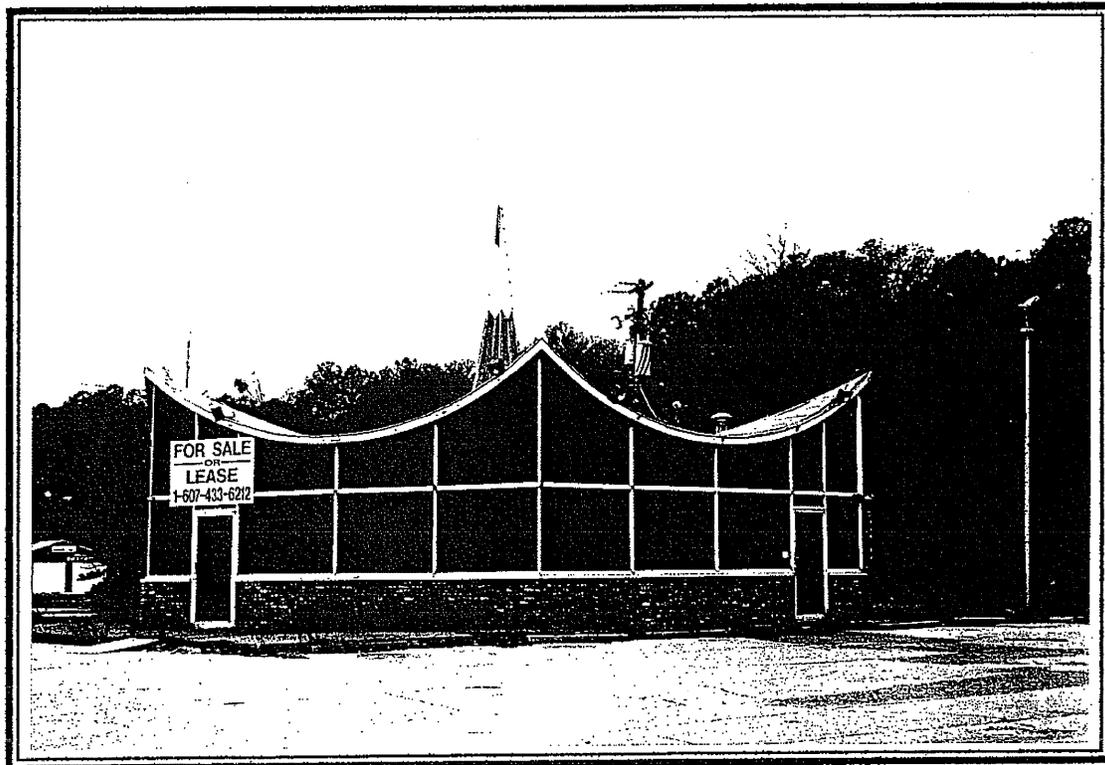
2. Conservation Area

An *improved area* is a conservation area if three or more of the following factors are present and detrimental to the public safety, health, morals, or welfare: (i) dilapidation, (ii) obsolescence, (iii) deterioration, (iv) illegal use of structures, (v) presence of structures

below minimum code standards, (vi) abandonment, (vii) excessive vacancies, (viii) overcrowding of structures and community facilities, (ix) lack of ventilation, light, or sanitary facilities, (x) inadequate utilities, (xi) excessive land coverage, (xii) depreciation of physical maintenance, (xiii) lack of community planning.

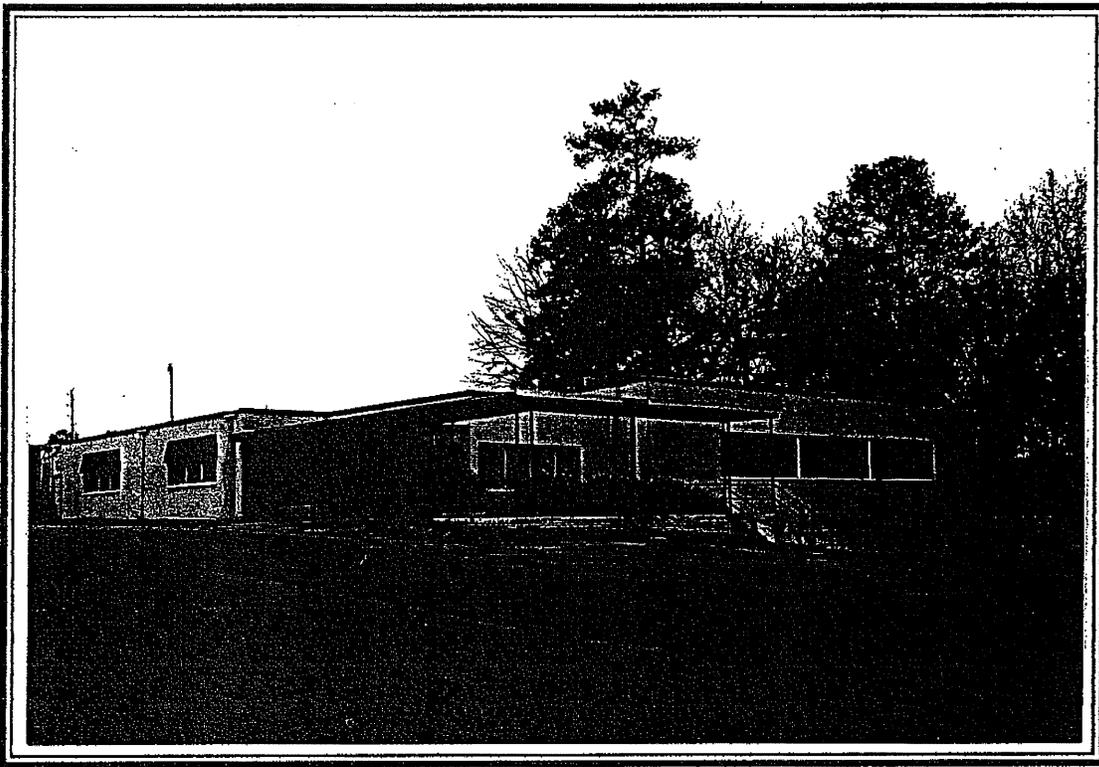
To determine whether the city's proposed redevelopment area falls under one of the above classifications, a survey of the area and each of the properties was conducted. The following conditions were found:

1. Excessive Vacancies - A large percentage of the commercial buildings in the area were found to be vacant. This included a small portion of Parkland Shopping Center, former restaurant and bank buildings on Knox Abbott Drive between Alexander Road and the bridge, a former fast food restaurant on Knox Abbott Drive near the eastern boundary of the



area, a large property formerly occupied by the Red Carpet Inn between Knox Abbott Drive and Brookland-Cayce High School, and a former bank building one block further down Knox Abbott Drive.

2. Deterioration - Most of the structures that are currently vacant have been vacant for some time. Disuse is quickly causing the buildings to deteriorate. Conditions that were observed included deteriorated roofs, peeling paint, boarded windows and significant overgrowth.



3. Obsolescence - Those vacant structures in the Redevelopment Area are, in most instances, not marketable for their original uses. In particular, the two structures formerly operated as restaurants and the closed motel would require costly renovation and rebuilding before they could again house successful operations. The fast food restaurant building is a prototype no longer constructed and it is unlikely it could be successfully renovated.

4. Depreciation of Physical Maintenance - The vacant structures as well as several occupied buildings have not been maintained at acceptable levels. Conditions that were observed included fading and peeling paint, overgrowth of plant materials, broken areas of pavement, boarded windows, and general disrepair.
5. Presence of Structures Below Minimum Code Standards - According to city staff, the vacant structures in the project area do not meet current city of Cayce building codes.
6. Lack of Community Planning - Over the years, the city of Cayce has been unable to make use of one of its greatest assets - the Congaree River. Development within the city has not taken advantage of the river's presence. The River Alliance, a regional alliance of local governments and community development groups, has developed plans for a 12 mile greenway along the Broad, Saluda and Congaree Rivers. The western bank of the Congaree included in the city's Redevelopment Area is an integral part of the proposed greenway and could serve as a focal point for future development. It is believed that implementation of the greenway plans will serve to revitalize the entire area.

In summary, the improved portions of the Redevelopment Area are considered blighted for the following reasons:

- Excessive vacancies
- Deterioration
- Obsolescence
- Depreciation of physical maintenance
- Presence of structures below minimum code standards
- Lack of community planning

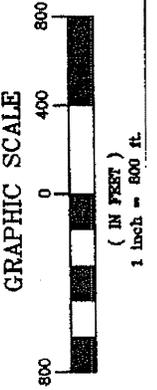
Vacant areas within the Redevelopment Area were also reviewed to ensure these properties qualify under the Tax Increment Financing Law as blighted area. Of the four criteria for vacant area, vacant properties within the Cayce project area meet two of the criteria and are therefore considered blighted. These are:

1. Obsolete platting of the vacant land - The areas adjacent to the Congaree River have never been developed. This property will need to be subdivided prior to development. Plans call for the development of residential area, recreational facilities and greenway.
2. Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land - Several deteriorated structures described previously are located adjacent to the vacant properties within the project area.

Those properties contributing to blighting conditions in the Redevelopment Area are shown in Figure III-1 on the following page.



AREAS OF BLIGHT - [shaded box]
 CITY OF CAYCE
 REDEVELOPMENT AREA



IV. REDEVELOPMENT OBJECTIVES

The goal of redevelopment is to promote the health, safety, morals and welfare of the public through the eradication of blighted conditions. Redevelopment alleviates the adverse conditions affecting the area and encourages private investment. To meet this overall goal, the city of Cayce has established the following primary objectives for their redevelopment plan:

- Develop a comprehensive and long-term plan to guide future development in the project area.
- Improve the appearance, image and developability of areas near the west bank of the Congaree through construction of improved and expanded public facilities.
- Stimulate private investment in the area, expanding the tax base and increasing tax revenue.
- Creation of additional job opportunities for residents of the city of Cayce.
- Provide for infrastructure improvements in the project area including stormwater and roadway improvements, additional sidewalks, and other pedestrian and bicycle facilities, water and sewer system extensions, and streetscaping.
- Development of the Cayce Riverwalk along the west bank of the Congaree linked to improvements proposed by neighboring municipalities as a part of the Three Rivers Greenway.
- Provide additional recreation opportunities in the area, in concert with greenway development.
- Provide an impetus for residential and commercial development in areas within and adjacent to the Redevelopment Area.

V. PUBLIC DEVELOPMENT ACTIVITIES

The city of Cayce plans to undertake a variety of activities within the Redevelopment Area. Timing of the projects will depend upon the availability of financing. Some improvements will be implemented in conjunction with other public organizations and/or private developers.

Activities will include the following:

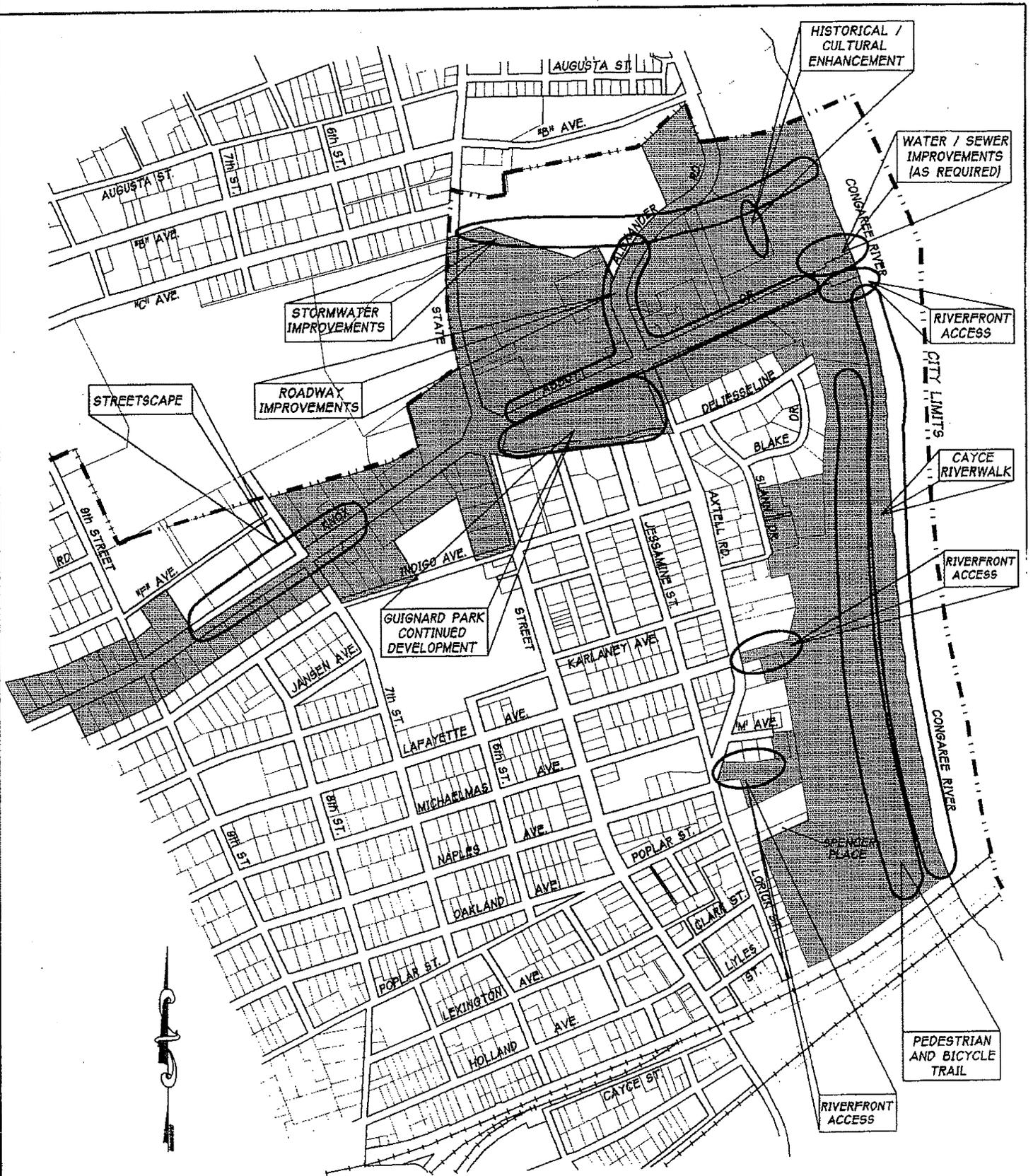
- Implementation of that portion of the Three Rivers Greenway located within the Redevelopment Area. This will extend along the west river bank from the area of Granby Crossing, south to the railroad trestle just above the Cayce Quarry. Preliminary designs for the "Cayce Riverwalk" have already been developed by the River Alliance.
- Roadway improvements to accommodate increased traffic from proposed private development along with the addition of sidewalks for pedestrian traffic.
- Drainage improvements to handle increased storm water flows within the boundaries of the Redevelopment Area.
- Development of an abandoned railroad bed at the southern end of the Redevelopment Area, and conversion to a pedestrian and bicycle trail.
- Enhancement of historic and cultural areas/resources within the Redevelopment Area.
- Construction of additional parking facilities.
- Acquisition of property to ensure effective environmental remediation efforts and/or to assemble blocks of property for resale to developers.

- Water, sewer, stormwater and roadway improvements as needed to serve private development in the project area.
- Continuing improvement to the existing Guignard Park on Knox Abbott Drive.

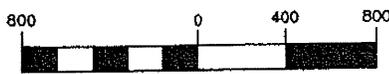


- General landscaping and streetscape improvements with emphasis upon enhancement of access to the Cayce park and greenway area along the river.
- Continuing enforcement of building codes and refinement of planning and zoning within the area including landscaping, buffers, signage and lighting.

General locations of these proposed improvements are shown in Figure V-1.



GRAPHIC SCALE



(IN FEET)
1 inch = 800 ft.

**CITY OF CAYCE
REDEVELOPMENT AREA
PROPOSED PUBLIC IMPROVEMENTS**

FIGURE V-1

VI. PRIVATE INVESTMENT IN THE REDEVELOPMENT AREA

One of the foremost objectives of the city of Cayce's redevelopment efforts in the project area is to attract private investment. A number of properties offer potential for development by private investors. Some projects have recently been announced or are currently underway. These include the recent announcement that Winn Dixie will construct a 44,000 square foot facility on State Street in the Parkland Plaza. That store will be located at the end of the shopping center near Hardware House. Projected investment is expected to be \$3,100,000.

Also within Parkland Plaza, Belk Stores is taking over the space currently occupied by Howards. These two projects should boost recognition in the shopping center and assist the owners in attracting tenants for two vacant spaces there. Projections for improvements to Parkland Plaza over the next 10 to 15 years are approximately \$1.5 million.

On Slann Drive work has begun by a private developer on construction of site improvements for a 13 lot subdivision of up-scale single family residences called Vista Hills. Construction of one home in this area was recently completed and site work is underway for the remainder of the development. Cost of that development at buildout is estimated to be \$2.2 million.

Other potential sites for future development opportunities include:

- Vacant tracts on the northern and southern side of Knox Abbott Drive adjacent to the bridge. This property is currently being marketed. Potential uses would include restaurants and/or a small motel.
- Two vacant structures on separate parcels adjacent to the above mentioned tract, one the former Swain's steak house. This latter property is being considered for lease by SCANA. Both properties are currently for sale and offer opportunities for commercial development.

- A car wash and former service station at the corner of Knox Abbott Drive and Alexander Road. Still in use, this property is underutilized and offers potential for future development.
- Site of a former fast food restaurant which is currently for sale.
- A vacant parcel adjacent to the above site. Both offer opportunity for commercial development, either retail or office use.



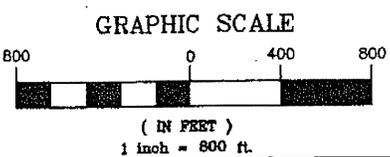
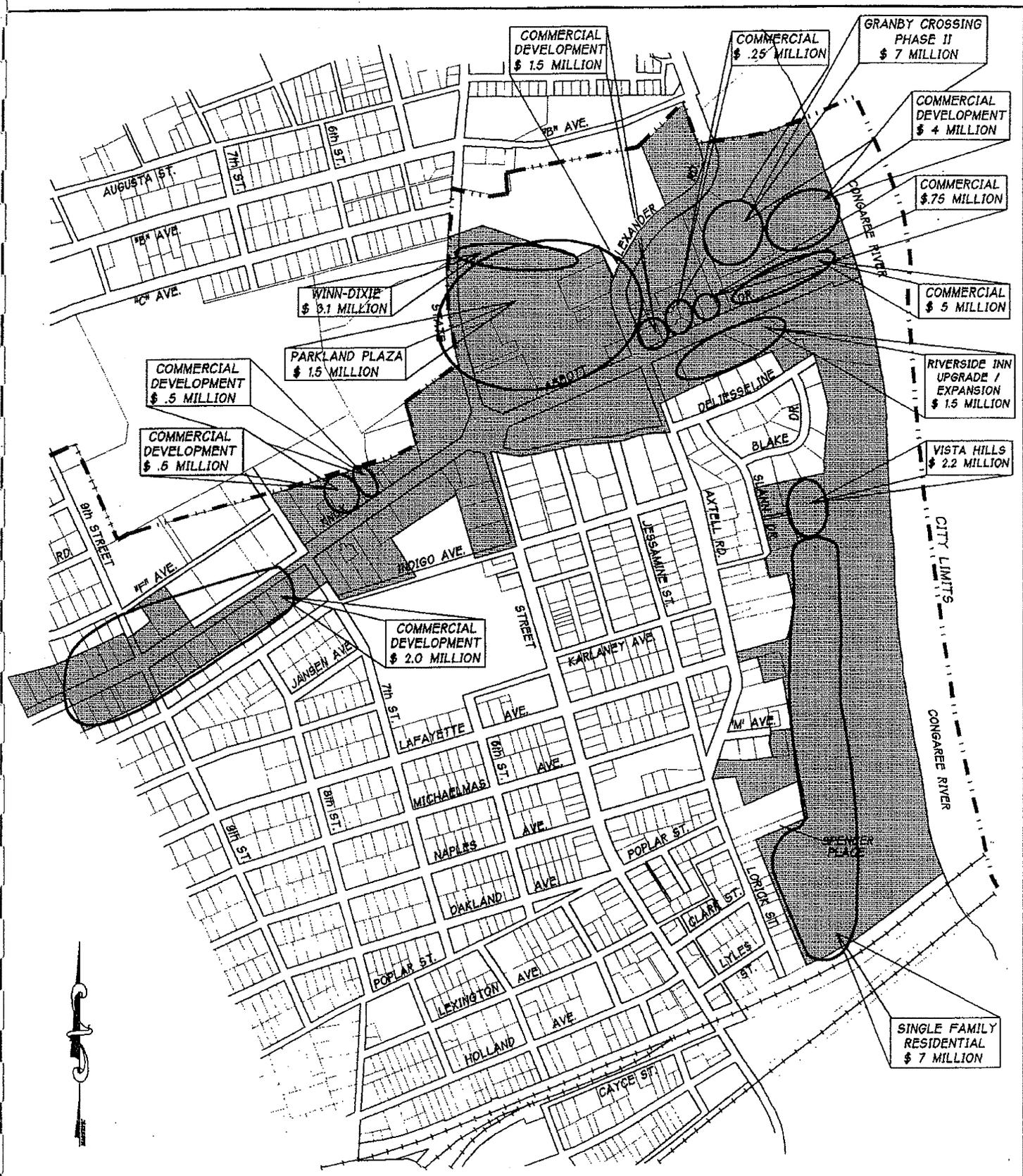
- Phase II of Granby Crossing has been discussed for several years and would bring a large number of additional residents to the area. This would be constructed on property adjacent to the existing Granby Crossing.
- Areas along Knox Abbott Drive between 7th Street and 9th Street offer potential for commercial development/redevelopment.

- The school district has recently purchased the former Red Carpet Inn site. Portions of that property that are adjacent to Knox Abbott may be available for commercial development.
- Portions of the undeveloped area along the Congaree River are suitable for residential development. A small area near Slann Drive could accommodate nine to eleven upscale homes. A much larger area below there is suitable for up to 100 mid-priced residential units.
- Additional upgrades and improvements to existing development is anticipated as new private developments are constructed.

Estimated value of each of these developments, both planned and projected is as follows:

**ESTIMATED VALUE
PRIVATE INVESTMENT**

<i>Development</i>	<i>Value (millions)</i>
Winn Dixie	\$ 3.1
Parkland Plaza Improvements	1.5
Vista Hills	2.2
Tract Between Granby Crossing and the Congaree ...	4.0
Former Swains Site	0.75
Former Bank Building	0.25
Corner of Knox Abbott and Alexander	1.5
Former Fast Food Restaurant	0.5
Vacant Property Adjacent to Above	0.5
Granby Crossing, Phase II	7.0
Residential Development Adjacent to Proposed Greenway	7.0
Upgrade/Improvement to Existing Commercial Development	5.0
Riverside Inn Upgrade/Expansion	1.5
Other Commercial Development	2.0
 Total Estimated Private Investment	 \$36.8



**CITY OF CAYCE
REDEVELOPMENT AREA
PROJECTED PRIVATE INVESTMENT**

FIGURE VI-1

VII. REDEVELOPMENT FINANCING

The costs for redevelopment of the identified area could be paid from several sources. These are:

1. Tax increment revenues
2. Available State and Federal grants
3. Tax Increment Bonds issued by the city of Cayce
4. Private contributions
5. City of Cayce user charges
6. Other available funds from the city of Cayce.

The source and amount of financing from various sources will depend upon the availability of funding. Tax Increment Bonds will be issued as needed and only after the investigation of other avenues for funding. The Tax Increment Financing Law requires that the initial bonds be issued within five years after adoption by the city of an ordinance approving this redevelopment plan. The law also requires that the city project the maximum amount of funding that could potentially be put into public improvements in the project area over the 15 year development period.

If new private investment in the area generated sufficient revenue to fund each of the public development activities outlined in Section V, total cost of those improvements would be as provided in the following table.

**ESTIMATED COST
PUBLIC DEVELOPMENT ACTIVITIES**

<u>Activity</u>	<u>Cost</u>
Cayce Riverwalk and Greenway	\$1,016,600
Roadway, Sidewalk, and Parking Improvements	1,000,000
Stormwater Improvements	500,000
Pedestrian/Bicycle Trail	100,000
Historic and Cultural Enhancement	300,000
General Infrastructure Improvements	750,000
Guignard Park Improvements	100,000
Landscaping/Streetscape Improvements	<u>800,000</u>
Total	\$4,566,600

As stated earlier, the city may finance the above projects from a combination of sources. They have received a \$415,499 ISTEIA grant through the Transportation Enhancement program of the SC Department of Transportation to assist in financing the proposed Cayce Riverwalk. Cayce intends to obtain loans and possibly issue tax increment bonds to fund other portions of the public development project costs. Loans and bonds will be repaid with incremental tax revenues generated by private investment in the Redevelopment Area. The city will be able to incur debt, though, only to the extent that revenues are available to repay that debt. This will likely occur over a period of years as revenues become available for debt service.

The projected private investment outlined on page 17, assessed at 6% and with current millage rates would provide an increase in assessed value within the redevelopment area of \$2,200,000. This would allow the city to generate approximately \$608,960 in additional tax revenue annually. Over a term of 15 years and at an interest rate of 6%, that is sufficient revenue to support annual debt service on \$4.8 million of tax increment debt including required debt service coverage.

VIII. IMPACT ON AFFECTED TAXING DISTRICTS

Properties within the boundaries of the Cayce Redevelopment Area, as of the 1997 tax year, had an estimated total assessed value of \$1,276,440. Real property taxes on this assessment, by jurisdiction, are estimated to be as follows:

<i>Jurisdiction</i>	<i>Tax Revenues</i>
City of Cayce	\$ 53,610
Lexington County	\$ 86,160
Lexington School District 2	<u>\$ 213,548</u>
Total Real Property Taxes	\$ 353,318

With redevelopment each of these three jurisdictions will continue to receive real property tax revenues at the same approximate level as that shown above, even after the initiation of redevelopment improvements and their financing. The tax increments that will be used to finance improvements and to repay any bonds issued for funding of public improvements are new real estate taxes resulting from new investments and increased property values within the Redevelopment Area. At the end of the 15 year redevelopment period, all real property tax increment revenues will be distributed among the three jurisdictions in accordance with their applicable millage rates.

With respect to personal property taxes (i.e., automobiles, equipment, furnishings, etc.) establishment of a tax increment financing district will not affect increased revenues to any of the three jurisdictions. Each will continue to receive current and increased personal property revenues from new investment. As a result, even as the city collects tax increment revenues to finance redevelopment, both the county and the school district will also benefit through increased personal property revenues.

In summary, the proposed redevelopment and tax increment financing are expected to have a positive overall impact on the revenues of each taxing jurisdiction. They will benefit from an improved community and stronger area economy as well as an overall positive increase in revenues.

IX. DISPLACEMENT IMPACT OF REDEVELOPMENT PLAN

Based upon existing land uses in the Redevelopment Area, proposed public improvements and projected private investment, it is not anticipated that any displacement will occur within the area.

Should displacement become necessary, the city of Cayce will ensure that no residents are displaced unless housing is made available to them. In so doing, the city will follow applicable requirements of State and Federal law in acquiring the properties and relocating affected parties. Current displacement is guided by Public Law 91-644, "Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970", as amended. The city's relocation process generally follows the steps outlined below:

1. After final plans on a project are completed and the need for relocation is determined, city staff contacts those persons affected by the project. Literature on the relocation process is distributed along with providing a general explanation of the individual's rights under the law. A follow-up meeting is scheduled.
2. Next an appraisal is conducted on the property(s) to be acquired and the acquisition process begins.
3. A profile is completed on each affected household and residential structure.
4. A survey is then conducted to identify properties available in the vicinity of the project. (To the extent feasible, efforts will be made to relocate displaced persons within or in close proximity to the redevelopment area.) Contact is next made with local realtors and staff creates a bank of comparable dwellings which could be used. Contact is also made with local banks if an affected household opts for a residence requiring financing in addition to relocation benefits.

5. City staff work directly with members of each household in locating and selecting comparable housing. City housing inspection staff inspect the selected structure to determine if it is safe, decent, sanitary and in compliance with all city of Cayce building codes.
6. Staff prepares paperwork required to validate relocation housing assistance payment and offers assistance with paperwork to the relocated household to minimize the impact of the move.
7. Property is acquired by the city.
8. Last, the city provides assistance of those moving to a new residence. Upon completion of the move, the moving assistance payment is made.

X. CHARACTERISTICS OF PROPERTIES IN THE AREA

On the following seven pages is a listing by tax number of each of the properties within the Cayce Redevelopment Area. Included are the property owners, property address or location, county land use code, acreage if available, fair market value as determined by Lexington County and 1997 assessed value.

**CITY OF CAYCE REDEVELOPMENT AREA
PARCELS BY TAX NUMBER**

<i>TMS Number</i>	<i>Name and Address</i>	<i>Description/Location</i>	<i>Land Use Code</i>	<i>Num of Acres</i>	<i>Fair Market Value</i>	<i>Assessment Value</i>
004634 09 012	Jacobs, Kenneth J 2246 Two Notch Rd Columbia, SC 29204	906 Knox Abbott Dr Pt Lot 8, Blk 69	1020		\$ 192,000	\$ 11,520
004634 09 013	Narang, Paul & Madhu 1400 Mohawk Dr West Columbia, SC 29169	910 Knox Abbott Dr Lot 7, Blk 69	1020		\$ 136,000	\$ 8,160
004634 09 014	Trotti, Wyman W Trustee 537 Harbor Heights Dr Lexington, SC 29072	912-30-32-86 Knox Abbott Dr Lots 5 & 6, Blk 69	0003		\$ 135,000	\$ 8,100
004634 09 015	Forrest, Earle Bradford Rt 1, Box 552 Saluda, SC 29138	988 Knox Abbott Dr Lot 4, Blk 69	1028		\$ 128,400	\$ 7,700
004634 09 016	Midas Properties, Inc 225 North Michigan Ave Chicago, Ill 60610	Next to 988 Knox Abbott Dr	1026		\$ 211,200	\$ 12,670
004634 09 020	Jacobs, Kenneth J 2246 Two Notch Rd Columbia, SC 29204	900 Knox Abbott Dr Lot 9 & Pt of Lot 8, Blk 69	1020		\$ 182,000	\$ 10,920
004634 09 021	Trotti, Wyman W Trustee 537 Harbor Heights Dr Lexington, SC 29072	912 Knox Abbott Dr Bldg only-Associates Finance	1020		\$ 31,700	\$ 1,900
004634 09 022	Trotti, Wyman W Trustee 537 Harbor Heights Dr Lexington, SC 29072	930 Knox Abbott Dr Bldg only-Karpet Mart	1020		\$ 56,400	\$ 3,380

**CITY OF CAYCE REDEVELOPMENT AREA
PARCELS BY TAX NUMBER**

<i>TMS Number</i>	<i>Name and Address</i>	<i>Description/Location</i>	<i>Land Use Code</i>	<i>Num of Acres</i>	<i>Fair Market Value</i>	<i>Assessment Value</i>
004634 09 023	Trotti, Wyman W Trustee 537 Harbor Heights Dr Lexington, SC 29072	932 Knox Abbott Dr Bldg only-Surburban Propane	1028		\$ 57,000	\$ 3,420
004634 09 024	Trotti, Wyman W Trustee 537 Harbor Heights Dr Lexington, SC 29072	986 Knox Abbott Dr Bldg only-Webb Rawls	1020		\$ 71,400	\$ 4,300
004648 01 001	Parkland Partnership PO Box 8509 Columbia, SC 29202	Parkland Plaza Parcels B, C, D 440 Knox Abbott Dr	1045	16.39	\$ 2,064,600	\$ 123,870
004648 01 002	ACME Enterprises LP 8100 AMF Dr Mechanicsville, VA 23111	Bowling Alley Parcel A 890 Axtell Dr	1021	1.7	\$ 265,200	\$ 15,920
004648 01 003	Parkland Partnership PO Box 8509 Columbia, SC 29202	Theatre 900 Axtell Dr	1032		\$ 168,000	\$ 10,080
004648 01 004	Parkland Partnership PO Box 8509 Columbia, SC 29202	200 Knox Abbott Dr	1018		\$ 131,500	\$ 7,890
004648 01 005	Parkland Partnership PO Box 8509 Columbia, SC 29202	E/S State St	1028		\$ 355,600	\$ 21,330
004648 01 007	Liberty Property Limited Partner 65 Valley Stream Pky Suite 100 Malvern, PA 19355	Parce A & B Inter of Knox Abbott and State St	1028		\$ 2,175,000	\$ 130,500

**CITY OF CAYCE REDEVELOPMENT AREA
PARCELS BY TAX NUMBER**

<i>TMS Number</i>	<i>Name and Address</i>	<i>Description/Location</i>	<i>Land Use Code</i>	<i>Num of Acres</i>	<i>Fair Market Value</i>	<i>Assessment Value</i>
004648 02 002	Indigo Associates Limited Partnership PO Box 8509 Columbia, SC 29202	Parcels 1, 2 & Unnumbered NW Side of Alexander Rd	1002	5	\$ 127,000	\$ 7,620
004648 03 002	Guignard Land Company PO Box 8509 Columbia, SC 29202	100 Knox Abbott Dr Plat Unrecorded	0003	1.7	\$ 74,000	\$ 4,440
004648 03 004	Indigo Associates Limited Partnership PO Box 8509 Columbia, SC 29202	Next to 150 Knox Abbott Dr Plat Unrecorded	0003	3.18	\$ 79,500	\$ 4,770
004648 03 005	Thompson, Broadus & Curry, George et PO Box 8509 Columbia, SC 29202	900 Blk of Axtell Dr	1051		\$ 41,300	\$ 2,480
004648 03 006	Indigo Associates Limited Partnership PO Box 8509 Columbia, SC 29202	150 Knox Abbott Dr	0003		\$ 43,800	\$ 2,630
004648 03 007	Thompson, Broadus et al PO Box 8509 Columbia, SC 29202	190 Knox Abbott Dr	1003		\$ 29,100	\$ 1,750
004648 03 008	Thompson, Broadus et al PO Box 8509 Columbia, SC 29202	Near 150 Knox Abbott Dr	0003		\$ 82,000	\$ 4,920
004648 03 009	Thompson, Broadus et al PO Box 8509 Columbia, SC 29202	Service Station 192 Knox Abbott Dr	1035		\$ 156,500	\$ 9,390

**CITY OF CAYCE REDEVELOPMENT AREA
PARCELS BY TAX NUMBER**

<i>TMS Number</i>	<i>Name and Address</i>	<i>Description/Location</i>	<i>Land Use Code</i>	<i>Num of Acres</i>	<i>Fair Market Value</i>	<i>Assessment Value</i>
004648 03 010	Thompson, Broadus et al PO Box 8509 Columbia, SC 29202	W of Axtell Dr	0003		\$ 800	\$ 50
004648 03 011	Indigo Associates Limited Partnership PO Box 8509 Columbia, SC 29202	E/S Axtell Dr	0003		\$ 4,400	\$ 260
004648 03 012	Guignard Land Co, Inc PO Box 8509 Columbia, SC 29202	100 Knox Abbott Dr	0003		\$ 410,100	\$ 24,610
004648 03 014	Indigo Assoc. Limited Partnership PO Box 8509 Columbia, SC 29202	Next to 150 Knox Abbott Dr	0003		\$ 61,000	\$ 3,660
004648 03 015	Indigo Assoc. Limited Partnership PO Box 8509 Columbia, SC 29202	150 Knox Abbott Dr	0003		\$ 49,700	\$ 2,980
004648 03 016	Swains Charcoal Steak House c/o Indigo Associates PO Box 8509 Columbia SC 29202	Knox Abbott Dr On land of Broadus Thompson et al	1015		\$ 53,000	\$ 3,180
004648 03 019	Thompson, Broadus et al PO Box 8509 Columbia, SC 29202	190 Knox Abbott Dr Land	1028		\$ 76,100	\$ 4,570
004648 03 021	Thompson, Broadus et al PO Box 8509 Columbia, SC 29202	Near 150 Knox Abbott Dr	0003		\$ 1,900	\$ 110

**CITY OF CAYCE REDEVELOPMENT AREA
PARCELS BY TAX NUMBER**

<i>TMS Number</i>	<i>Name and Address</i>	<i>Description/Location</i>	<i>Land Use Code</i>	<i>Num of Acres</i>	<i>Fair Market Value</i>	<i>Assessment Value</i>
004648 03 022	Granby Crossing LP c/o Easland Invest. Group Suite 180, 30 Patewood Dr. Greenville, SC 29615	100 Granby Crossing	1041	9.1	\$ 3,820,500	\$ 229,230
004648 03 025	Indigo Assoc. Limited Partnership PO Box 8509 Columbia, SC 29202	Part of Parcel C N of Knox Abbott Dr	0003	0.23	\$ 5,800	\$ 350
004648 03 026	Indigo Assoc. Limited Partnership c/o GTS Associates PO Box 8509 Columbia, SC 20202	Part of Parcel C North of Knox Abbott Dr	0003	0.25	\$ 40,000	\$ 2,400
004648 03 027	Guignard Land Co. PO Box 8509 Columbia, SC 29202	North of Knox Abbott Dr	0003	3.52	\$ 88,000	\$ 5,280
004648 03 028	Indigo Assoc. Limited Partnership PO Box 8509 Columbia, SC 29202	North of Knox Abbott Dr	0003	0.79	\$ 19,800	\$ 1,190
004648 03 029	Indigo Assoc. Limited Partnership PO Box 8509 Columbia, SC 29202	Part of Parcel C North of Knox Abbott Dr	0003	0.71	\$ 17,800	\$ 1,070
004649 01 001	Williams, Robert E. Lizard's Thicket, Inc 1036 Market St Columbia, SC 29201	501 Knox Abbott Dr	1015		\$ 439,400	\$ 26,360
004649 01 002	Under Par Group PO Box 101 Columbia, SC 29202	503 Knox Abbott Dr	1015		\$ 121,800	\$ 7,310

**CITY OF CAYCE REDEVELOPMENT AREA
PARCELS BY TAX NUMBER**

<i>TMS Number</i>	<i>Name and Address</i>	<i>Description/Location</i>	<i>Land Use Code</i>	<i>Num of Acres</i>	<i>Fair Market Value</i>	<i>Assessment Value</i>
004649 01 004A	Jur, Tim A & Sarah J PO Box 8027 Columbia, SC 29202	1022 State Street	1001		\$ 96,800	\$ -
004649 01 004B	Jur, Tim A & Sarah J PO Box 8027 Columbia, SC 29202	1022 State Street	1001		\$ 43,100	\$ -
004649 01 004Z	Jur, Tim A & Sarah J PO Box 8027 Columbia, SC 29202	1022 State Street	1028		\$ 148,200	\$ 8,890
004649 01 005	Jones, H. Gene 1114 State St Cayce, SC 29033	1114 State Street	1028		\$ 121,800	\$ 7,310
004649 01 006	Prime Investments, Inc. 420 Wellington St W Toronto Ont M5V 1E3	505 Knox Abbott Dr Motel	1014	4.91	\$ 1,185,800	\$ 71,150
004649 01 008	549 Knox Abbott Partnership 549 Knox Abbott Dr Cayce, SC 29033	548 Knox Abbott Dr	1046		\$ 367,500	\$ 22,050
004649 01 009	Curry, Jane G. Thompson J R Hammond DBA/MEI Associates PO Box 13069 Savannah, GA 31416	Lots 4, 15, 16 & Pt. 5 Next to 613 Knox Abbott	0003		\$ 201,600	\$ 12,100
004649 01 010	Thompson, Jane G. et al c/o Omni Tax Service, Inc 4440 Sigma Rd., #130 Dallas, TX 75244	Lots 3 & 14 613 Knox Abbott Dr	0003		\$ 126,000	\$ 7,560

**CITY OF CAYCE REDEVELOPMENT AREA
PARCELS BY TAX NUMBER**

<i>TMS Number</i>	<i>Name and Address</i>	<i>Description/Location</i>	<i>Land Use Code</i>	<i>Num of Acres</i>	<i>Fair Market Value</i>	<i>Assessment Value</i>
004649 01 011	Guignard, Sanders R., Jr. et al c/o Omni Tax Service, Inc 4440 Sigma Rd., #130 Dallas, TX 75244	Lots 2 & 13 Next to 615 Knox Abbott	0003		\$ 113,800	\$ 6,830
004649 01 012	First Citizens Bank & Trust Co PO Box 29 Columbia, SC 29202	Lots 1 & 12 615 Knox Abbott Dr	1030		\$ 326,300	\$ 19,580
004649 01 013	Coker Builders, Inc. J R Hammond DBA/MEI Associates PO Box 13069 Savannah, GA 31416	613 Knox Abbott Dr On land of Clara G. Faris	1014		\$ 94,300	\$ 65,660
004649 01 014	Lackland, Thomas C & Addie R 1124 Honeysuckle St Cayce, SC 29033	Lots 5, 6, 4, 14 W/S of State St	0001		\$ 72,800	\$ 4,370
004649 07 001	Great American Loan & Mortgage Corp 560 Meeting St West Columbia, SC 29169	701 Knox Abbott Dr Lot 12 & Pt 11, Blk 76	1030		\$ 299,500	\$ 17,970
004649 07 002	SHN Properties, LLC 1727 Elm Hill Pike Nashville, TN 37210	Next to 701 Knox Abbott Dr Lot 10 and Pt 11, Blk 76	1059		\$ 261,300	\$ 15,080
004649 07 003	Trott, Wyman, W Trustee 537 Harbor Heights Dr Lexington, SC 29072	727 Knox Abbott Dr Lot 9, Blk 76	1026		\$ 67,500	\$ 5,500
004649 07 004	Hollingworth, George E 136 Mooring Lane Lexington, SC 29072	739 Knox Abbott Dr Lots 7 & 8, Blk 76	1015		\$ 304,000	\$ 18,240

**CITY OF CAYCE REDEVELOPMENT AREA
PARCELS BY TAX NUMBER**

<i>TMS Number</i>	<i>Name and Address</i>	<i>Description/Location</i>	<i>Land Use Code</i>	<i>Num of Acres</i>	<i>Fair Market Value</i>	<i>Assessment Value</i>
004649 07 005	Knox Abbott Associates c/o VCE Restaurants, Inc PO Box 24330 Nashville, TN 37202	817 Knox Abbott Dr Lots 6 & Pt 5, Blk 76	1059		\$ 269,400	\$ 16,160
004649 07 006	E & J Corp 6318 Easter St Columbia, SC 29203	Next to 825 Knox Abbott Dr Lot 4 & Pt 5, Blk 76	1003		\$ 217,500	\$ 13,050
004649 07 007	Vella, Pat J Dunkin Donuts Tax Dept #2 PO Box 317, Cayne #2067 Randolph, MA 02368	825 Knox Abbott Dr Lot 3, Blk 76	1059		\$ 156,500	\$ 9,390
004649 07 008	Real Estate Managment & Development PO Box 5362 Columbia, SC 29250	829 Knox Abbott Dr Lots 1 7 2, Blk 76	1046		\$ 347,800	\$ 20,870
004650 01 008	A & M Management 975 Knox Abbot Dr Cayce, SC 29033	975 Knox Abbott Dr Lot 9, Blk 89	1015		\$ 142,500	\$ 8,550
004650 01 009	Guignard, Sanders R Jr et al Trust c/o Harrill Trotti Realty 1327 State St Cayce, SC 29033	919 Knox Abbott Dr Pt Lot 10, Blk 89	1017		\$ 99,400	\$ 5,960
004650 01 010	Guignard, Sanders R Jr et al Trust c/o Harrill Trotti Realty 1327 State St Cayce, SC 29033	917 Knox Abbott Dr Pt Lot 10, Blk 89	1020		\$ 61,500	\$ 3,690

**CITY OF CAYCE REDEVELOPMENT AREA
PARCELS BY TAX NUMBER**

<i>TMS Number</i>	<i>Name and Address</i>	<i>Description/Location</i>	<i>Land Use Code</i>	<i>Num of Acres</i>	<i>Fair Market Value</i>	<i>Assessment Value</i>
004650 01 011	U-Haul Real Estate Company U-Haul of SC PO Box 29046 Phoenix Arizona 85038	901 Knox Abbott Dr Lots 11 & 12, Blk 89	1020		\$ 204,000	\$ 12,240
004650 01 029	Statewide Partners c/o Eleanor B Craig 1614 Crestwood Dr Columbia, SC 29205	Next to 989 Knox Abbott Dr Lot 8, Blk 89	1055		\$ 183,500	\$ 11,010
004652 08 001	C & S Natl Bank of SC Trust PO Box 8509 Columbia, SC 29202	Knox Abbot Dr	1015		\$ 323,500	\$ 19,410
004652 08 002	Newington Associates, LLC PO Box 8509 Columbia, SC 29202	111 Knox Abbott Dr	1014		\$ 357,700	\$ 21,460
004652 08 003	Indigo Assoc. LTD Partnership PO Box 8509 Columbia, SC 29202	Next to 111 Knox Abbott Dr	1014		\$ 278,800	\$ 16,730
004652 08 004	Indigo Assoc. Limited Partnership PO Box 8509 Columbia, SC 29202	100 Blk Knox Abbott Dr	0003 AG	4.9	\$ 11,500	\$ 30
004652 08 005	Rose, Alan P 713 Jansen St Cayce, SC 29033	Newington Place, Lot 4A Deleisseline Rd	0003		\$ 15,100	\$ 910
004652 08 008	Thames, Gene Ray & Barbara S 140 Deliesseline Rd Cayce, SC 29033	Newington Place, Lot 6 & Pt 7 140 Deliesseline Rd	1001 LR		\$ 90,800	\$ 3,630

**CITY OF CAYCE REDEVELOPMENT AREA
PARCELS BY TAX NUMBER**

<i>TMS Number</i>	<i>Name and Address</i>	<i>Description/Location</i>	<i>Land Use Code</i>	<i>Num of Acres</i>	<i>Fair Market Value</i>	<i>Assessment Value</i>
004652 08 019	Skipper, Jane R & Harold Wayne 1221 Slann Dr Cayce, SC 29033	Newington Place, Parcel C & B 1221 Slann Dr	0001 LR		\$ 11,000	\$ 440
004652 08 020	Skipper, Lela Jane R 1221 Slann Dr Cayce, SC 29033	Newington Place, Parcel B & 10 Ft. Strip 1221 Slann Dr	1001 LR		\$ 139,500	\$ 5,580
004652 08 021	Skipper, Jane R PO Box 5072 West Columbia, SC 29171	Newington Place, Parcel A 1221 Slann Dr	0001 LR		\$ 14,000	\$ 840
004652 11 001	City of Cayce City Hall Cayce, SC 29033	Guignard Park	0097		\$ -	\$ -
004653 07 001	Redmond, Leo M & Marion C 2021 State St Cayce, SC 29033	E Side Axtell Dr	0001	0.4	\$ 16,000	\$ 960
004653 07 008	Murphy, Richard G 1822 Augusta Rd W. Columbia, SC 29169	Lots 2, 3, 4 Next to 1509 Axtell Dr	0001	0.55	\$ 7,700	\$ 460
004653 07 014	City of Cayce City Hall Cayce, SC 29033	Tract B Intersection Axtell & Lorick	0097	2.53	\$ -	\$ -
004655 01 002	Indigo Assoc. Limited Partnership PO Box 8509 Columbia, SC 29202	N/Side Southern RR	0002	23.5	\$ 162,500	\$ 160

**CITY OF CAYCE REDEVELOPMENT AREA
PARCELS BY TAX NUMBER**

<i>TMS Number</i>	<i>Name and Address</i>	<i>Description/Location</i>	<i>Land Use Code</i>	<i>Num of Acres</i>	<i>Fair Market Value</i>	<i>Assessment Value</i>
004655 01 003	Guignard Land Limited Partnership PO Box 8509 Columbia, SC 29202	Lots 1-6 Blk H, Lots 1-6 Blk K S/End Short St.	0002	7.43	\$ 107,000	\$ 50
004655 01 024	City of Cayce City Hall Cayce, SC 29033	N Side Southern Railway	0097	19.5	\$ 126,800	\$ 7,610
004675 02 005	SC Farm Bureau Federation 724 Knox Abbott Dr c/o Jack Williams Cayce, SC 29033	Next to 808 Knox Abbott Dr Lots 2 & 3, Blk 77	0003		\$ 192,000	\$ 11,550
004675 02 006	Guignard, Sanders R, Jr et al Trustee c/o Harrill Trotti Realty PO Box 922021 Houston, TX 77222	860 Knox Abbott Dr Pt Lot 1, Blk 77	1018		\$ 124,900	\$ 7,490
004676 01 001	Lexington County 212 South Lake Dr Lexington, SC 29072	650 Knox Abbott Dr Magistrate Office	0095	0.88	\$ -	\$ -
004676 01 002	W Columbia Optometric Associates 600 Knox Abbott Dr Cayce, SC 29033	620 Knox Abbott Dr	1128		\$ 427,500	\$ 25,650
004676 01 003	Shoney's Inc. Rash & Associates PO Box 1600 Rowlett, TX 75088	540 Knox Abbott Dr	0003		\$ 182,600	\$ 10,960
004676 01 004	Leggett, Donald W PO Box 642 Oneonta, NY 13820	538 Knox Abbott Dr	1028		\$ 145,800	\$ 8,750

**CITY OF CAYCE REDEVELOPMENT AREA
PARCELS BY TAX NUMBER**

<i>TMS Number</i>	<i>Name and Address</i>	<i>Description/Location</i>	<i>Land Use Code</i>	<i>Num of Acres</i>	<i>Fair Market Value</i>	<i>Assessment Value</i>
004676 01 006	Bruno, Eleanor G & Lucien V 536 Knox Abbott Dr. Cayce, SC 29033	536 Knox Abbott Dr	0003 LR		\$ 1,900	\$ 80
004676 01 007	Curry, Jane G. Thompson Trustee c/o Broadus Thompson PO Box 8509 Columbia, SC 29202	528 Knox Abbott Dr	1028		\$ 216,000	\$ 12,960
004676 01 010	Curry, Jane . Life Est et al Trust c/o Key Bank of NY R E Serv. PO Box 1311 Buffalo, NY 14250	Howard Johnson's Motel 500 Knox Abbott Dr	1014		\$ 1,151,300	\$ 69,080
004676 01 013	Steele, Jeanean J 124 Dogwood Lane West Columbia, SC 29170	542 Knox Abbott Dr	1020		\$ 137,300	\$ 8,240
	Totals					\$ 1,276,440

EXHIBIT B

COPY OF FIRST AMENDED REDEVELOPMENT PLAN

2010 Amendment to City of Cayce Redevelopment Plan

August 3, 2010

A. Amendments to Section I – Introduction

The Cayce Redevelopment Plan (the “**Redevelopment Plan**”) was developed and adopted in January 1998 to enable the city of Cayce (the “**City**”) to establish a redevelopment project area in which development and redevelopment will be encouraged through the City’s undertaking of certain municipal projects. The redevelopment project area, as originally contemplated by the Redevelopment Plan encompasses approximately 184 acres within the City (the “**Redevelopment Area**”). The existing Redevelopment Area generally extends along the western bank of the Congaree River from the City’s northern city limits, south to the crossing of a Norfolk Southern Main railway line and the Congaree River. The existing Redevelopment Area also extends along each side of Knox Abbott Drive from the river, west to the approximate midpoint of the Ninth Street block.

After its initial adoption of the Redevelopment Plan and the establishment of the Redevelopment Area, the City issued its Tax Increment Revenue Bonds, Series 2002 in the aggregate principal amount of \$5,000,000 (the “**Bonds**”) to finance the projects described in the Redevelopment Plan. The Bonds are payable from the amount of taxes attributable to increased property values resulting from private development within the Redevelopment Area (“**Tax Increment Revenues**”). The Bonds mature on October 24, 2017. The original duration of the Redevelopment Plan was 15 years, but upon the issuance of the Bonds, the duration was extended to the maturity date of the Bonds, which was 15 years from the date of issuance of the Bonds, and the Redevelopment Plan is currently scheduled to terminate on that date.

This amendment to the City’s Redevelopment Plan (this “**2010 Amendment**”) has been prepared in accordance with the Tax Increment Financing Law provided in Section 31, Chapter 6 of the Code of Laws of South Carolina, 1976, as amended (the “**TIF Act**”). The purposes of this 2010 Amendment are to expand the existing boundaries of the Redevelopment Area contemplated by the Redevelopment Plan and to expand the list of approved public development activities contemplated by the Redevelopment Plan. The amendments are generally described below and more detail with respect to each such amendment is included in other sections of this 2010 Amendment.

First, the City hereby amends the Redevelopment Plan to modify the list of approved public development activities to include the tennis and wellness center (the “**Tennis Center**”) to be constructed and owned by the Lexington County Recreation and Aging Commission (the “**Commission**”) and located at the corner of 12th Street and Saxe Gotha in the City. The City previously entered into a joint venture agreement with the Commission in April of 2008 under

which the City agreed to pay a portion of the costs of construction of the Tennis Center, which is currently under construction. The City's payment obligations commence in the fall of 2010 and this amendment will allow the City to use a source of funding that would have been otherwise unavailable.

Second, the City hereby amends the Redevelopment Plan to expand the existing boundaries of the Redevelopment Area to include an additional 17 tax parcels along the east side of State Street, running South down State Street from Knox Abbott Drive to Karlaney Avenue. The proposed expansion will allow the City to finance a portion of certain public infrastructure related to a development currently proposed in the expanded area and is expected to encourage further private development in such area. The City expects to use existing Tax Increment Revenues on hand, together with any excess Tax Increment Revenues received in the future, to fund its share of the costs of such infrastructure.

B. Amendments to Section II – Boundaries of the Redevelopment Area

This 2010 Amendment hereby expands the Redevelopment Area to include an additional 17 tax parcels along the east side of State Street, running South down State Street from Knox Abbott Drive to Karlaney Avenue. Figure B-1 attached to this 2010 Amendment shows the boundaries of the Redevelopment Area, as expanded (original area in yellow and expansion area in red) and the property lines of each of the parcels within those boundaries. A detailed listing of the 17 properties in the area is provided below, by tax number. The current zoning within the expanded portion of the Redevelopment Area is Central Commercial (C-3) for all parcels except for the two parcels located in the 1200 block of State Street, which are zoned Office and Institutional (C-1).

The Redevelopment Area, as it is identified includes 188.7 acres, which represents 1.91% of the total acreage within the City. The state law governing creation of redevelopment areas stipulates that the areas must include at least 1½ acres, but not more than 5% of the municipality's total acreage. The City's proposed Redevelopment Area, as expanded, falls well within these parameters.

The Tennis Center, which becomes part of the approved public development activities under the Redevelopment Plan pursuant to the terms of this 2010 Amendment, is outside of the Redevelopment Area. However, the TIF Act permits such a project to be included among the approved projects so long as the City makes a specific finding of benefit to the Redevelopment Area and the Redevelopment Area is located within the municipal limits. The City must also provide written notice to the affected taxing districts. The City has made such findings and has provided such notices.

C. Amendments to Section III – General Land Use and Quantification of Blighting Conditions in the Expanded Area

The improved portions of the expanded portion of the Redevelopment Area suffer from five or more of the conditions specified in Section III-1 (Blighted Area) of the original Redevelopment Plan and have been found by the City to be blighted. As a result, such expanded area may be included in the Redevelopment Area, as provided by law.

D. Amendments to Section V – Public Development Activities

In addition to the projects listed as public development activities in Section V of the original Redevelopment Plan, the City plans to undertake the following:

- The Tennis Center, as previously defined in this 2010 Amendment. The location of the Tennis Center is shown on Figure D-1 attached to this 2010 Amendment.
- Parking median, curb, gutter, rain garden and enhanced streetscaping, lighting and landscaping to enhance private development on the east side of State Street between Jansen Avenue and Karlaney Avenue, across from Brookland-Cayce High School, as well as a landscaped median on State Street running from Karlaney Avenue to Knox Abbott Drive, all within the expanded portion of the Redevelopment Area.
- Additional water, sewer, stormwater and roadway improvements as needed to serve private development in the Redevelopment Area.
- General landscaping and streetscape improvements as needed to serve private development in the Redevelopment Area.

These proposed improvements will be in the expanded Redevelopment Area, as shown in red on Figure B-1.

E. Amendments to Section VI – Private Investment in the Redevelopment Area

In addition to the private development described in Section VI of the original Redevelopment Plan, a private developer has proposed The Village at Cayce project on the east side of State Street between Jansen Avenue and Karlaney Avenue, across from Brookland-Cayce High School. The project includes a new, LEED certified building and improvements to existing buildings on that block. Projected investment is expected to be \$1,100,000.

Other potential sites for future development opportunities include the remaining parcels on the east side of State Street in the expanded Redevelopment Area, running north to Knox Abbott Drive. As of the date of this 2010 Amendment, the total estimated value of these other developments is projected to be between \$1,000,000 and \$2,000,000.

F. Amendments to Section VII – Redevelopment Financing

The costs for redevelopment of the Tennis Center will be paid for with the remaining proceeds of the Bonds, which are currently on deposit in the City's Project Financing Fund, also known as the 2002 Construction Fund, created by the documents relating to the Bonds. To the extent such funds are not sufficient to satisfy the City's financial commitment to the Commission with regard to the Tennis Center, the balance of such commitment will be paid with Tax Increment Revenues.

The source and amount of financing for public infrastructure projects in the expanded portion of the Redevelopment Area is expected to come from various sources including Tax Increment Revenues, available State and Federal Grants, private contributions and other available funds

from the City, all of which will depend upon the availability of funding. It is not expected that any additional tax increment revenue bonds will be issued, but if such bonds are issued it will only be as needed and only after the investigation of other avenues for funding.

The TIF Act requires that the City project the maximum amount of funding that could potentially be put into public improvements in the project area over the 15 year development period, which is scheduled to end on October 24, 2017. The Tennis Center has been added to the list of public improvements in lieu of certain of such improvements listed in the original Redevelopment Plan. The public improvements listed in relation to The Village at Cayce project and other potential public improvements in the expanded Redevelopment Area are projected to cost approximately \$1,000,000 and to be funded from the sources listed in the preceding paragraph. Therefore, the total maximum amount of funding that could potentially be put into public improvements in the project area over the development period is approximately \$5,566,600, which includes the projected cost in the expanded Redevelopment Area and the original projected maximum amount.

G. Amendments to Section VIII – Impact on Affected Taxing Districts of Expanded Redevelopment Area

Properties within the boundaries of the expanded portion of the Redevelopment Area, as of the 2009 tax year, had an estimated total assessed value of \$105,310. Real property taxes on this assessment, by jurisdiction, are estimated to be as follows:

<u>Jurisdiction</u>	<u>Tax Revenues</u>
City of Cayce	\$ 4,844.26
Lexington County	\$ 10,184.11
Lexington School District 2	<u>\$ 18,808.37</u>
Total Real Property Taxes	\$ 33,836.74

With redevelopment, each of these three jurisdictions will continue to receive real property tax revenues at the same approximate level as that shown above, even after the initiation of redevelopment improvements and their financing. The tax increments that will be used to finance improvements and to repay the Bonds are new real estate taxes resulting from new investments and increased property values within the expanded portion of the Redevelopment Area. At the end of the 15 year redevelopment period, which is scheduled to end on October 24, 2017, all real property tax increment revenues will be distributed among the three jurisdictions in accordance with their applicable millage rates.

H. Amendments to Section X – Characteristics of Properties in the Area

Below is a listing by tax number of each of the properties within the expanded portion of the Redevelopment Area. Included are the property owners, property address or location, and current assessed value (as of tax year 2009).

<u>Tax Map Number</u>	<u>Address</u>	<u>Owner</u>	<u>Current Assessed Value</u>
004652-05-001	1301 State St - 1309	G. Sanders	\$ 10,260
004652-05-002	1313 State St	A. Milwood	3,780
004652-05-013	State St	C. Swygert	300
004652-05-003	1315 State St	C. Swygert	3,460
004652-05-004	1319 State St	J. Spires	1,900
004652-05-017	E/S State St	J. Spires	190
004652-05-016	E/S State St	J. Spires	900
004652-05-014	Ave K to Ave J	W. Trotti	30
004652-05-005	1323 State St	J. Spires	5,370
004652-05-006	1327 State St – 1329	Billy Goat LLC	9,480
004652-01-001	1101 State St	K. Abbott Estate	7,810
004652-01-002	1105 State St	T. and S. Jur	15,740
004652-01-003	1107 State St	R. Mikell	7,740
004652-01-004	1111 State St	R. and B. Wright	20,890
004652-01-005	1115 State St	Eau Claire Hlth Ctr	0
004652-04-001	1201 State St	F. Isom	8,760
004652-04-002	1213 State St	Gen. Frivers Ware	<u>8,700</u>
	Total Assessed Value		\$ 105,310

EXHIBIT C

COPY OF 2017 AMENDMENTS

2017 Amendment to City of Cayce Redevelopment Plan

February 22, 2017

The 2017 Amendments together with the Redevelopment Plan constitute the Amended Redevelopment Plan are set forth below. Terms used herein and not otherwise defined shall have the meanings ascribed thereto in the Ordinance approving the 2017 Amendments.

A. Amendments to Section I – Introduction

These amendments (the “**2017 Amendments**”) to the Redevelopment Plan, as amended by the 2010 Amendment (as previously amended, the “**Redevelopment Plan**” and together the 2017 Amendments, the “**Amended Redevelopment Plan**”) has been prepared in accordance with the TIF Act. The provisions of this 2017 Amendment shall be read and interpreted in concert with the Redevelopment Plan; however, to the extent there is any conflict between the provisions of the Redevelopment Plan and this 2017 Amendment, this 2017 Amendment shall control.

This 2017 Amendment creates limited number of changes to the Redevelopment Plan. Particularly, the 2017 Amendments modify, amend and extend the Redevelopment Plan to accommodate new projects and/or changes in the original public development activities (as amended, the “**Redevelopment Projects**”), as well as changes in the amounts allocated to the Redevelopment Projects and the maturity of Obligations (as defined in the TIF Act) secured in whole or in part by Tax Increment Revenues (the “**Bonds**”)¹. Descriptions of the amendments are described in more detail in other sections of this 2017 Amendment.

B. Amendments to Section III – General Land Use and Quantification of Blighting Conditions in the Expanded Area

Pursuant to the findings of the South Carolina Supreme Court in Donohue v. City of North Augusta, the anticipated amendments and changes to the Redevelopment Plan, which constitute changes under Section 31-6-80(F)(2) of the TIF Act, must comply with the procedural requirements of the TIF Act for the initial approval of a redevelopment plan, but do not otherwise require conformance with the substantive requirements in Section 31-6-80(A)(7) of the TIF Act. Therefore, the descriptions of “General Land Use and Quantification of Blighting Conditions in the Area” as described in Section III of the Redevelopment Plan are sustained.

¹ The 2010 Amendment defined the term “Bonds” as the Tax Increment Revenue Bonds, Series 2002 in the aggregate principal amount of \$5,000,000; such term is now redefined as the “**2002 Bond**.” To the extent the term Bonds is used herein, all such references shall describe the Bonds as defined herein.

C. Amendments to Section IV – Redevelopment Activities

In addition to the existing primary objectives, the following are considered additional primary objectives of the Amended Redevelopment Plan:

- Improve public safety through the development of necessary public safety initiatives.
- Removal of blighted, deteriorating and/or dangerous facilities within and around the Redevelopment Area.

D. Amendments to Section V – Public Development Activities

In addition to the Redevelopment Projects listed as public development activities in Section V of the Redevelopment Plan, additional Redevelopment Projects authorized by this 2017 Amendment include the following (the “***Additional Redevelopment Projects***”):

- the development and construction of an Interpretative Center, which may or may not be located within the boundaries of the Redevelopment Area;
- the development and construction of a new public safety facility, which may or may not be located within the boundaries of the Redevelopment Area;
- the demolition and redevelopment of certain parcels along Knox Abbott Drive;
- electric utility improvements within the Redevelopment Area (to the extent the projects are publicly-owned); and
- curb, gutter, traffic-calming and street-scaping projects, which may or may not be located within the boundaries of the Redevelopment Area.

E. Amendments to Section VII – Redevelopment Financing

This 2017 Amendment extends the duration of the Amended Redevelopment Plan to the earlier of October 24, 2047 or the date the Bonds issued in connection herewith (issued in one or more Series), including any bonds issued to refund or redeem the 2002 Bond or any other Bonds, are paid in full. Under this 2017 Amendment, all the Bonds are anticipated to mature no later than 30 years from their date of issuance, and in no event shall final maturity of the Bonds occur after October 24, 2047. Current estimates of the costs of the Redevelopment Projects, including those projects funded with the proceeds of the 2002 Bond and the Additional Redevelopment Projects are expected to be approximately \$25 million in the aggregate. Such amount represents a dramatic increase over the total estimated cost of public development activities recited in the Redevelopment Plan.

F. Amendments to Section VIII – Impact on Affected Taxing Districts of Expanded Redevelopment Area

At the end of the redevelopment period established by this 2017 Amendment, which is scheduled to end upon the earlier of October 24, 2047 or the date the Bonds issued in connection herewith are paid in full, all real property Tax Increment Revenues will be distributed among the affected taxing districts in accordance with their applicable millage rates.

The amendments listed above amend the Redevelopment Plan to create the Amended Redevelopment Plan. To the extent of any conflict or inconsistency between the amendments listed above and the Redevelopment Plan, such amendments shall control, but it is the intent of the City Council of the City of Cayce that every effort be given to harmonize the amendments and the Redevelopment Plan in construing the Amended Redevelopment Plan.

City of Cayce Rebranding Launch

Project Description:

The 2017 Rebranding Campaign for the City of Cayce will incorporate input from elected officials, citizens, neighborhood leaders, city committees, community leaders, business leaders and various creative partners.

Mission: The mission of the 2017 Rebranding Campaign is to launch a visual plan to promote the many wonderful aspects of our City, our 14,000 citizens, our natural resources and our low cost of living to potential homebuyers and businesses.

- The Cayce Rebrand will include Community Engagement Meetings.
- The Cayce Rebrand will highlight our City's strengths and work to address some of our challenges.
- The Cayce Rebrand will launch a new visual brand for the City in the spring of 2017. We will also look to have sub-brands for key Cayce events, places and neighborhoods.

Estimated Attendees:

We estimate that over the next five years the City's rebrand will draw **thousands** to our City and will showcase all we have to offer to visitors and resident. **We will be the first city in our state to implement a rebrand that was designed solely by the members of our community.** Their input is priceless and helps us use the creative resources we have in Cayce and keep our costs low.

The requested dollars will increase tourism and have a positive impact on our City because we plan to have a multi-faceted brand that highlights growth, the small town feel, and all of the wonderful events in our City; both large and small.

Total Project Costs	
Itemize Total Project Expenses Below	Amount
content development, logo options, brand collateral	\$4,000
Brand Guide	\$1,000
Advertising for Launch	\$3,500
Marketing Materials (shirts, koozies, etc.)	\$3,000
Media Consultants	\$3000
Total Project Cost	\$14,500.00

Hospitality Tax Grant Project Costs	
Itemize Hospitality Tax Grant Expenses Below	Amount
same	
Amount Requested (must equal Amount Requested on first page of application)	\$14,500.00

All Sources of Project Funds		
Source of Funds	Status of Funds (Proposed, Requested, Received)	Amount
Total		\$14,500.00

Statement of Assurances/Certification

The applicant has reviewed the full 2017 Cayce Hospitality Tax Grant Information and Application document and understands the hospitality law, eligibility criteria, funding guidelines, application process, payment process and reporting requirements set forth. The applicant hereby certifies that the information submitted as part of this application is accurate and reliable. Any change/and or variation must be reported immediately, otherwise funding may be withheld.

If awarded, the applicant agrees:

- Promotional materials for the project (including, but not limited to: brochures, flyers, advertisements, etc.) must include a statement that "Funding assistance provided by City of Cayce Hospitality Tax Funds."
- Revenue generated by the project must benefit a community or organization within the Cayce city limits.
- Financial records, support documents, statistical records, and all other records pertinent to Hospitality Tax funding shall be retained for a period of three years. All procurement transactions, regardless of whether negotiated or advertised, shall be conducted in a manner that provides maximum competition. The grant recipient shall establish safeguards to prohibit employees from using their positions for a purpose that has the appearance of being motivated by a desire for private gain for themselves or others. All expenditures must have adequate documentation. All accounting records and supporting documentation shall be available for inspection by the City of Cayce upon request.
- Unspent funding or funding that has spent in any other way than as described and approved per the application must be returned to the City of Cayce.
- No person, on the basis of race, color, or national origin, should be excluded from participation in, be denied the benefit of, or be otherwise subjected to discrimination under the program or activity funded in whole or in part by Hospitality Tax funds.
- Employment made by or resulting from Hospitality Tax funding shall not discriminate against any employee or applicant on the basis of handicap, age, race, color, religion, sex, or national origin.
- None of the funds, materials, property, or services provided directly or indirectly under Hospitality Tax funding shall be used for any partisan political activity, or to further the election or defeat of any candidate for public office.
- That the organization carries liability insurance in the amount of \$ _____ and agrees to include the City of Cayce as a named insured for purposes of this project. The organization assumes full legal responsibility for any suit or action at law or equity, and any or all claims arising from this project/activity, and do hereby indemnify and hold harmless the City of Cayce and its staff from any liability in any action at law or equity associated with its support for this project/activity.
- A Final Report of the project will be submitted upon project conclusion including the items as outlined in section VI of the 2017 Information and Application document.

Board Chairperson Signature:

Board Chairperson Name (printed):

Date:

Executive Director Signature:

A. Hunter

Executive Director Name (printed):

Ashley Hunter

Date: *2/12/17*

City of Cayce Spring Event

Project Description:

In tandem with the 2017 Rebranding Campaign for the City of Cayce, the “main event” will be the culminations of all our City has to offer – food, art, designers, musicians and more into one great event, likely called The Shindig on State! This will also showcase the City of Cayce’s State Street Corridor. This corridor is getting ready to be revitalized. We hope to have open areas in some of the older buildings and along the walkways as “interactive art” areas. We are using 100% local vendors for this event. There will be dancing competitions, delicious food and so much more.

Estimated Attendees:

We estimate that our new Annual Spring Event (likely called The Shindig on State) will have more than 400 attendees; half of them from the City. Even all of our vendors and artists will be Cayce centric. We expect this event to grow more and more in years to come!

The number of attendees will be determined by having volunteers at the entryway asking for zip codes of attendees.

The requested dollars will increase tourism and have a positive impact on our City because we plan to have a multi-faceted branding and identity launch that lead up to the event and plan to promote it heavily throughout the region. This will be the first event where we will be giving away and selling our new Cayce “swag!”

Tourist Information

Estimated number of **total attendees** to be attracted by this project: 300

Estimated number of attendees **from outside of Cayce** to be attracted: 200

Explain how the number of tourists will be calculated (surveys, forms, license plates, etc.):

Explain how the requested dollars will increase tourism, financially impact tourism-related businesses in the City of Cayce, and how this impact is being determined:

Total Project Costs	
Itemize Total Project Expenses Below	Amount
Event Advertising - traditional / digital pre-event * periscope / live facebook launch print media, ad placement, tv / radio	\$4,000.00
Stage / Equipment	
Food / Drinks	\$2,000.00
Liability Ins.	\$2500
Misc. Decorations	\$800
New Signage	\$1,000
Total Project Cost	\$10,300

Hospitality Tax Grant Project Costs	
Itemize Hospitality Tax Grant Expenses Below	Amount
Bill Boards	4000.00
Advertising (on-site)	2000.00
Dance Floor	500.00
Media Consulting	3,000.00
Bands	1,500.00
Specialty Items (shirts, koozies)	1,550.00
Equipment (golf carts, porta johns, tents, sound)	11,000
Amount Requested (must equal Amount Requested on first page of application)	\$31,750

All Sources of Project Funds		
Source of Funds	Status of Funds (Proposed, Requested, Received)	Amount
Sponsorships	ongoing	\$10,000
donations	ongoing	\$2,500
A Tax	ongoing	\$5,000.00
	Total	\$17,500

Statement of Assurances/Certification

The applicant has reviewed the full 2017 Cayce Hospitality Tax Grant Information and Application document and understands the hospitality law, eligibility criteria, funding guidelines, application process, payment process and reporting requirements set forth. The applicant hereby certifies that the information submitted as part of this application is accurate and reliable. Any change/and or variation must be reported immediately, otherwise funding may be withheld.

If awarded, the applicant agrees:

- Promotional materials for the project (including, but not limited to: brochures, flyers, advertisements, etc.) must include a statement that "Funding assistance provided by City of Cayce Hospitality Tax Funds."
- Revenue generated by the project must benefit a community or organization within the Cayce city limits.
- Financial records, support documents, statistical records, and all other records pertinent to Hospitality Tax funding shall be retained for a period of three years. All procurement transactions, regardless of whether negotiated or advertised, shall be conducted in a manner that provides maximum competition. The grant recipient shall establish safeguards to prohibit employees from using their positions for a purpose that has the appearance of being motivated by a desire for private gain for themselves or others. All expenditures must have adequate documentation. All accounting records and supporting documentation shall be available for inspection by the City of Cayce upon request.
- Unspent funding or funding that has spent in any other way than as described and approved per the application must be returned to the City of Cayce.
- No person, on the basis of race, color, or national origin, should be excluded from participation in, be denied the benefit of, or be otherwise subjected to discrimination under the program or activity funded in whole or in part by Hospitality Tax funds.
- Employment made by or resulting from Hospitality Tax funding shall not discriminate against any employee or applicant on the basis of handicap, age, race, color, religion, sex, or national origin.
- None of the funds, materials, property, or services provided directly or indirectly under Hospitality Tax funding shall be used for any partisan political activity, or to further the election or defeat of any candidate for public office.
- That the organization carries liability insurance in the amount of \$ _____ and agrees to include the City of Cayce as a named insured for purposes of this project. The organization assumes full legal responsibility for any suit or action at law or equity, and any or all claims arising from this project/activity, and do hereby indemnify and hold harmless the City of Cayce and its staff from any liability in any action at law or equity associated with its support for this project/activity.
- A Final Report of the project will be submitted upon project conclusion including the items as outlined in section VI of the 2017 Information and Application document.

Board Chairperson Signature:

Board Chairperson Name (printed):

Date:

Executive Director Signature:

A. Hunter

Executive Director Name (printed):

Ashley Hunter

Date:

2/12/17

All open positions will be advertised on the City's website and Facebook page.

COUNCIL ACTION REQUIRED

BEAUTIFICATION FOUNDATION – ONE (1) POSITION

Mr. George Calder's term has expired on the Beautification Foundation. He has served on the Foundation since 2010, consistently attends meetings and the Foundation recommends him for reappointment. His reappointment application is attached for Council's review.

CONSOLIDATED BOARD OF APPEALS – ONE (1) POSITION

Mr. Benjamin Hancock's term has expired on the Consolidated Board of Appeals. He has served on the Board since 2010. His reappointment application is attached for Council's review.

NO COUNCIL ACTION REQUIRED

The following positions have been postponed by Council until receipt of potential member applications.

ACCOMMODATIONS TAX COMMITTEE – THREE (3) POSITIONS

Two positions must be filled by someone from the motel industry in Cayce. One position must be filled by someone from the restaurant industry in Cayce.

BEAUTIFICATION BOARD – THREE (3) POSITIONS

The Board has no recommendations at this time.

CAYCE HOUSING AUTHORITY – ONE (1) POSITION

There is currently one open position on the Cayce Housing Authority.

CAYCE MUNICIPAL ELECTION COMMISSION – TWO (2) POSITIONS

There are currently two open positions on the Municipal Election Commission.

CONSOLIDATED BOARD OF APPEALS – TWO (2) POSITIONS

Members who serve on this Board must be either an Engineer, Contractor, Architect or Design Professional. There are no recommendations at this time.

EVENTS COMMITTEE – ONE (1) POSITION

There is currently two open positions on the Events Committee. The Committee has no recommendations at this time.

PUBLIC SAFETY FOUNDATION – THREE (3) POSITIONS

The Foundation has no recommendations at this time.

CITY OF CAYCE

Re-apt.



POTENTIAL COMMITTEE MEMBER APPLICATION

Name: George E. Laidler Jr.

Home Address: [redacted] L. Ave. City, State, Zip Cayce

Telephone: 803. [redacted] E-Mail Address

Resident of Cayce: [x] Yes [] No Number of Years 13 +

Please indicate the Committee(s) for which you are applying:

- Accommodations Tax Committee
 - Beautification Board
 - Event Committee
 - Cayce Housing Authority
 - Museum Commission
 - Planning Commission
 - Housing/Constr Board of Appeals
 - Board of Zoning Appeals
- BEAU. FOUR

Have you ever been convicted of a felony or misdemeanor other than a minor traffic violation? [] Yes [x] No If yes, specify below.

Work Address

Company: Position

Address:

City, State, Zip Telephone:

Fax: E-Mail

Work Experience:

Educational Background:

Membership Information (Professional, Neighborhood and/or Civic Organizations):

Volunteer Work:

Hobbies:

Return to:
Mendy Corder, Municipal Clerk
City of Cayce, P.O. Box 2004, Cayce, SC 29171-2004
Telephone: 803-550-9557 • Fax: 803-796-9072



CITY OF CAYCE
COMMITTEE MEMBER REAPPOINTMENT APPLICATION

Name: Benjamin L. Hancock
Home Address: [Redacted] Pine St. City, State, Zip Cayce, SC 29033
Telephone: 803-[Redacted] E-Mail Address [Redacted]
Resident of Cayce: Yes No Number of Years 10+

Please check the Committee for which you are applying for reappointment:

- | | | |
|---|--|--|
| <input type="checkbox"/> Accommodations Tax Committee | <input type="checkbox"/> Beautification Board | <input type="checkbox"/> Event Committee |
| <input type="checkbox"/> Cayce Housing Authority | <input type="checkbox"/> Museum Commission | <input type="checkbox"/> Planning Commission |
| <input checked="" type="checkbox"/> Consolidated Board of Appeals | <input type="checkbox"/> Board of Zoning Appeals | |

Have you ever been convicted of a felony or misdemeanor other than a minor traffic violation? Yes No If yes, specify below:

Work Address

Company: Specialty Egg/Egg-Lands ^{Best} Position Dir. of Retail Mktg.
Address: P.O. Box 700 Suite 522
City, State, Zip Griffin, GA 31085 Telephone: 803-318-2240
Fax: _____ E-Mail bhancock@specialtyeggs.net
Work Experience: 23 yrs Mktg. representative

Educational Background: AA Accounting / AA Bus. Mgt
AA Marketing - Midland Tech - last degree June '96

Membership Information (Professional, Neighborhood and/or Civic Organizations):

NA
Volunteer Work: with my church - Lexington Church of God

Hobbies: Golf, Gardening,

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mcorder@cityofcayce-sc.gov