

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
Regular Council Meeting
Tuesday, February 7, 2017
6:00 p.m. – Cayce City Hall – 1800 12th Street
www.cityofcayce-sc.gov**

I. Call to Order

- A. Invocation and Pledge of Allegiance
- B. Approval of Minutes
January 3, 2017 Regular Meeting
January 25, 2017 Special Council Meeting

II. Public Comment Regarding Items on the Agenda

III. Presentations

- A. Presentation of Whole Sole Award
- B. Presentation by Mr. Brad Farmer and Mr. Lowe Sharpe to Mr. Carroll Williamson re his service to Trees SC

IV. Ordinances and Resolutions

- 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– First Reading
- B. Consideration and Approval of Resolution Approving Law Enforcement Assistance and Support Contract with City of Myrtle Beach
- C. Consideration and Approval of Resolution Approving Law Enforcement Assistance and Support Agreement with City of Camden and Camden Police Department
- D. Consideration and Approval of Resolution Adopting the All Natural Hazards Risk Assessment and Mitigation Plan for the Central Midlands Region of South Carolina
- E. Consideration and Approval of Resolution Authorizing the Implementation of New Water and Sewer Rates, and Other Matters Relating Thereto

V. City Manager's Report

VI. Committee Matters

- A. Approval to enter the following approved Committee Minutes into the City's Record

Events Committee – November 10, 2016
Museum Commission – December 7, 2016

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 arrangements regarding the funding of a waterline project
- C. Discussion of negotiations incident to proposed contractual arrangements for the provision of sewer service

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.



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CITY OF CAYCE Regular Council Meeting January 3, 2017

The January Regular Council Meeting was held this evening at 6:00 p.m. in Council Chambers. Those present included Mayor Elise Partin, Council Members Tara Almond, Phil Carter, Eva Corley and James Jenkins. City Manager Rebecca Vance, Assistant City Manager Shaun Greenwood, Municipal Clerk Mendy Corder, Municipal Treasurer Garry Huddle, City Attorney Danny Crowe, and Director of Public Safety Byron Snellgrove were also in attendance.

Mayor Partin asked if members of the press and the public were duly notified of the Council Meeting in accordance with the FOIA. Ms. Corder confirmed they were notified.

Call to Order

Mayor Partin called the meeting to order. Council Member Carter gave the invocation. Mayor Partin led the assembly in the Pledge of Allegiance.

Mayor Partin announced that the City's new bloodhound puppy, Roxy, was in attendance. Chief Snellgrove stated that Cayce Public Safety held a contest with the City's local schools to have the students pick a name for the puppy. Ms. Jeffers class at Davis Elementary and Ms. Hutton's class at Fulmer Middle School both came up with the winning name. Chief Snellgrove stated that he and Roxy would be visiting the two classes in the near future to celebrate their winning the contest with a pizza party.

Mayor Partin stated that the City was given Roxy by a couple in North Carolina who breed bloodhounds and give them to Law Enforcement Agencies at no cost. She stated that Roxy will live at Public Safety and the fire fighters will take care of her.

Approval of Minutes

Council Member Almond made a motion to approve the December 6, 2016 Regular Council Meeting minutes as written. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

Public Comment Regarding Items on the Agenda

No one signed up for Public Comment.

Presentations

A. Presentation of City's Holiday Card Contest Winner

Mayor Partin explained that the City had a Holiday tradition of inviting Lexington County School District 2 elementary and middle school students to participate in a Holiday Card Contest. Each student submitted a drawing of a card and the chosen winner's card will be used as the City's official card for that year. The winner receives a framed picture of his or her card and a \$100 Walmart gift card. Four students were chosen to receive an honorable mention certificates.

Mayor Partin announced that the winner of the Holiday Card contest was Ms. Carmen Mejia from Pine Ridge Middle School. Ms. Elizabeth Pittman, a student at Saluda River Academy for the Arts, received an honorable mention for her card. Mayor and Council thanked both students for their participation and beautiful cards.

B. Presentation by Mr. Dennis Becker re Cayce Public Safety

Ms. Corder stated that Mr. Becker was unable to attend due to an illness.

C. Presentation by Mr. Robert Milhous of the City of Cayce FY15/16 Comprehensive Annual Financial Report

Mr. Robert Milhous, the City's auditor, presented the FY15/16 Comprehensive Annual Financial Report to Council. Mr. Milhous went over the financial statement with Council and stated it was a good audit and good report. He stated that based on fiscal management that was instilled by the City Manager and staff there was a positive fund balance in the General Fund. The Water and Sewer Utility Fund also had a positive fund balance and the City met its debt coverage ratio, therefore the City is in compliance with its bond covenants.

Ms. Vance stated that in the 2015/2016 budget Council approved spending approximately \$1.2 million dollars in capital expenditures. She stated that additional expenses were approved after the budget for a total of \$1.7 million dollars spent and the City was still able to have a positive fund balance. She stated that the City had \$4,086,000 in unrestricted funds and some restricted funds that bring the City to over \$5,000,000. Mayor Partin thanked staff for their careful monitoring of the City's finances and thanked Mr. Milhous for always doing a great job with the audit.

Ordinances and Resolutions

A. Discussion and Approval of Ordinance 2016-21 Authorizing and Approving

Implementation, Administration and Enforcement of Lexington County's 2016 Stormwater Management Ordinance and Lexington County's 2016 Land Development Manual within the Corporate Limits of the City – Second Reading

The City entered into an intergovernmental agreement, signed June 4, 2014, with the County for implementation of a Stormwater Management Plan in support of the NPDES permit for small municipal separate storm sewer systems. The agreement allows the City to partner with the County on stormwater management issues and requires the City to adopt the County's most current Stormwater Ordinance (SWO) and Land Development Manual (LDM). The County performs the review of construction stormwater run-off and post construction stormwater management for new development and redevelopment within the City. Staff is requesting adoption of the Lexington County Stormwater Ordinance and Land Development Manual. Adoption of the SWO and LDM will ensure that stormwater components within the City remain consistent with County requirements. The City currently has a Flood Damage Prevention Ordinance, so the LDM Chapter 11 Flood Damage Prevention will not be adopted.

Council Member Carter made a motion to approve Ordinance 2016-21. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

B. Discussion and Approval of Ordinance 2016-18 Amending Zoning Map and Rezoning Property Located at 1741 Airport Blvd Tax Map Numbers 5743-01-001, 005473-01-002 and 005743-01-013 (P) from RS-2 to M-1 – First Reading

Council Member Corley made a motion to approve the Ordinance on first reading. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

C. Discussion and Approval of Resolution to Adopt the Municipal Association 2017 Advocacy Initiatives

Council Member Jenkins made a motion to approve the 2017 Municipal Association Advocacy Initiatives. Council Member Corley seconded the motion. Mayor Partin stated that the legislative priorities were issues that directly affect the City. She stated she and Council would communicate with the City's legislators and encourage them to support this legislation that would help the City. She stated that staff would also issue a Press Release detailing the different initiatives and have an article in the City's resident's newsletter about them as well. Ms. Corder called the question and the motion was unanimously approved by roll call vote.

City Manager's Report

Ms. Vance stated that the business license renewal letters were recently mailed out. She stated that the deadline for renewal without a late penalty is April 17, 2017. She stated that the Property Registration Program letters will be mailed out in the near future. She stated that staff is working on the calendar for the upcoming budget and the Utility Department is already working on their budget. Ms. Vance stated that the Riverwalk Repair bids were due the following week. She stated that the repairs to the Thomas Newman Boat landing will be starting the first week in January.

Council Member Carter asked what staff was going to do regarding the people that did not register their rental property in 2016. Ms. Vance stated that there are approximately two hundred people that have not registered their property yet. Most of these property owners do not live in the City and it is not possible to send a citation via mail. She stated that staff would continue to try to contact these property owners.

Council Member Jenkins asked if it was possible to have the Property Registration fee added to the property owner's Lexington County tax bill. Ms. Vance stated that the Municipal Association is trying to have a law passed so municipal liens can be added to county taxes but it is not possible at this time.

Committee Matters

- A. Approval to Enter the Following Approved Committee Minutes into the City's Official Record

Council Member Corley made a motion to approve entering the following Committee minutes into the City's official record:

Board of Zoning Appeals – October 17, 2016
Cayce Housing Authority – October 18, 2016
Planning Commission – November 14, 2016

Council Member Almond seconded the motion which was unanimously approved by roll call vote.

Mayor Partin stated that the Cayce Housing Authority minutes mention a Veteran Assistance program but it was not clear if they were moving forward with the program. Ms. Vance stated she would contact Columbia Housing Authority to see if they were implementing the program and let Council know.

B. Appointments and Reappointments

Mayor Partin stated that Mr. A. G. Dantzler's position on the Cayce Museum Commission expired in October and the Commission recommended him for reappointment. Mr. Dantzler has served on the Commission since 1998. Council Member Almond made a motion to reappoint Mr. Dantzler to the Museum Commission. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

C. Annual Appointment of Council Members to City Foundations

Council Member Jenkins made a motion for Council Member Almond to continue serving on the Beautification Foundation. Council Member Carter seconded the motion which was unanimously approved by roll call vote.

Council Member Carter made a motion for Council Member Corley to continue serving on the Public Safety Foundation. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

Council Comments

Council Member Almond reminded the assembly that the City was hosting an electronics recycling and paper shred event at City Hall on Saturday, January 7, 2017. Council Member Jenkins stated that the white lines at the intersection of 12th Street and Walter Price is faded and needs to be repainted. Ms. Vance stated she would have staff contact DOT to do a work order.

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 arrangements regarding the funding of a waterline project
- C. Discussion of negotiations incident to proposed contractual arrangements for the provision of sewer service
- D. Discussion of negotiations incident to proposed contractual arrangements relating to the City's Tax Increment Finance District
- E. Discussion of status of hiring of employee for the Cayce Museum

Council Member Almond made a motion to move into Executive Session. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote.

Reconvene

After the Executive Session was concluded, Council Member Almond made a motion to reconvene the Regular meeting. Council Member Corley seconded the motion which was unanimously approved by roll call vote. Mayor Partin announced that no vote was taken in Executive Session other than to adjourn and resume the Regular meeting.

Possible Actions by Council in follow up to Executive Session

B.

Council Member Carter made a motion to authorize the City Manager to execute contracts for the Avenues, Broad Acres, North Frink Street, and Edenwood Water System Replacement project. Contract I (water lines) was awarded to TNT, Inc. for \$5,041,446.80, Contract II (water lines) was awarded to McClam and Associates, Inc. for \$4,464,864.45, Contract III (water lines) was awarded to Stutts and Williams, LLC for \$3,740,000, Contract IV (water lines) was awarded to G.H. Smith Construction, LLC for \$4,235,210, Contract V (water lines) was awarded to Tom Brigman Contractors, Inc. for \$4,437,856.51, Contract VI (Glenn St. Tank Replacement) was awarded to Landmark Structures I, LP for \$2,641,000, Contract VII (Water Meter Replacement) was awarded to Vanguard Utility Service, Inc. for \$1,184,345.90. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

Adjourn

There being no further business, Council Member Carter made a motion to adjourn the meeting. Council Member Almond seconded the motion which was unanimously approved by roll call vote. The meeting adjourned at 8:27 p.m.

Elise Partin, Mayor

ATTEST:

Mendy C. Corder, Municipal Clerk



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City of Cayce Special Council Meeting January 25, 2017

A Special Council Meeting was held this afternoon at 6:00 p.m. in Council Chambers. Those present included Mayor Elise Partin, Council Members Tara Almond, Phil Carter, Eva Corley and James Jenkins. Assistant City Manager Shaun Greenwood, Municipal Clerk Mendy Corder, City Treasurer Garry Huddle, Grants Coordinator Rachelle Moody and Director of Public Safety Byron Snellgrove were also in attendance.

Mayor Partin asked if members of the press and the public were duly notified of the meeting in accordance with the FOIA. Ms. Corder confirmed they were notified.

Call to Order

Mayor Partin called the meeting to order and Council Member Almond gave the invocation. Mayor Partin led the assembly in reciting the Pledge of Allegiance. She announced that City Manager Rebecca Vance was unable to attend the meeting because she had the flu.

Public Comment Regarding Items on the Agenda

Ms. Corder stated no one had signed up for public comment.

Presentations

A. Presentation by Mr. Dennis Becker re Cayce Public Safety

Mr. Dennis Becker stated that he was a thirty year resident of Cayce and had an issue with the way he was treated by Cayce Public Safety officers during an incident in December 2015. He stated that the incident report was not factual and he felt that he was placed under arrest unfairly.

Ordinances and Resolutions

A. Discussion and Approval of Ordinance 2016-18 Amending Zoning Map and Rezoning Property Located at 1741 Airport Blvd Tax Map Numbers 5743-01-001, 005743-01-002 and 005743-01-013 (P) from RS-2 to M-1 – Second Reading

Council Member Corley made a motion to approve Second Reading of an Ordinance amending the zoning map and rezoning property located at 1741 Airport

Blvd. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

Other

A. Discussion and Approval of Hospitality Tax Fund Request for 2017
Council Member Almond made a motion to accept staff's recommendations regarding the hospitality tax fund requests for 2017. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

B. Discussion and Approval of Bid Award for Cayce Riverwalk Repairs Project

Council Member Almond made a motion to authorize the City Manager to execute the contract for general contracting services for the Cayce Riverwalk Repairs Project with the low bidder, AOS Specialty Contractors, contingent upon grant fund final approval, and to spend up to \$1,494,919 from TIF funds for the repair. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

City Manager's Report

Mr. Greenwood stated that the docks for the Thomas Newman Boat Landing are expected to be delivered any day. He stated that once the docks are delivered the majority of the repair work will be completed. He stated that the Riverland Drive sidewalk project is substantially complete and connects the H. Kelly Jones Park to the trail of the Riverwalk.

Mr. Greenwood stated that FEMA has recently submitted to get the City fully obligated for the money for the repairs of the Riverwalk. He stated that staff received notification of award for a \$25,000 planning grant to assist Riverland neighborhood for planning for a disaster, specifically a flood.

Mr. Greenwood stated that SCANA plans to start working on their piece of property that is by Interstate 77 and 12th Street Extension. He stated that this is the site that it was reported as a possible location for an outlet mall. He stated that SCANA is still getting the site build ready for any developer interested in it.

Committee Matters

A. Appointments and Reappointments

Mayor Partin stated that there is currently one open position on the Events Committee. The City has received a potential member application from Mr. Calvin Bowen, Jr. Mr. Bowen has attended an Events Committee meeting and the Committee recommends him for appointment. Council Member Corley made a motion to appoint

Mr. Bowen to the Events Committee. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote.

Council Comments

Council Member Jenkins asked what size the new sidewalk was in Riverland Park. He stated that it looked smaller than a standard sidewalk. Ms. Moody stated that the sidewalk was six feet wide which is the standard size for a sidewalk. She stated that the trail in the Riverwalk is eight feet wide. Council Member Jenkins asked when residents are supposed to put mattresses by the road so the City's sanitation crew can pick them up. Mr. Greenwood stated that the mattresses should not be placed on the right of way for pickup until the morning of the bulk pickup day. He stated that Code Enforcement deals with this issue on a regular basis. Council Member Jenkins stated that there were multiple mattresses on the right of way on Lee Street. Mr. Greenwood stated that he would have Code Enforcement staff address the issue immediately.

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. Personnel Matter – City Manager's annual evaluation and salary review
- C. Discussion of negotiations incident to proposed contractual arrangements regarding the funding of a waterline project
- D. Discussion of negotiations incident to proposed contractual arrangements for the provision of sewer service
- E. 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

Council Member Almond made a motion to move into Executive Session. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote.

Reconvene

After the Executive Session was concluded, Council Member Corley made a motion to reconvene the Regular meeting. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote. Mayor Partin announced that no vote was taken in Executive Session other than to adjourn and resume the Regular meeting.

Possible Actions by Council in follow up to Executive Session

There was no action taken in follow up to Executive Session.

Adjourn

Council Member Almond made a motion to adjourn the meeting. Council Member Corley seconded the motion which was unanimously approved by roll call vote. There being no further business, the meeting adjourned at 6:20 p.m.

Elise Partin, Mayor

ATTEST:

Mendy Corder, Municipal Clerk



Cayce Department of Public Safety

Two Lavern Jumper Rd. Cayce, SC 29033
 Post Office Box 2004 Cayce, SC 29171
 Phone (803) 794-0456 Fax (803) 794-2393

Inspiring Excellence

Byron E. Snellgrove
 Director

Chief Snellgrove,

I would like to nominate Mandy Fournier for the CSA pin (Community Service Award) or the Whole Soul Award. She went beyond the call of duty and above the scope of her job description in helping a young child recently.

On November 29th 2016, PSO Fournier received a call about a 9 year old male that had run away from Taylor Elementary School. This young child had been through some tough times recently involving his family life along with his parents. PSO Fournier located the JV at the corner of Dogwood and Taylor St. In speaking with the young boy she learned that he was a HUGE fan of the Clemson Tigers. PSO Fournier told the young boy that she would get him a Clemson Tiger Sweatshirt if he would return to school. The young boy agreed and he returned back to school.

PSO Fournier kept her promise and on her own accord and with her own money, went to Wal-Mart and purchased a Clemson Tiger, bright orange sweatshirt. Now, if you know Fournier, she graduated from South Carolina and even touching an orange shirt, much less an orange shirt with Clemson embossed on it was truly painful.

She gave the sweatshirt to the young boy the next day and his delight was truly amazing. Through her amazing act of generosity, the Police Department decided to adopt him and his family this Christmas. They are a truly deserving family.

In closing, we have all said things to get people to do something just to get closure without actually following through on our promises. Fournier was different and followed through with her promise. Hopefully it can inspire others to do the same.

Respectfully,

Matt McMillan

CC: Capt Crosland

BCC: Lt. Gearon

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

<p>STATE OF SOUTH CAROLINA</p> <p>COUNTY OF LEXINGTON</p> <p>CITY OF CAYCE</p>	<p>)</p> <p>)</p> <p>)</p> <p>)</p>	<p>ORDINANCE</p> <p>To Provide for the Approval of Certain</p> <p>Amendments to the Redevelopment Plan,</p> <p>As Amended, of the City of Cayce, South</p> <p>Carolina, and Other Matters Related</p> <p>Thereto</p>
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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.

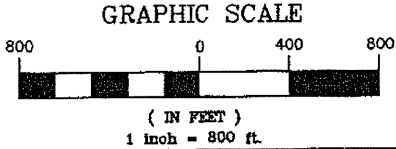
The area covered by the city of Cayce's Redevelopment Plan consists of approximately 184 acres near the western bank of the Congaree River. It includes a part of the Three Rivers Greenway, an area extending along portions of both banks of the Saluda, Broad and Congaree Rivers in Lexington and Richland 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.

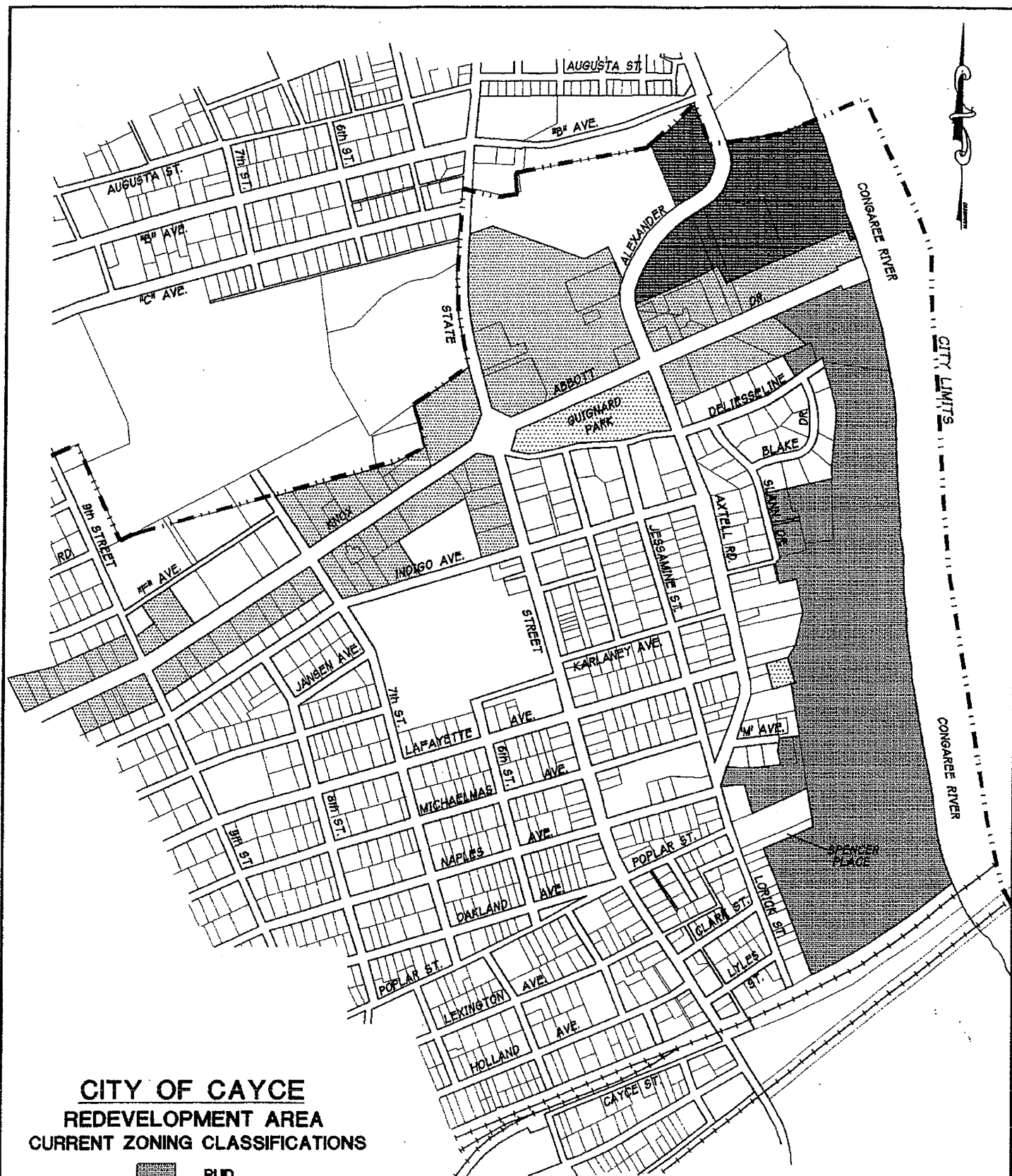
Figure II-1, provided on the following page, shows the boundaries of the Redevelopment Area and the property lines of each of the parcels within those boundaries. A detailed listing of the 91 properties in the area is provided in the last section of this report, by tax number. Figure II-2 provides current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







CITY OF CAYCE
REDEVELOPMENT AREA -

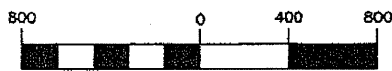
FIGURE II-1



**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

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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.

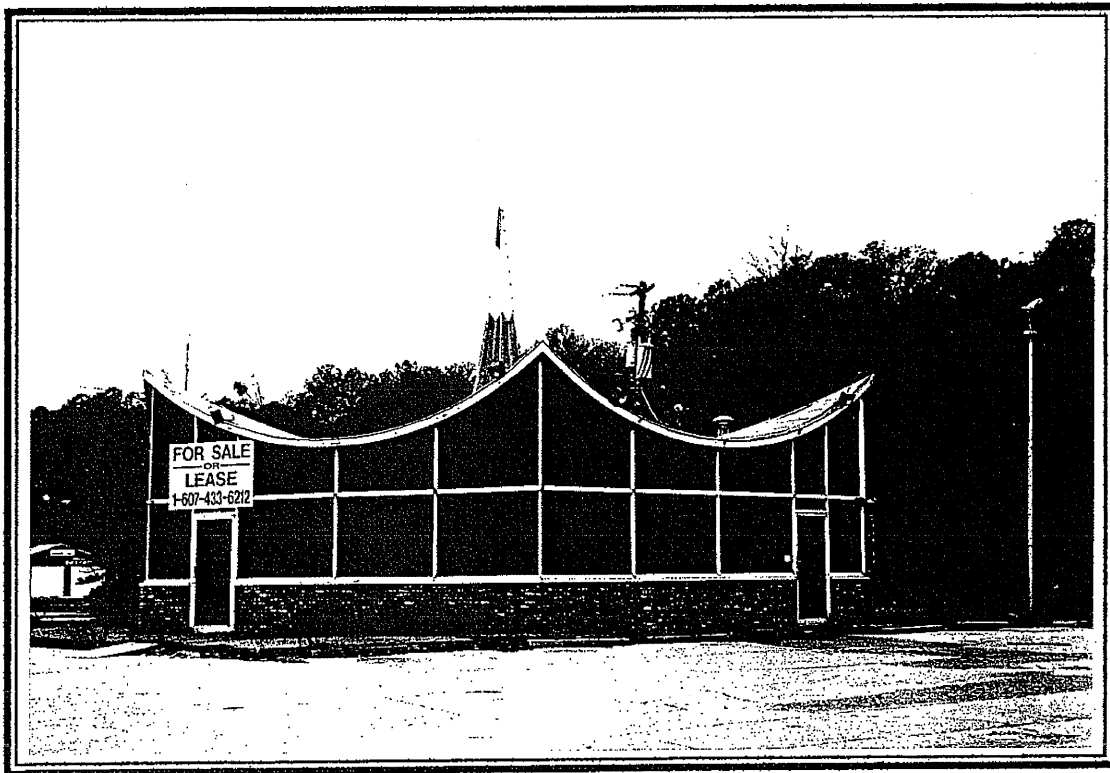
2. Conservation Area

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.

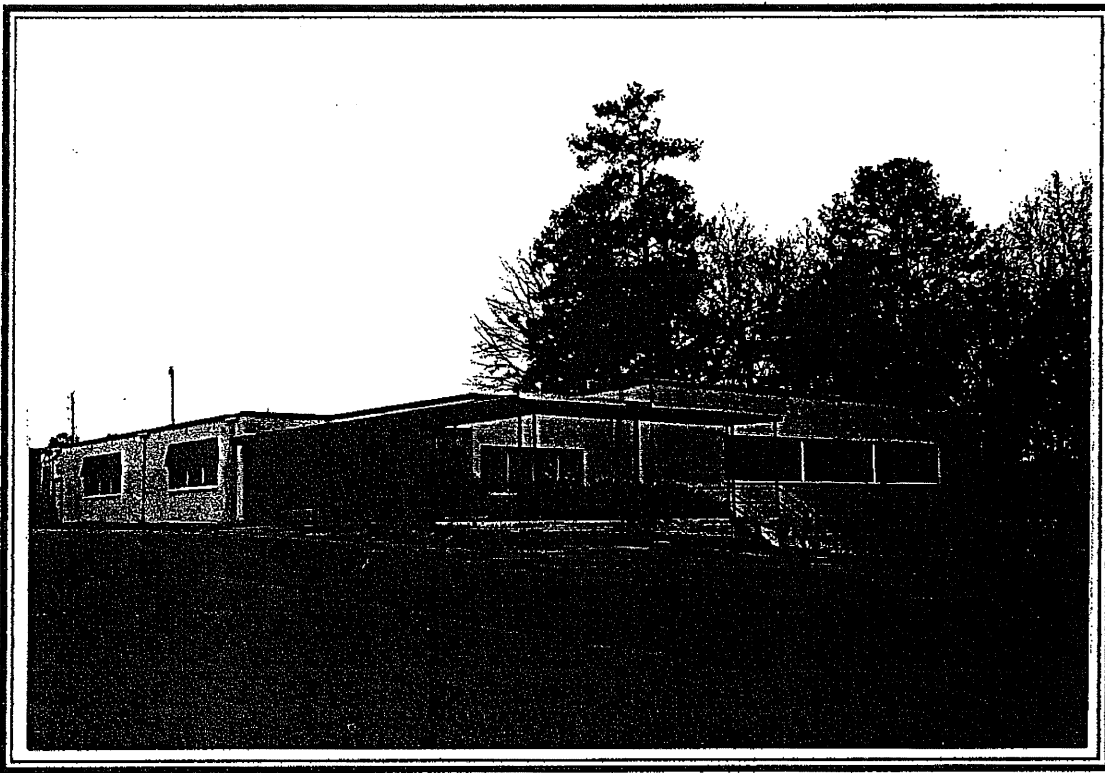
To determine whether the city's proposed redevelopment area falls under one of the above classifications, a survey of the area and each of the properties was conducted. The following conditions were found:

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 - 
CITY OF CAYCE
REDEVELOPMENT AREA

FIGURE III-1

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:

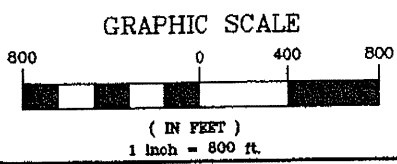
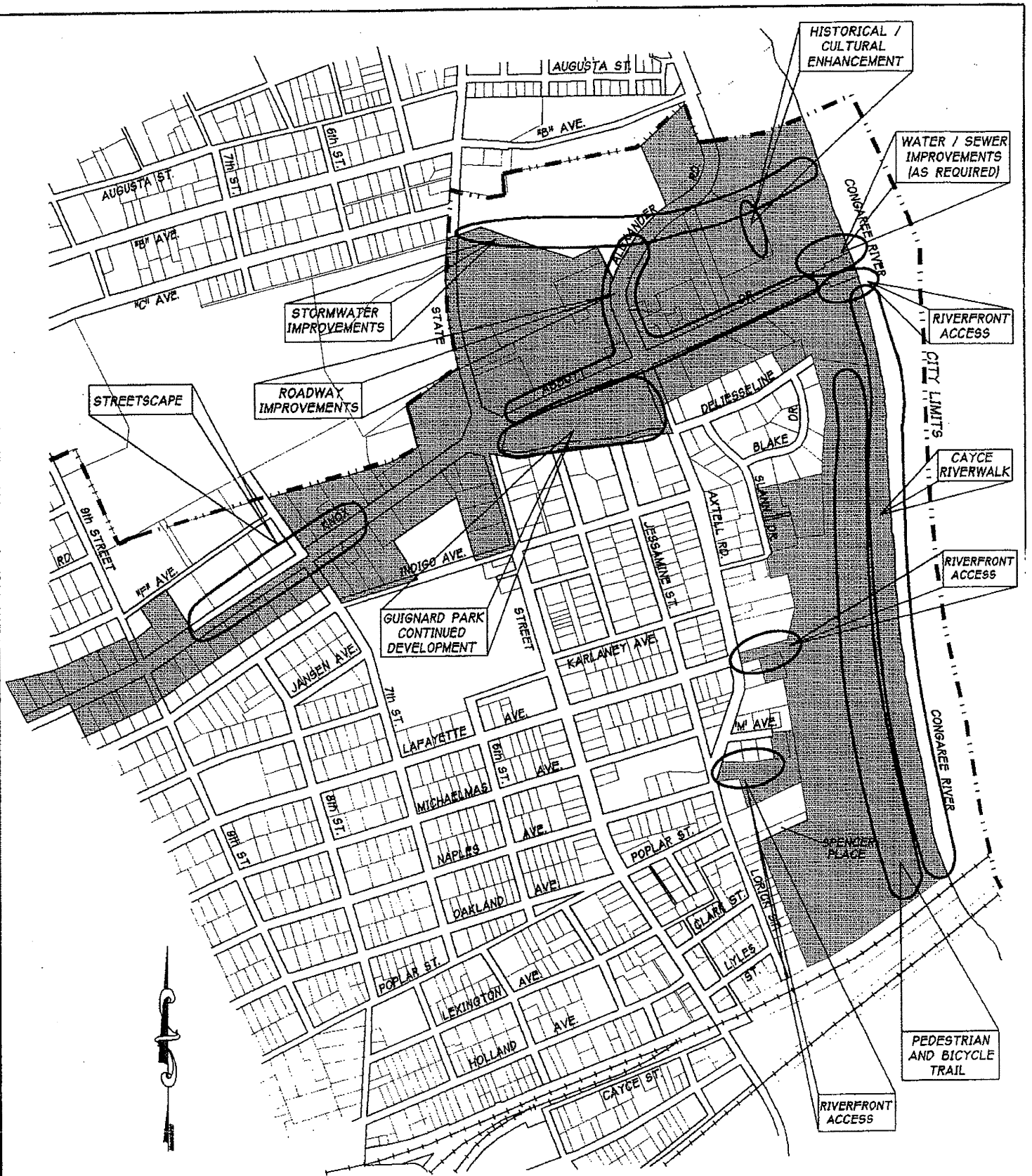
- Implementation of that portion of the Three Rivers Greenway located within the Redevelopment Area. This will extend along the west river bank from the area of Granby Crossing, south to the railroad trestle just above the Cayce Quarry. Preliminary designs for the "Cayce Riverwalk" have already been 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.



**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.



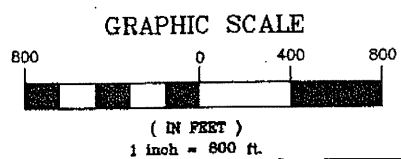
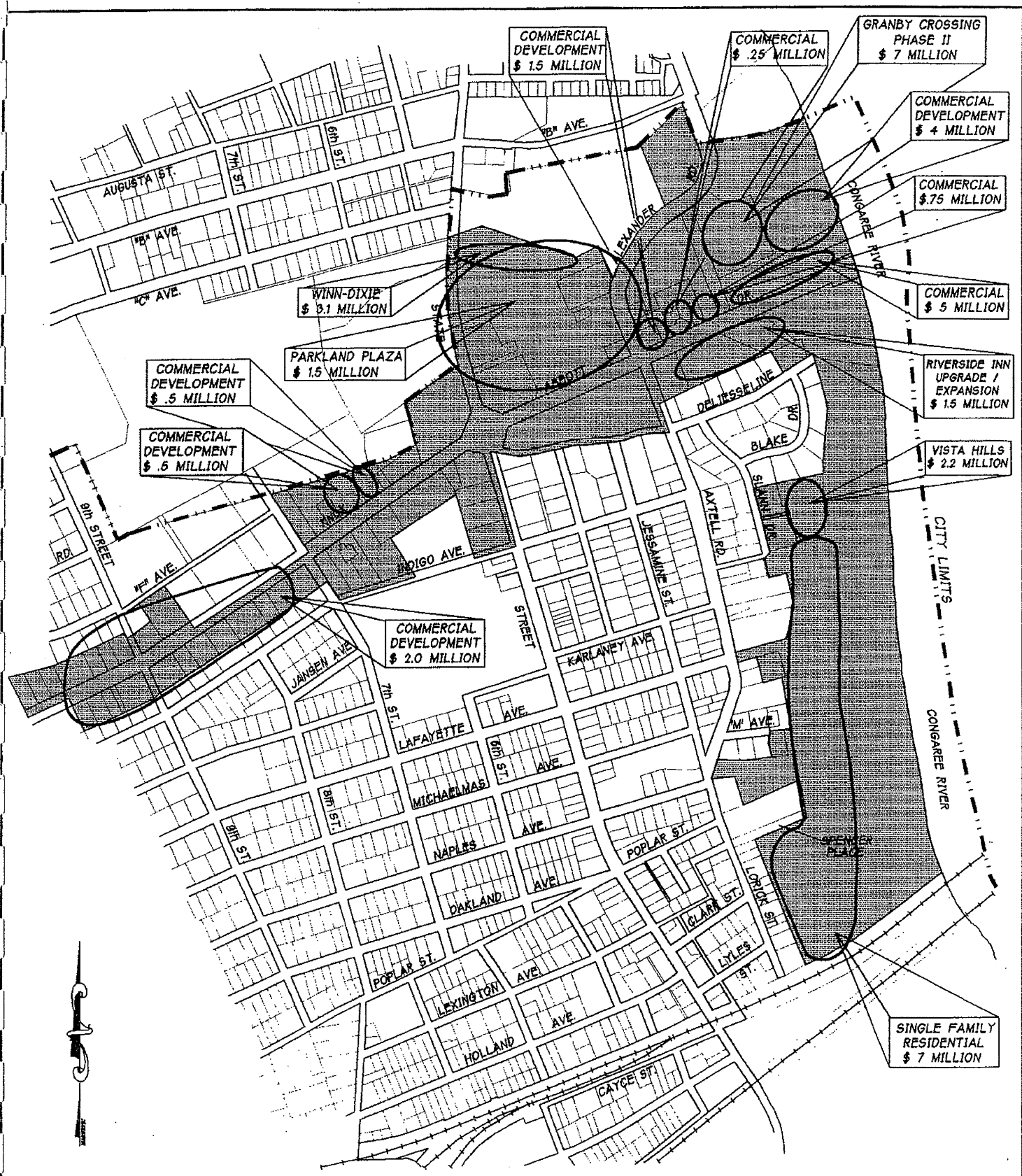
- Phase II of Granby Crossing has been discussed for several years and would bring a large number of additional residents to the area. This would be constructed on property adjacent to the existing Granby Crossing.
- Areas along Knox Abbott Drive between 7th Street and 9th Street offer potential for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

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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**

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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.

STATE OF SOUTH CAROLINA)	RESOLUTION
)	Approving Law Enforcement
COUNTY OF LEXINGTON)	Assistance and Support Contract
)	with City of Myrtle Beach
CITY OF CAYCE)	

WHEREAS, the need for law enforcement agencies to enter into contracts or agreements with other law enforcement agencies for mutual aid and support and for multijurisdictional task forces is recognized in Chapter 20 (“Law Enforcement Assistance and Support Act”) of Title 23 (“Law Enforcement and Public Safety”) of the South Carolina Code of Laws; and

WHEREAS, S.C. Code section 23-20-40(B), which is a part of Chapter 20 of Title 23 of the State Code, provides that an agreement entered into pursuant to that chapter on behalf of a law enforcement authority must be approved by the appropriate governing body of the concerned county, municipality or other political subdivision; and

WHEREAS, the Council wishes to clarify and confirm the process by which it approves such mutual aid agreements as are entered into between the law enforcement agency of the City of Cayce and the law enforcement agencies of other political subdivisions of the State,

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Cayce, in Council duly assembled, as follows:

The City Council hereby ratifies or approves the City of Cayce and its Department of Public Safety entering into a Law Enforcement Assistance and Support Contract, in the written form attached or in substantially similar written form, with the City of Myrtle Beach. The City Manager and the Director of the Department of Public Safety are authorized to sign the Contract on behalf of the City.

ADOPTED this _____ day of February 2017.

Elise Partin, Mayor

ATTEST:

Mendy Corder, CMC, Municipal Clerk

Approved as to form: _____
Danny C. Crowe, City Attorney

**STATE OF SOUTH CAROLINA
COUNTY OF HORRY
CITY OF MYRTLE BEACH**

LAW ENFORCEMENT ASSISTANCE AND SUPPORT CONTRACT

WITNESSETH:

WHEREAS, Section 23-20-10, et seq, of the Code of Laws of South Carolina (1976), as amended, provides that the General Assembly recognizes the need to promote public safety and further recognizes that there may be situations where additional law enforcement officers are needed to maintain the public peace and welfare. Therefore, the General Assembly authorizes a law enforcement agency of this State to enter into contractual agreements with other law enforcement providers as may be necessary for the proper and prudent exercise of public safety functions. Public safety functions include traditional public safety activities which are performed over a specified time period for patrol services, crowd control and traffic control, and other emergency service situations. All contractual agreements shall adhere to the requirements contained in Section 23-20-40; and

WHEREAS, the City of Myrtle Beach has requested the assistance and support of THE _____ ;
and, together, they do make and enter into this contract of law enforcement

assistance and support to be effective upon the date of approval by the respective governing body as shown herein.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties hereto contract as follows:

I. DEFINITIONS

As used in this Contract:

"Law enforcement agency" means any state, county, municipal, or local law enforcement authority that enters into a contractual agreement for the procurement of law enforcement support services.

"Law enforcement provider" means any in-state or out-of-state law enforcement authority that provides law enforcement services to a law enforcement agency pursuant to this chapter.

"Law enforcement services" means any law enforcement assistance or service for which a fee is paid based on a contractual agreement.

II. THE SPECIFIC SERVICES TO BE PROVIDED

A. The law enforcement provider named above shall provide traditional public safety activities in concert with the requesting law enforcement agency, the City of Myrtle Beach.

B. The law enforcement services shall be performed each year beginning in 2015 running through 2020, during and over a specified time period beginning on the Thursday preceding Memorial Day Weekend through the Monday following Memorial Day Weekend of each year, during a time commonly known as Black Bike Week, aka Atlantic Beach Bikefest.

C. The law enforcement services and purposes include patrol services, crowd control and traffic control, and other emergency service situations, and the maintenance of the public peace and welfare.

D. Nothing herein contained shall be construed or interpreted to imply that the law enforcement officers providing assistance in accordance with this agreement shall be employees of the law enforcement agency requesting such assistance.

III. THE FINANCIAL AGREEMENTS BETWEEN THE PARTIES

A. The City of Myrtle Beach shall provide lodging, meals and pay the individual officer per diem.

B. The assistance and support of the law enforcement agency made pursuant to this Contract shall in no manner affect or reduce the compensation, pension or retirement rights of the officers of the providing law enforcement agency.

IV. THE RECORDS TO BE MAINTAINED

A. All records of compensation, participation, and law enforcement services and assignments shall be maintained by the City of Myrtle Beach.

B. All records of law enforcement actions, including arrest, incarceration and prosecution, shall be maintained by the prosecuting entity, either in the City of Myrtle Beach or the County of Horry, or the applicable Federal District Court, as required by law and crime classification.

V. CONTRACT MODIFICATION OR TERMINATION

A. Either law enforcement agency, or governing body may modify the contract with the consent of the other.

B. Either law enforcement agency, or governing body may terminate the contract, when in the judgment of the head of the law enforcement agency, exigent circumstances require a termination.

C. The parties mutually agree that the governing bodies may modify or terminate by way of Resolution, after the initial contract has been approved by ordinance.

VI. THE LEGAL CONTINGENCIES FOR ANY LAWSUITS OR THE PAYMENT OF DAMAGES.

A. Each law enforcement agency shall bear legal responsibility for the conduct of its law enforcement personnel in lawsuit or payment of damages.

B. Nothing in Chapter 23 of the South Carolina Code, or this contract may be construed to alter, amend, or affect any rights, duties, or responsibilities of law enforcement authorities established by South Carolina's constitutional or statutory laws or established by the ordinances of South Carolina's political subdivisions, except as expressly provided for in Chapter 23 of the South Carolina Code.

X. APPROVALS AND NOTICE OF CONTRACTS NEEDED.

A. This contract shall be approved by the appropriate state, county or local law enforcement authority's chief executive officer.

B. A state law enforcement authority must provide a copy of the agreement to the Governor and the Executive Director of the State Budget and Control Board no later than one business day after executing the agreement.

C. An agreement entered into with a local law enforcement authority pursuant to this chapter must be approved by the governing body of each jurisdiction.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the date first above written.

Signatures on page 7

CITY OF MYRTLE BEACH

Approved by the Governing Body _____;

Attested by Clerk _____.

By: Chief of Police

John Pedersen, City Manager or designee

THE _____

Approved by the Governing Body _____;

Attested by Clerk _____.

By: Sheriff or Chief of Police

Chairman, Administrator, Manager, Mayor

STATE OF SOUTH CAROLINA)	RESOLUTION
)	Approving Law Enforcement
COUNTY OF LEXINGTON)	Assistance and Support Agreement
)	with City of Camden and Camden
CITY OF CAYCE)	Police Department

WHEREAS, the need for law enforcement agencies to enter into contracts with other law enforcement agencies for mutual aid and support is recognized in Chapter 20 (“Law Enforcement Assistance and Support Act”) of Title 23 (“Law Enforcement and Public Safety”) of the South Carolina Code of Laws; and

WHEREAS, S.C. Code section 23-20-40(B), which is a part of Chapter 20 of Title 23 of the State Code, provides that an agreement entered into pursuant to that chapter on behalf of a law enforcement agency must be approved by the appropriate governing body of the concerned county, municipality or other political subdivision; and

WHEREAS, the Council wishes to clarify and confirm the process by which it approves such mutual aid agreements as are entered into between the law enforcement agency of the City of Cayce and the law enforcement agencies of other political subdivisions of the State,

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Cayce, in Council duly assembled, as follows:

The City Council hereby ratifies or approves the City of Cayce and its Department of Public Safety entering into a Law Enforcement Assistance and Support Agreement for law enforcement services, as attached, with the City of Camden and the Camden Police Department. The City Manager and the Director of the Department of Public Safety are authorized to sign the Agreement on behalf of the City.

ADOPTED this _____ day of February 2017.

Elise Partin, Mayor

ATTEST:

Mendy Corder, CMC, Municipal Clerk

Approved as to form: _____
Danny C. Crowe, City Attorney

A RESOLUTION OF THE CITY OF CAMDEN, SOUTH CAROLINA APPROVING MUTUAL AID AGREEMENTS WITH MULTIPLE JURISDICTIONS WITHIN THE STATE OF SOUTH CAROLINA

Be it ordered and resolved by the City Council of the City of Camden, South Carolina, in Council duly assembled and by the authority thereof that:

Section 1. Mutual Aid Agreements

The City of Camden hereby approves and adopts Mutual Aid Agreements with the following respective entities:

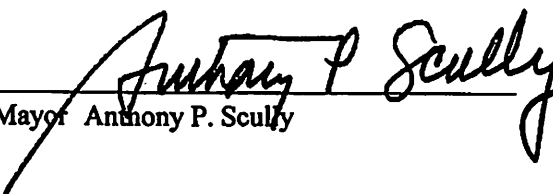
- | | |
|--------------------------------------|-----------------------------------|
| Benedict Campus Police Department | Lake City Police Department |
| Bethune Police Department | Lamar Police Department |
| Bishopville Police Department | Lancaster Co SO |
| Calhoun Co SO | Lancaster Police Department |
| Cameron Police Department | Lee Co SO |
| Cayce Department of Public Safety | Lexington Co SO |
| Chapin Police Department | Lexington Police Department |
| Cheraw Police Department | Lynchburg Police Department |
| Chester Police Department | Manning Police Department |
| Chester Co SO | Mayesville Police Department |
| Chesterfield Co SO | McBee Police Department |
| Chesterfield Police Department | Midlands Technical College |
| Clarendon Co SO | Olanta Police Department |
| Clemson University Police Department | Pageland Police Department |
| Columbia College Police Department | Pelion Police Department |
| Columbia Metropolitan Airport DPS | Pine Ridge Police Department |
| Columbia Police Department | Quinby Police Department |
| Coward Police Department | Richland Co SO |
| Darlington Co SO | Ridgeway Police Department |
| Darlington Police Department | Scranton Police Department |
| Eastover Police Department | Society Hill Police Department |
| Elgin Police Department | Springdale Police Department |
| Elloree Police Department | St. Matthews Police Department |
| Fairfield Co SO | State Transport Police |
| Florence Co SO | Summerton Police Department |
| Florence Police Department | Sumter Co SO |
| Florence Regional Airport PD | Sumter Police Department |
| Forest Acres Police Department | Swansea Police Department |
| Fort Lawn Police Department | Timmonsville Police Department |
| Frances Marion University PD | Turbeville Police Department |
| Gaston Police Department | USC Law Enforcement & Safety |
| Great Falls Police Department | Veterans Affairs Police (Dorn VA) |
| Hartsville Police Department | West Columbia Police Department |
| Irmo Police Department | Winnsboro DPS |
| Kershaw Co SO | York Police Department |

Upon presentation, the Chief of Police and City Manager are hereby authorized to sign any additional papers necessary to complete or confirm the Mutual Aid Agreements with the respective government entities listed herein.

Section 2. Law Enforcement Assistance and Support Agreement

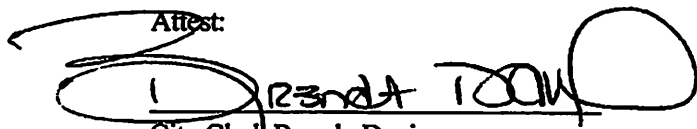
The Law Enforcement Assistance and Support Agreement refer to Appendix 1.

CITY OF CAMDEN, SOUTH CAROLINA



Mayor Anthony P. Scully

(SEAL)

Attest:


City Clerk Brenda Davis

STATE OF SOUTH CAROLINA)
)
)
)
COUNTY OF KERSHAW)

**LAW ENFORCEMENT
ASSISTANCE AND SUPPORT
AGREEMENT**

This agreement is made and entered into this 1st day of October, 2016, by and between the **CAMDEN POLICE DEPARTMENT**, 816 West DeKalb Street, Camden, SC 29020 and the **CAYCE DEPARTMENT OF PUBLIC SAFETY**, P. O. Box 2004, Cayce, SC 29171.

WHEREAS, South Carolina Code Ann. Section 23-20-10, et seq., as amended on June 3, 2016, provides for contractual agreements between and among state, county, municipal and local law enforcement agencies for the purpose of providing the proper and prudent exercise of public safety functions across jurisdictional lines;

WHEREAS, the **CAMDEN POLICE DEPARTMENT** desires to enter into such an agreement with the **CAYCE DEPARTMENT OF PUBLIC SAFETY** for the purposes of securing to each other the benefits of mutual aid in the event of natural disaster, disorder, special events, emergency situations, and any other law enforcement activities;

WHEREAS, the purpose of this Agreement is to define the scope of such mutual aid and the responsibilities of the parties; and

WHEREAS, during these activities, it is possible that law enforcement officers will respond to, become involved with, and/or deal with emergency situations, civil disorders, arrests, natural or manmade disasters, pursuits of criminal suspects, location of missing persons, criminal investigations, and/or any other matter handled by law enforcement, and the requesting agency desires replying agency's officers to have lawful authority and jurisdiction to respond to, become involved with, and/or deal with these or any other situations which may arise during the presence of responding agency's officers in the requesting agency's jurisdiction.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, it is the intent of the parties to share jurisdiction under this written Agreement to the fullest extent permitted under South Carolina law and it is further agreed as follows:

1. **VESTING OF AUTHORITY AND JURISDICTION**

To the fullest extent permitted by the Constitution and the statutes of this State, officers assigned under the Agreement shall be vested with authority, jurisdiction, rights, immunities, and privileges outside his/her resident jurisdiction for the purpose of investigation, arrest, or any other activity related to the criminal activity for which the agreement is drawn. This Agreement is in no way intended to effect any other multi-jurisdictional agreement(s) which may exist between the agencies. The assistance to be rendered pursuant to this Agreement shall solely involve responding law enforcement officers from one party's jurisdiction to the other. When so responding, such law enforcement officers shall have all powers and authorities of law enforcement officers employed by the requesting jurisdiction. However, local ordinances

adopted by a responding party's jurisdiction shall not be deemed extended into areas of operation that are located outside the geopolitical territorial limits of that party.

2. REQUEST FOR ASSISTANCE

The responding law enforcement officers may be requested in response to any public safety function across jurisdictional lines, such as multijurisdictional task forces, criminal investigations, patrol services, crowd control, traffic control and safety, and other emergency service situations. Assistance provided in this Agreement includes, but is not limited to:

- A. Emergency Situations;
- B. Civil Disorders;
- C. Natural or Manmade Disasters;
- D. Mass Processing of Arrests;
- E. Transporting of Prisoners;
- F. Operating Temporary Detention Facilities & Housing Inmates;
- G. Arrests;
- H. Pursuits of Criminal Suspects;
- I. Location of Missing Persons;
- J. Traffic Control and Safety;
- K. Criminal Investigations; or
- L. Any Other Matter Handled by Law Enforcement for that Particular Jurisdiction.

3. PRIMARY RESPONSIBILITY

It is agreed and understood that the primary responsibility of the parties to this Agreement is to provide law enforcement services within the geographical boundaries of their respective jurisdictions. Therefore, it is agreed that the law enforcement agency whose assistance is requested shall be the sole judge as to whether or not it can respond and to what extent it can comply with the request for assistance from the other agency.

4. PROCEDURE FOR REQUESTING LAW ENFORCEMENT ASSISTANCE

- A. Request. A request for assistance shall only be made by the **Camden Police Chief**, or his/her designee, or the, **Director Byron Snellgrove** for **CAYCE DEPARTMENT OF PUBLIC SAFETY** or his/her designee. This request shall include a description of the situation creating the need for assistance, the specific aid needed, the approximate number of law enforcement officers requested, the location to which law enforcement personnel are to be dispatched, and the officer in charge of such location.
- B. Reply. A reply to any request for assistance shall only be made by the **Camden Police Chief**, or his/her designee, or **Director Byron Snellgrove** for **CAYCE DEPARTMENT OF PUBLIC SAFETY** or his/her designee. If the request is granted, the requesting law enforcement agency shall be immediately informed of the number of law enforcement officers to respond.

- C. Officer in Charge. The responding law enforcement officers shall report to the officer in charge of the requesting law enforcement agency at the designated location and shall be subject to the lawful orders and commands of that officer. The responding law enforcement officer shall exert their best efforts to cooperate with, and aid, the requesting law enforcement agency. The responding law enforcement officers shall be responsible at all times for acting within the policies and procedures set forth in the policy and procedure manual of the law enforcement agency by which they are regularly employed.
- D. Release. The responding law enforcement officers shall be released by the officer in charge when their services are no longer required or when they are needed to respond to a situation within the geographic boundaries of their own jurisdiction; provided however, the responding law enforcement officers shall use their best efforts to complete the requested service prior to being released.

5. PERSONNEL, COSTS AND RECORDS

Except as otherwise agreed among the parties, each party shall maintain control over its personnel. Except as otherwise provided herein, each party shall bear its own costs incurred in the performance of its obligations hereunder, and shall keep its own personnel and other usual records as to its assigned officers.

Any and all records of law enforcement activities conducted pursuant to this Agreement shall be the property of and maintained by the agency conducting the activity, including any incident reports, citations, photographs, or other images captured on any photographic or digital media. Nothing contained herein prohibits or precludes any participating agency from making or maintaining a copy of any such records referenced above.

6. REQUESTS FOR INFORMATION PURSUANT TO THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT

Upon receipt, each agency participating in this Agreement must respond to requests for information pursuant to the South Carolina Freedom of Information Act.

7. COMPENSATION

This Agreement shall in no manner affect or reduce the compensation, pension, or retirement rights of any responding officer. Except as otherwise agreed, each party shall bear its own costs and expenses incurred in complying with this Agreement.

8. INSURANCE

Each party shall maintain such insurance coverage for general liability, workers' compensation, and other such coverage as may be required by law or deemed advisable by individual parties.

9. EMPLOYMENT STATUS

Nothing herein shall be construed or interpreted to imply that the law enforcement officers responding in accordance with this Agreement shall be the employees of the law enforcement agency requesting such assistance.

10. MODIFICATION OR AMENDMENT

This Agreement shall not be modified, amended, or changed in any manner except upon express written consent of the parties to this Agreement.

11. RESPONSIBILITY TO RESPECTIVE GOVERNING BODIES

Each party is responsible for any approval requirements to their respective governing body as may be required under South Carolina law.

12. SEVERABILITY

Should any part of this Agreement be found to be unenforceable by any court or other competent authority, then the rest shall remain in full force and effect.

13. BINDING SUCCESSORS IN OFFICE

All parties agree that any and all successors in interest to their offices will be similarly bound by the terms of this agreement without necessitating execution of any amendment.

14. NO INDEMNIFICATION OR THIRD PARTY RIGHT

To the extent provided by law, the parties shall be solely responsible for the acts and omissions of their respective employees, officers, and officials, and for any claims, lawsuits and payment of damages that arise from activities of its officers. No right of indemnification is created by this agreement and the parties expressly disclaim such. The provisions of this agreement shall not be deemed to give rise to or vest any rights or obligations in favor of any rights or obligations in favor of any party or entity not a party to this agreement.

15. TERMINATION

This Agreement shall be terminated at any time upon written notice to the other party to this Agreement.

16. TERM AND RENEWAL

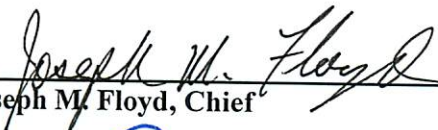
This Agreement is effective as to each party at the date and time of signing and will automatically renew each anniversary date, year to year, and term to term unless a party exercises its right to terminate as further described herein.

17. USE OF EQUIPMENT AND FACILITIES

Each party shall be responsible for the maintenance of its own equipment and shall be responsible for the procurement of facilities unless otherwise agreed upon by the parties.

IN WITNESS WHEREOF, these parties have set their hands and seals at the date set forth above.

CITY OF CAMDEN




Joseph M. Floyd, Chief



Witness



Mel Pearson, City Manager



Witness

CAYCE DEPARTMENT OF PUBLIC SAFETY

Director Byron Snellgrove

Witness

Mayor/Administrator/Manager

Witness

Memorandum

To: Mayor and Council

From: Rebecca Vance, City Manager

Date: February 7, 2017

Subject: Adoption of the All Natural Hazards Risk Assessment and Mitigation Plan for the Central Midlands Region of South Carolina

Issue

City Council adoption is needed for the 2016 update to the All Natural Hazards Risk Assessment and Mitigation Plan for the Central Midlands Region of South Carolina.

Discussion

The City of Cayce partners with the Central Midlands Council of Governments (CMCOG) and cities and counties in the Midlands Region (Fairfield, Lexington, Newberry and Richland counties) for natural hazard risk assessment and mitigation planning. Various types of natural hazards such as flooding, tornadoes and winter weather threaten the region and endanger the health and safety of residents, jeopardize economic vitality and imperil environmental quality. To minimize vulnerabilities, the CMCOG initiated hazard mitigation planning for the region in 2004. The mitigation plan was updated in 2011, then again most recently in 2016.

Participating in hazard mitigation planning is important for the City of Cayce not only for health and safety reasons, but also to be eligible for certain grant funding. As part of the Disaster Mitigation Act of 2000, the Federal Emergency Management Agency (FEMA) requires all counties to create and maintain a Hazard Mitigation Plan (HMP). A FEMA approved and locally adopted HMP is a requirement to solicit funds under the Hazard Mitigation Grant Program (HMGP). Having a HMP is also typically a requisite for obtaining other federal grants such as the Pre-Disaster Mitigation (PDM) and Flood Mitigation Assistance (FMA) grants.

The 2016 update to the All Natural Hazards Risk Assessment and Mitigation Plan for the Central Midlands Region of South Carolina was with stakeholders from each jurisdiction and public input. The plan received approval from FEMA in August 2016.

Recommendation

Staff recommends Council adopt via resolution the 2016 update to the All Natural Hazards Risk Assessment and Mitigation Plan for the Central Midlands Region of South Carolina.

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

RESOLUTION
Adopting the All Natural Hazards
Risk Assessment and Mitigation Plan
for the Central Midlands Region of
South Carolina Update

Adopting the All Natural Hazards Risk Assessment and Mitigation Plan for the Central Midlands Region of South Carolina Update

Whereas, the City of Cayce, SC recognizes the threat that natural hazards pose to people and property; and

Whereas, undertaking hazard mitigation actions before disasters occur will reduce the potential for harm to people and property and save taxpayer dollars; and

Whereas, an adopted all hazards mitigation plan is required as a condition of future grant funding of mitigation projects; and

Whereas, the City of Cayce, SC participated jointly in the planning process with the other units of government in the Central Midlands region of South Carolina to prepare an all hazards mitigation plan;

Whereas, the City of Cayce, SC is aware that revision and updating of the plan is critical for active and effective hazard mitigation and that the City of Cayce, SC will monitor and record hazard related data and events that can be used to update the all natural hazards mitigation plan;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Cayce, in Council duly assembled, that the City of Cayce hereby adopts the update to the All Natural Hazards Risk Assessment and Mitigation Plan for the Central Midlands Region in its entirety as an official plan and will undertake annual recording of hazard events, their impact, duration, and cost.

BE IT FURTHER RESOLVED, that the Central Midlands Council of Governments, accepting the All Natural Hazards Risk Assessment and Mitigation Plan from the Central Midlands Regional Risk Assessment and Hazard Mitigation Committee, will submit on behalf of the participating counties and municipalities the adopted All Natural Hazards Plan to the Federal Emergency Management Agency officials for the final review and approval.

ADOPTED this ____ day of _____, 2017.

Elise Partin, Mayor

ATTEST:

Mendy Corder, CMC, Municipal Clerk

<p>STATE OF SOUTH CAROLINA)) COUNTY OF LEXINGTON)) CITY OF CAYCE)</p>	<p>RESOLUTION Authorizing the Implementation of New Water and Sewer Rates; and Other Matters Relating Thereto</p>
--	--

WHEREAS, the City of Cayce, South Carolina (the “*City*”) is a municipal corporation of the State of South Carolina (the “*State*”), located in Lexington County, South Carolina, and as such possesses all general powers granted by the Constitution and laws of the State to municipal corporations, including the power to operate utility systems and to furnish water and sewer collection for domestic and industrial use both within and without the corporate limits of the City.

WHEREAS, the City, pursuant to State law, owns, operates, and maintains a water system, which furnishes water to commercial, industrial and residential users, and a sewer system which provides for the collection, treatment and disposal of sewage from commercial, industrial and residential users.

WHEREAS, on February 16, 1955 the City Council of the City of Cayce (the “*City Council*”), as the governing body of the City, approved the combining its water system and its sewer system into a single system which is now known as the Water and Sewer System of the City of Cayce, South Carolina (the “*System*”).

WHEREAS, the City, acting by and through the City Council, is responsible for the management of the System, which includes the power to place into effect and to revise, whenever it so wishes or may be so required, a schedule of water and sewer rates for the System.

WHEREAS, the rates of the System are reviewed and adjusted as needed to allow for rates that will cover the daily operation and debt service requirements of the System, provide for future repairs and growth and comply with the covenants in the City’s master bond ordinance dated February 2, 2016 (the “*Bond Ordinance*”).

WHEREAS, the City is planning to issue new revenue bond indebtedness and anticipates the issuance of additional revenue bond indebtedness in the future.

WHEREAS, it has been recommended to the City that the City Council implement certain adjustments to its existing water and sewer rates in order to maintain adequate margins on its debt service coverage.

WHEREAS, pursuant to its Code of Ordinances, the City is required to implement its rates for the System by ordinance; the provisions of this resolution and the rates provided for herein shall be ratified by City Council through the enactment of its annual budget, a process which is done by ordinance of the City Council.

NOW, THEREFORE, be it resolved by the City Council as follows:

1. The City's existing water and sewer rates for the System have been in effect since July 1, 2015.

2. Based on the findings above and in compliance with the City's Code of Ordinances and the Bond Ordinance, the City's water and sewer rates shall be updated, amended and restated. A schedule of the rate increases for the System is attached hereto as Exhibit A.

THIS RESOLUTION SHALL BE EFFECTIVE IMMEDIATELY UPON ITS ADOPTION. THE NEW WATER AND SEWER RATES SHALL BE IMPLEMENTED AND EFFECTIVE UPON THE DUE ENACTMENT OF THE CITY'S ANNUAL BUDGET ORDINANCE.

DONE, RATIFIED AND ADOPTED this __th day of _____, 2017.

CITY OF CAYCE, SOUTH CAROLINA

(SEAL)

By: _____
Mayor

Attest:

Municipal Clerk
City of Cayce, South Carolina

EXHIBIT A

Schedule of Water and Sewer Rates

Year	Increase Required
2017-2018	3.5%
2018-2019	1.5%
2019-2020	3%

**CITY OF CAYCE
EVENTS COMMITTEE MEETING MINUTES
Council Chambers
November 10, 2016**

Present: Dave Capps, Cindy Pedersen, Rachel Scurry, Brandon Young, Susanna Young

Absent, Excused: Danny Creamer, Maxine Creamer, Robert Myers, Frankie Newman

City Representatives Present: James Denny

Consultants: John Banks, Sheila Starkey

Vice Chairperson Dave Capps called the meeting to order.

The minutes of the October 20, 2016 meeting were reviewed and approved as written.

Committee Matters

The committee was pleased to meet Mr. Calvin Bowen who has submitted an application to join the CEC.

Carols Along the Riverwalk Update and Assignments

CAR posters and flyers were distributed to committee members. All agreed to meet at the “N Ave” pavilion at 4:30. Cindy Pedersen will assemble the luminaries ahead of time. Dave Capps will be coordinating the trolley. All agreed to tell everyone to park at Brookland-Cayce (BC) High School High School.

Congaree Bluegrass Festival 2017 Budget Review and Discussion

Consultant John Banks began the discussion by reviewing attendance numbers. Less than 1% of Cayce residents attended the CBF. The committee looked at a demographic breakdown of Cayce residents. The committee then discussed ways to improve attendance (see suggestions below). John Banks suggested possible dates for the 2017 CBF: 9/30, 10/14 (USC away football game) 10/21 (USC football bye week) and 11/4. A review of the budget preceded the discussion regarding the amount of Hospitality Tax for which the committee should apply. Rachel Scurry made a motion that the CEC request \$17,000. Susanna Young seconded the motion and a vote carried the motion.

Suggestions to improve attendance at the CBF:

- Provide more progressive and less traditional bluegrass music.

- Hold event later in the day into the evening.
- Advertise the sale of beer and wine.
- Place Ompaah bands in the Beer Garden.
- Have a second stage with folk/blues music.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Cindy Pedersen

Cayce Historical Museum Complex Commission Meeting – December 7, 2016

Members present: Archie Moore, Marion Hutson, Dale Gaskins, Judy Corbitt, Gram Dantzler and Alice Brooks

Director Leo Redmond, and special guests Rebecca Vance and Shaun Greenwood

Absent: Mary Sharpe, Cyndy Peake, Ann Diamond (all excused)

- Commission Chairman Archie Moore called the meeting to order.
- Commissioner Dantzler offered the invocation.
- Commissioners Dantzler and Gaskins moved and seconded, respectively, that minutes of the October, 2016 meeting be approved with the amendment that the Museum Appreciation Event/25th Anniversary Commemoration was moved to late Spring. Motion carried
- Commission Chair Moore introduced special guests Rebecca Vance and Shaun Greenwood, City Manager and Assistant City Manager, respectively
 - Ms. Vance commended the Museum Commission on a very special and successful “Christmas Traditions.” She attended with friends and really enjoyed it as much as in other years she has attended. Additionally, she was very pleased with the cooperation among the neighborhood and community organizations who helped decorate for the occasion.
 - Ms. Vance and Mr. Greenwood expressed appreciation for the Museum Commission’s interest in the hiring for the vacant position at the Museum. They distributed copies of the position description as it was posted, as well as some other Human Relations-related documents. They further explained the City’s hiring process, standard for most Municipalities, and very thorough.
 - There were a number of applicants and the pool has been narrowed to five finalists who will be interviewed on Tuesday, December 14th. The interview committee will consist of Greenwood, HR Director Joann Roland, representing the City and Archie Moore and Leo Redmond, representing the Museum.
 - Ms. Vance expressed a desire to find a suitable candidate who will work well with the Museum Director, Commissioners and the City alike.
 - There will be a six-month probationary period before the new hire becomes permanent. This will be preceded by 30, 60, and 90-day evaluations.
 - Ms. Vance and Mr. Greenwood mentioned the City’s PR consultant, Ashley Hunter of MPA Strategies and her desire to become more involved in publicizing Museum events in the future.

- Ms. Vance also expressed interest in attending future Commission meetings and will put this on her schedule.
- Chairman Moore offered a brief history of the Museum's founding for the benefit of new Commissioners as well as our special guests. Moore was Mayor at the time and had a huge role in this process.
- Christmas Traditions – Commissioners had a discussion of the event, making notes of challenges we face and ideas to make the 2017 event even more successful. One major challenge is parking and the difficulty for some visitors to walk such long distances just to get to the Museum and outbuildings. Commissioner Gaskins suggested using one or more golf carts from the City to help in this matter. All agreed that this was the most important obstacle to address and the golf cart(s) might be the ideal solution.
 - Commissioner Hutson was directed to go ahead and line up the entertainment again, since the performers were so well-received.

The 25th Anniversary Commemoration/Volunteer and Community Appreciation Event as discussed briefly. Commissioners had already requested to hold the event at the Tennis Center and directed Redmond to find suitable dates in late Spring (late April - mid-June, timetable) with a Friday night event preferable, and Saturday event second. This will be discussed in detail at the January meeting.

With no further business to discuss, Commissioners Moore and Brooks moved for adjournment.
The next meeting will be Wednesday, January 7, 2016, 4:00 pm.

Respectfully submitted,

Alice Brooks,
Secretary, Board of Commissioners