

# Lancaster County Council Administration Committee Regular Meeting Agenda

Thursday, August 16, 2018

County Council Conference Room  
County Administration Building  
101 N. Main Street  
Lancaster, SC 29720

1. **Call to Order – Committee Chair Charlene McGriff** 6:00 p.m.
2. **Approval of the agenda** *[deletions and additions of non-substantive matters]*
3. **Citizens Comments**
4. **Consent Agenda**
  - a. Approval of Minutes from the June 14, 2018 Administration Committee regular meeting – *pgs. 3-6*
5. **Discussion / Action Items**
  - a. **Ordinance 2018-1531 regarding Approval of a Second Master Multi-County Park Agreement Between Lancaster County and Chesterfield County**  
Ordinance Title: An Ordinance To Authorize And Approve A Second Master Multi-County Park Agreement By And Between Lancaster County And Chesterfield County; To Require The Payment Of A Fee In Lieu Of Ad Valorem Taxes By Businesses And Industries Located In The Park; To Apply Zoning And Other Laws In The Park; To Provide For Law Enforcement Jurisdiction In The Park; And To Provide For The Distribution Of Park Revenues Within Lancaster County. – *John Weaver – pgs. 7-19*
  - b. Discussion of Staffing Plans for Indian Land Fire Department – *(Favorable Recommendation – Public Safety Committee) - Tom Pickard and Peggy Burke – pgs. 20-24*
  - c. Equipment request for School Resource Officer positions for the 2018-2019 school year – *Sheriff Barry Faile – pgs. 25-26*
  - d. Potential donation of three County parcels of property to Katawba Valley Land Trust in conjunction with the Forfeited Land Commission – *John Weaver – pgs. 27-43*

- e. Discussion of GOLD program – *Jamie Gilbert – pgs. 44-46*
- f. Discussion of Boards and Commissions appointments for the Chairman of County Council (RFATS – from District 1 or District 7; COG; Charlotte Regional Partnership Board; and I-77 Alliance) – *John Weaver*
- g. Upcoming Community Development Block Grant (CDBG) application – *Steve Willis – pgs. 47-51*
- h. Monthly Report – *Kimberly Hill*

6. **Executive Session**

- a. *Discussion involving contractual matter: SC Code Section 30-4-70(a)(2).*

7. **Adjournment**

*Anyone requiring special services to attend this meeting should contact 285-1565 at least 24 hours in advance of this meeting.*

*Lancaster County Council Administration Committee agendas are posted at the Lancaster County Administration Building and are available on the Website: [www.mylancastersc.org](http://www.mylancastersc.org)*



Members of Lancaster County Council  
Administration Committee

Charlene McGriff, District 2, Chairwoman  
Steve Harper, District 5  
Terry Graham, District 1

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**Minutes of the Lancaster County Council Administration Committee  
Regular Meeting**

101 N. Main Street, Lancaster, SC 29720

Thursday, June 14, 2018

Committee members present were Charlene McGriff, Steve Harper and Terry Graham. Council member Billy Mosteller was also present at the meeting. Also present were Administrator Steve Willis, County Attorney John Weaver, Chief Financial Officer Veronica Thompson, Budget Analyst Kim Belk, Clerk to Council Sherrie Simpson, Deputy Clerk to Council Chelsea Gardner, Allen Blackmon and various department heads and staff and Van Wyck Fire Department member Mark Carnes. A quorum of the Lancaster County Administration Committee was present for the meeting.

The following press were notified of the meeting by e-mail in accordance with the Freedom of Information Act: *Lancaster News*, *Kershaw News Era*, *The Rock Hill Herald*, *Fort Mill Times*, Cable News 2, Channel 9 and the local Government Channel. The agenda was posted in the lobby of the County Administration Building and also on the county website for the required length of time.

**Call to Order**

Chairwoman Charlene McGriff called the meeting to order at approximately 6:00 p.m.

**Approval of the agenda**

Terry Graham moved to approve the agenda. The Committee approved the agenda by unanimous vote of 3-0.

**Citizens Comments**

There were no citizens that came forward for comments.

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## **Consent Agenda**

Steve Harper moved to approve the Consent Agenda. The motion to approve the Consent Agenda, the May 17, 2018 Administration Committee regular meeting minutes, passed by unanimous vote of 3-0.

## **Discussion / Action Items**

### **Resolution 1003-R2018 regarding Approving a Special Source Revenue Credit Agreement with Project Wine**

Resolution Title: A Resolution To State The Commitment Of Lancaster County To Enter Into A Special Source Revenue Credit Agreement With Project Wine, And/Or Its Designee Or Nominee; To Provide The General Terms Of The Special Source Revenue Credit Agreement; To Provide That This Resolution Is An Inducement Resolution; To State The Commitment Of Lancaster County To Place Project Wine Property In A Multi-County Park.

Steve Willis reviewed Project Wine. Steve Harper moved to send Resolution 1003-R2018 to full Council with a positive recommendation from the Administration Committee. Seconded by Terry Graham. The motion passed by unanimous vote of 3-0.

Steve Willis explained that the Committee would discuss Resolution 1004-R2018, Resolution 1005-R2018 and Ordinance 2018-1523 at the same time since they all involve Project Green Onion. Steve Willis began the review of Project Green Onion. Terry Graham recused himself from these discussions and left the Committee meeting at approximately 6:07 p.m.

### **Resolution 1004-R2018 regarding Approving a Special Source Revenue Credit Agreement with Project Green Onion**

Resolution Title: A Resolution To State The Commitment Of Lancaster County To Enter Into With Project Green Onion A Special Source Revenue Credit Agreement And An Amendment To An Existing Fee Agreement; To Provide The General Terms Of The Special Source Revenue Credit Agreement Including The Provision Of Special Source Revenue Credits; To State The Commitment Of Lancaster County To Consent To The Transfer And Assignment Of The Existing Fee Agreement To Project Green Onion; To Provide That This Resolution Is An Inducement Resolution; To State The Commitment Of Lancaster County To Place Project Green Onion In A Multi-County Park.

### **Resolution 1005-R2018 regarding Consent to Transfer of Amended and Restated Fee Agreement to Project Green Onion**

Resolution Title: A Resolution To Consent To The Transfer Or Assignment Of The Amended And Restated Fee Agreement Between Lancaster County And AG-APG Edgewater Property Owner, L.L.C. To Project Green Onion Or Its Affiliate Or Designee.



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**Ordinance 2018-1523 regarding Authorization of First Amendment To Fee Agreement with Project Green Onion**

Ordinance Title: An Ordinance To Authorize And Approve The Execution And Delivery Of A First Amendment To Fee Agreement By And Between Lancaster County And Project Green Onion, Including The Provision Of Special Source Revenue Credits; To Authorize And Approve The Execution And Delivery of A Special Source Revenue Credit Agreement With Respect To Certain Additional Investment To Be Made By Project Green Onion.

Steve Willis reviewed Project Green Onion. Steve Harper moved that Resolution 1004-R2018, Resolution 1005-R2018 and Ordinance 2018-1523 all be moved to full Council with a positive recommendation from the Administration Committee. The motion passed by a vote of 2-0-1. Charlene McGriff and Steve Harper voted in favor of the motion and no one opposed the motion and Terry Graham recused himself from the vote.

Terry Graham returned to the Committee meeting at approximately 6:10 p.m. and prior to the discussion of the Charlotte Road/Van Wyck Fire Department Budget Request.

**Charlotte Rd/Van Wyck Fire Department Budget Request.**

Steve Willis stated that Darren Player, Director of Fire Services, could not be at the Committee meeting but that he did send an email to inform the Committee that the Fire Commission voted to unanimously support the Charlotte Rd/Van Wyck Fire Department budget request. Mark Carnes reported that the amount listed for the Personal Protective Equipment is incorrect but that they wanted to keep the amount originally requested and use the money for Air Packs. The Committee discussed with staff how the budget request would be funded. The Committee requested that a Resolution regarding the budget request come before Council.

Terry Graham moved that the Charlotte Road/Van Wyck Fire Department budget request in the approximate amount of \$160,000.00 be moved to full Council with a positive recommendation from the Administration Committee. Seconded by Steve Harper. The motion passed by unanimous vote of 3-0.

**Monthly Report.**

Kim Belk reviewed the revenues and expenditures for the month of May. The Budget Monitoring Report for May 2018 is attached as Schedule A. The Committee discussed revenues and the billing process. Charlene McGriff stated that Council felt left out of the budget approval process this year and that Council wants to go back to reviewing the budget line item by line item. Steve Harper requested that a Budget Workshop be held next year. Steve Willis indicated that staff is trying to transition to the recommended best practices for budgeting according to the Government Finance Officers Association (GFOA). Steve Willis further noted that it would take multiple meetings to go over the entire budget line item by line item. John Weaver suggested a full day budget workshop to go over the budget and that it not be held at the Administration building. Steve Harper stated that Council wants to be able to prioritize the budget requests, so that no last minute requests come

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before Council. The Committee suggested that the budget be reviewed by the Committee of the Whole in workshops and not just at the Administration Committee.

### **Draft Job Description for Division Director of Community And Development Services.**

Steve Willis recommended using a head hunter to fill the management position but that the actual position still needs to be defined. He noted that the title still needs to be reviewed. The Committee discussed the job description for an Assistant Administrator. John Weaver stated that Council needs to advertise for the highest position in order to get the most qualified individual and then other duties can be assigned as needed. The Committee discussed what the job description for the management position should include. Allen Blackmon stated that the County needs to have succession planning. John Weaver suggested that Council discuss the management position in Executive Session as a personnel matter at the June 25, 2018 Council meeting.

### **Adjournment**

Terry Graham moved to adjourn the Committee meeting. Seconded by Steve Harper. The motion to adjourn passed by unanimous vote of 3-0. There being no further business, the Committee meeting adjourned at approximately 7:16 p.m.

Respectfully Submitted:

Approved by the Administration Committee

Sherrie Simpson  
Clerk to Council

\_\_\_\_\_  
Charlene McGriff, Chairwoman

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STATE OF SOUTH CAROLINA

COUNTY OF LANCASTER

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)  
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ORDINANCE NO. 2018-1531

**AN ORDINANCE**

**TO AUTHORIZE AND APPROVE A SECOND MASTER MULTI-COUNTY PARK AGREEMENT BY AND BETWEEN LANCASTER COUNTY AND CHESTERFIELD COUNTY; TO REQUIRE THE PAYMENT OF A FEE IN LIEU OF AD VALOREM TAXES BY BUSINESSES AND INDUSTRIES LOCATED IN THE PARK; TO APPLY ZONING AND OTHER LAWS IN THE PARK; TO PROVIDE FOR LAW ENFORCEMENT JURISDICTION IN THE PARK; AND TO PROVIDE FOR THE DISTRIBUTION OF PARK REVENUES WITHIN LANCASTER COUNTY.**

Be it ordained by the Council of Lancaster County, South Carolina:

**Section 1. Findings and Determinations; Purpose.**

(a) The Council finds and determines that:

(1) the County is authorized by art. VIII, section 13(D) of the South Carolina Constitution and by Sections 4-1-170, -172 and -175 of the Code of Laws of South Carolina 1976, as amended, to jointly develop, in conjunction with contiguous counties, industrial and business parks ("multi-county parks");

(2) the County and Chesterfield County currently have a master multi-county park arrangement in place, more specifically, the Amended and Restated Master Multi-County Park Agreement, Amended and Restated as of November 9, 2015, with Exhibits Updated Through April 4, 2018; and

(2) the use of multi-county parks is important in attracting and encouraging the investment and retention of capital and the retention and creation of jobs in the County.

(b) It is the purpose of this ordinance to authorize and approve a second master multi-county park agreement with Chesterfield County for properties in Lancaster County and properties in Chesterfield County (the "Park").

**Section 2. Approval of Second Master Agreement; Authority of Officials.**

(A) The Council Chair and the Council Secretary are authorized, empowered and directed, in the name of and on behalf of Lancaster County, to execute, acknowledge, and deliver a Second Master Multi-County Park Agreement between Chesterfield County, South Carolina and Lancaster County, South Carolina (the "Second Master Agreement"). The Clerk to Council is authorized to attest the execution of the Second Master Agreement by the County officials. The form of the Second Master Agreement is attached to this ordinance as Exhibit A and all terms, provisions and conditions of the Second Master



Agreement are incorporated into this ordinance as if the Second Master Agreement were set out in this ordinance in its entirety. By adoption of this ordinance, Council approves the Second Master Agreement and all of its terms, provisions and conditions. The Second Master Agreement is to be in substantially the form as attached to this ordinance and hereby approved, or with such changes therein as the Council Chair and Council Secretary determine, upon advice of counsel, necessary and that do not materially change the matters contained in the form of the Second Master Agreement.

(B) Prior to the execution of the Second Master Agreement, as provided in Section 2(A) of this ordinance, the Council Chair and Council Secretary are authorized and directed to remove any property from the schedule of properties proposed to be included in the Park if the property is inside the boundaries of a municipality and the municipality has not consented to the creation of the Park as required by Section 4-1-170(C) of the Code of Laws of South Carolina 1976, as amended, unless the property was previously included in another multi-county park.

### **Section 3.**      **Payment of Fee in Lieu of Tax.**

The businesses and industries located in the Park must pay a fee in lieu of *ad valorem* taxes as provided for in the Second Master Agreement. With respect to properties located in the Lancaster County portion of the Park, the fee paid in lieu of *ad valorem* taxes shall be paid to the Treasurer of Lancaster County. That portion of such fee allocated pursuant to the Second Master Agreement to Chesterfield County shall be thereafter paid by the Treasurer of Lancaster County to the Treasurer of Chesterfield County within forty-five (45) business days of receipt for distribution in accordance with the Second Master Agreement. With respect to properties located in the Chesterfield County portion of the Park, the fee paid in lieu of *ad valorem* taxes shall be paid to the Treasurer of Chesterfield County. That portion of such fee allocated pursuant to the Second Master Agreement to Lancaster County shall thereafter be paid by the Treasurer of Chesterfield County to the Treasurer of Lancaster County within forty-five (45) business days of receipt for distribution in accordance with the Second Master Agreement. The provisions of Section 12-2-90, Code of Laws of South Carolina 1976, as amended, or any successor statutes or provisions, apply to the collection and enforcement of the fee in lieu of *ad valorem* taxes.

### **Section 4.**      **Applicable Ordinances and Regulations.**

Any applicable ordinances and regulations of Lancaster County concerning zoning, health and safety, and building code requirements shall apply to the Park properties in Lancaster County unless the properties are within the boundaries of a municipality in which case the municipality's applicable ordinances and regulations shall apply. Any applicable ordinances and regulations of Chesterfield County concerning zoning, health and safety, and building code requirements shall apply to the Park properties in Chesterfield County unless the properties are within the boundaries of a municipality in which case the municipality's applicable ordinances and regulations shall apply.

### **Section 5.**      **Law Enforcement Jurisdiction.**

Jurisdiction to make arrests and exercise all authority and power within the boundaries of the Park properties in Lancaster County is vested with the Sheriff's Department of Lancaster County. Jurisdiction to make arrests and exercise all authority and power within the boundaries of the Park properties in Chesterfield County is vested with the Sheriff's Department of Chesterfield County. If any of the Park properties located in either Lancaster County or Chesterfield County are within the boundaries of a municipality, then jurisdiction to make arrests and exercise law enforcement jurisdiction is vested with the law enforcement officials of the municipality.



**Section 6.      Distribution of Revenue.**

(a) Revenues generated from industries or businesses located in the Lancaster County portion of the Park to be retained by Lancaster County shall be distributed within Lancaster County in accordance with this subsection:

(1) First, unless Lancaster County elects to pay or credit the same from only those revenues which Lancaster County would otherwise be entitled to receive as provided under item (3) below, to pay annual debt service on any special source revenue bonds issued by Lancaster County pursuant to, or to be utilized as a credit in the manner provided in Section 4-1-175, Code of Laws of South Carolina 1976, as amended;

(2) Second, at the option of Lancaster County, to pay for, or reimburse Lancaster County for, any expenses incurred by it in the administration, development, operation, maintenance and promotion of the Park or the industries and businesses located therein or for other economic development purposes of Lancaster County; and

(3) Third, to those taxing entities in which the property is located, in the same manner and proportion that the millage levied for the taxing entities would be distributed if the property were taxable but without regard to exemptions otherwise available pursuant to Section 12-37-220, Code of Laws of South Carolina 1976, as amended, for that year.

(b) Notwithstanding any other provision of this section:

(1) all taxing entities which overlap the applicable properties within the Park shall receive at least some portion of the revenues generated from such properties; and

(2) all revenues receivable by a taxing entity in a fiscal year shall be allocated to operations and maintenance and to debt service as determined by the governing body of the taxing entity.

(c) Revenues generated from industries or businesses located in the Chesterfield County portion of the Park shall be retained by Lancaster County.

**Section 7.      Conflicting Provisions.**

To the extent this ordinance contains provisions that conflict with provisions contained elsewhere in the Lancaster County Code or other Lancaster County orders, resolutions and ordinances, the provisions contained in this ordinance supersede all other provisions and this ordinance is controlling.

**Section 8.      Severability.**

If any section of this ordinance is, for any reason, determined to be void or invalid by a court of competent jurisdiction, it shall not affect the validity of any other section of this ordinance which is not itself void or invalid.

**Section 9.      Effective Date.**

This ordinance is effective upon Third Reading.

› SIGNATURES FOLLOW ON NEXT PAGE.

**AND IT IS SO ORDAINED**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**LANCASTER COUNTY, SOUTH CAROLINA**

\_\_\_\_\_  
Steve Harper, Chair, County Council

\_\_\_\_\_  
Larry Honeycutt, Secretary, County Council

ATTEST:

\_\_\_\_\_  
Sherrie M. Simpson, Clerk to Council

First Reading:	August 13, 2018	(Tentative)
Second Reading:	August 27, 2018	(Tentative)
Public Hearing:	August 27, 2018	(Tentative)
Third Reading:	September 10, 2018	(Tentative)

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**Exhibit A to Ordinance No. 2018-1531**

**Second Master Multi-County Park Agreement  
between  
Chesterfield County, South Carolina and Lancaster County, South Carolina**

See attached.

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## Second Master Multi-County Park Agreement

between

Chesterfield County, South Carolina and Lancaster County, South Carolina

\_\_\_\_\_, 2018

This SECOND MASTER MULTI-COUNTY PARK AGREEMENT is made and entered into as of the \_\_\_\_\_ day of \_\_\_\_\_, 2018, by and between CHESTERFIELD COUNTY, SOUTH CAROLINA (“Chesterfield County”) and LANCASTER COUNTY, SOUTH CAROLINA (“Lancaster County”) (collectively, Chesterfield County and Lancaster County are the “Parties”), each a body politic and corporate, a political subdivision of the State of South Carolina (“Second Master Agreement”).

In consideration of the mutual agreements, representations and benefits contained in this Second Master Agreement and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Chesterfield County and Lancaster County agree as follows:

1. Effective Date. This Second Master Agreement is effective at 12:00 a.m. (midnight), \_\_\_\_\_, 2018 (the “Effective Date”).

2. Authorization. Article VIII, section 13(D) of the South Carolina Constitution and Sections 4-1-170, -172, and -175 of the Code of Laws of South Carolina 1976, as amended (the “MCP Law”), authorizes contiguous counties to jointly develop industrial and business parks within the geographical boundaries of one or more of the participating counties. Lancaster County authorized and approved this Second Master Agreement by passage of Ordinance No. 2018-\_\_\_\_\_ and Chesterfield County authorized and approved this Second Master Agreement by passage of Ordinance No. 2018-19-\_\_\_\_\_.

3. Purpose. The purpose of this Second Master Agreement is to (i) provide for the establishment of a multi-county park in accordance with the MCP Law consisting of multiple properties located in each county, (ii) encourage the investment of capital and the creation of jobs in Lancaster County and Chesterfield County, and (iii) to provide a simple process for the two counties to use the multi-county park mechanism as a tool to recruit new business and industry to locate in the respective counties and to encourage the expansion of existing business and industry.

4. Agreement to Develop Park. The Parties agree to jointly develop an industrial and business park in accordance with the MCP Law and the terms and conditions of this Second Master Agreement (the “Park”).

5. The Park. (A) Location. The Park consists of property located in Lancaster County, as further identified in Exhibit A (Lancaster County) to this Second Master Agreement, and property located in Chesterfield County, as further identified in Exhibit B (Chesterfield



County), to this Second Master Agreement. The Park may consist of non-contiguous properties within each county.

(B) *Addition and Removal of Property.*

(1) *County Action Required.* Property may be added to the Park by ordinance of the county in which the subject property is located and resolution of the non-host county. Property may be removed from the Park by ordinances of both counties.

(2) *Revised Exhibits.* If property is added to or removed from the Park, this Second Master Agreement is deemed amended and a revised Exhibit A (Lancaster County) or Exhibit B (Chesterfield County), as applicable, shall be prepared by the county in which the added or removed property is located. The revised exhibit must contain a description or other identification of the properties included in the Park, after the addition or removal. A copy of the revised exhibit shall be provided to the Administrator, Clerk to Council, Assessor, Auditor and Treasurer of Lancaster County and Chesterfield County.

(3) *Public Hearings and Notice.* Prior to the adoption by either county of an ordinance authorizing the removal of property from the Park, the county council in the county in which the property to be removed is located, shall hold a public hearing. The county that will conduct the public hearing must give notice of the public hearing by publication in a newspaper of general circulation in the county in which the public hearing will be held at least once and not less than fifteen (15) days prior to the public hearing. Notice of the public hearing shall also be served in the manner of service of process at least fifteen (15) days prior to the public hearing upon the owner of the real property and, if applicable, the lessee of any real property which would be removed from the Park.

6. Fee in Lieu of Taxes. Pursuant to article VIII, section 13(D), of the South Carolina Constitution, all property located in the Park is exempt from all *ad valorem* taxation. The owners or lessees of any property situated in the Park shall pay in accordance with this Second Master Agreement and the MCP Law an amount equivalent to the *ad valorem* property taxes or other in-lieu-of payments that would have been due and payable but for the location of the property within the Park (“Fee in Lieu of Taxes” or “FILOT”).

7. Allocation of Expenses. Lancaster County and Chesterfield County shall bear the expenses for the development, operation, maintenance and promotion of the Park and the cost of providing public services, in the following proportions:

If property is in the Lancaster County portion of the Park:

(1)	Lancaster County	100%
(2)	Chesterfield County	0%

If property is in the Chesterfield County portion of the Park:

(1)	Lancaster County	0%
(2)	Chesterfield County	100%

8. Allocation of Revenues. Lancaster County and Chesterfield County shall receive an allocation of revenue generated by the Park through payment of Fee in Lieu of Taxes (net of any special source revenue bond payments or special source revenue credits) in the following proportions:

If property is in the Lancaster County portion of the Park:

(1)	Lancaster County	99%
(2)	Chesterfield County	1%

If property is in the Chesterfield County portion of the Park:

(1)	Lancaster County	1%
(2)	Chesterfield County	99%

9. Revenue Allocation Within Each County. (A) *Host County.* Revenues generated by the Park through the payment of Fee in Lieu of Taxes shall be distributed to Lancaster County and to Chesterfield County, as applicable, according to the proportions established by Paragraph 8 of this Second Master Agreement. With respect to revenues allocable to Lancaster County or Chesterfield County by way of FILOT generated within the respective county (the "Host County"), such revenue shall be distributed within the Host County in the manner provided by ordinance of the council of the Host County; provided, that (i) all taxing districts which overlap the applicable revenue-generating portion of the Park shall receive at least some portion of the revenues generated from such portion, and (ii) with respect to amounts received in any fiscal year by a taxing entity, the governing body of the taxing entity shall allocate the revenues received between operations and debt service of the taxing entity. Each Host County is specifically authorized to use a portion of the revenue for economic development purposes as permitted by law and as established by ordinance of the council of the Host County.

(B) *Non-Host County.* Revenues allocable to Lancaster County by way of FILOT generated within Chesterfield County shall be distributed solely to Lancaster County. Revenues allocated to Chesterfield County by way of FILOT generated within Lancaster County shall be distributed solely to Chesterfield County.

10. Fees In Lieu of Taxes Pursuant to Title 4 and Title 12 Code of Laws of South Carolina. The Parties agree that the entry by Lancaster County into any one or more fee in lieu of tax agreements pursuant to Title 4 or Title 12 of the Code of Laws of South Carolina 1976, as amended ("Negotiated Fee-in-Lieu of Tax Agreements"), with respect to property located within the Lancaster County portion of the Park and the terms of those agreements shall be at the sole

discretion of Lancaster County. The Parties further agree that entry by Chesterfield County into any one or more Negotiated Fee-in-Lieu of Tax Agreements with respect to property located within the Chesterfield County portion of the Park and the terms of those agreements shall be at the sole discretion of Chesterfield County.

11. Assessed Valuation. For the purpose of calculating the bonded indebtedness limitation and for the purpose of computing the index of taxpaying ability pursuant to Section 59-20-20(3) of the Code of Laws of South Carolina 1976, as amended, allocation of the assessed value of property within the Park to Lancaster County and Chesterfield County and to each of the taxing entities within the participating counties shall be identical to the allocation of revenue received and retained by each of the counties and by each of the taxing entities within the participating counties, pursuant to Paragraphs 8 and 9 of this Second Master Agreement.

12. Applicable Regulations. Any applicable ordinances and regulations of Chesterfield County concerning zoning, health and safety, and building code requirements shall apply to the Park properties in Chesterfield County unless the properties are within the boundaries of a municipality in which case the municipality's applicable ordinances and regulations shall apply. Any applicable ordinances and regulations of Lancaster County concerning zoning, health and safety, and building code requirements shall apply to the Park properties in Lancaster County unless the properties are within the boundaries of a municipality in which case the municipality's applicable ordinances and regulations shall apply.

13. Law Enforcement Jurisdiction. Jurisdiction to make arrests and exercise all authority and power within the boundaries of the Park properties in Chesterfield County is vested with the Sheriff's Department of Chesterfield County. Jurisdiction to make arrests and exercise all authority and power within the boundaries of the Park properties in Lancaster County is vested with the Sheriff's Department of Lancaster County. If any of the Park properties located in either Chesterfield County or Lancaster County are within the boundaries of a municipality, then jurisdiction to make arrests and exercise law enforcement jurisdiction is vested with the law enforcement officials of the municipality.

14. Severability. If any provision or any part of a provision of this Second Master Agreement is held invalid or unenforceable by a court of competent jurisdiction, such holding shall not invalidate or render unenforceable the remainder of that provision or any other provision or part of a provision of this Second Master Agreement.

15. Amendments. The provisions of this Second Master Agreement may be modified or amended only in a writing signed by the Parties.

16. Headings and Catch Lines. The headings of the paragraphs and subparagraphs of this Second Master Agreement are inserted for convenience only and do not constitute a part of this Second Master Agreement.



17. Governing Law. This Second Master Agreement, and all documents executed in connection with it, shall be construed in accordance with and governed by the laws of the State of South Carolina.

18. Counterparts. This Second Master Agreement may be executed in any number of counterparts, and all of the counterparts taken together constitute one and the same instrument.

19. Binding Agreement. This Second Master Agreement is binding upon and shall inure to the benefit of the respective Parties.

20. Merger. This Second Master Agreement, and all documents executed in connection with it, express the entire understanding and all agreements of the Parties with each other, and neither Lancaster County nor Chesterfield County has made or shall be bound by any agreement or any representation to the other party which is not expressly set forth in this Second Master Agreement.

21. Waiver. Either party may waive compliance by the other party with any term or condition of this Second Master Agreement only in a writing signed by the waiving party. The failure or delay on the part of any party hereto in exercising any right, power, or remedy hereunder shall not operate as a waiver thereof, nor shall any single or partial exercise of any such right, power, or remedy preclude any other or further exercise thereof or the exercise of any other right, power, or remedy hereunder. No waiver of any provision hereof shall be effective unless the same shall be in writing and signed by the waiving party hereto.

22. Termination. (A) *Duration and Renewal.* This Second Master Agreement commences on the Effective Date and ends on December 31, 2068, *provided*, that this Second Master Agreement is automatically extended for a renewal term of ten (10) years, and for not more than a total of five (5) ten (10) year renewal terms, unless either Lancaster County or Chesterfield County gives written notice to the other not less than one hundred eighty (180) days prior to the end of the applicable term that the party objects to the extension of this Second Master Agreement. If either county gives written notice to the other of its objection to the extension of this Second Master Agreement, then the county in which the real property is located shall give notice of the termination of this Second Master Agreement to the owner of the real property and, if applicable, the lessee of any real property, located within the Park in that county not less than ninety (90) days prior to the end of the applicable term and the notice shall be provided in the manner set forth in subparagraph (B)(3) of Paragraph 5 of this Second Master Agreement.

(B) *Mutual Termination.* Notwithstanding the provisions of subparagraph (A) of this Paragraph 22, the Parties may mutually agree to terminate this Second Master Agreement at any time upon passage of an ordinance to that effect by each county and after conducting a public hearing and giving notice as set forth in subparagraph (B)(3) of Paragraph 5 of this Second Master Agreement.

SIGNATURES FOLLOW ON NEXT PAGE.



WITNESS our hands and seals as of the date first above written.

LANCASTER COUNTY, SOUTH CAROLINA

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Steve Harper, Chair, County Council

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Larry Honeycutt, Secretary, County Council

(Seal)

ATTEST:

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Sherrie M. Simpson, Clerk to Council

CHESTERFIELD COUNTY, SOUTH CAROLINA

(SEAL)

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Al Johnson  
Chair, County Council

ATTEST:

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Betty M. Boswell  
Clerk to Council

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**EXHIBIT A (Lancaster County)**

**Lancaster County Property**

**NONE**

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**EXHIBIT B (Chesterfield County)**

**Chesterfield County Property**

\_\_\_\_\_, 2018

(Effective \_\_\_\_\_, 2018)

**Project Coconut**

Tax Map No.

Project Coconut

Owner

Project Coconut

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## **Indian Land Fire Department Request for Budget Modification to Accommodate 7 x 24 Staffing**

ILFD requests a budget modification for the 2018-2019 year to accommodate increasing the paid staffing at the station.

The amount of labor expenses should be increased by \$ 158,071 and the amount of operating expense should be decreased by \$ 34,921. In the current approved budget we have revenues in excess of expenses of \$ 123,150. We intend to use this excess amount, as well as reducing operating expenses, to pay for the \$ 158,071 increase in labor expenses.

This increase will allow ILFD to hire 3 full time firefighters and modify the work schedules for the existing 5 paid staff members to accommodate 2 paid firefighters on staff 24 x 7. Volunteer firefighters are still needed to support the 2 paid staff.

After adding these additional 3 firefighters, we expect revenues to equal expenses and no funds would be used from or contributed to the reserve account. Our long range 5 year plan proposes 2 additional fire fighters in year 3 and 2 more firefighters in year 5. Fee district revenue is adequate to cover these expenses and over the 5 year outlook the reserve fund would grow by \$ 12,967.

ILFD submitted a 5 year plan to the Public Safety Committee in December 2017. The three needs are:

1. Increased Staffing
2. Aerial apparatus (ladder or platform vehicle)
3. Real property activities including building a northern substation and acquiring land for a future southern substation.

The ILFD fee board is prioritizing the increased staffing and must indefinitely delay both capital projects.

Forecasted revenue is taken from the 5 year projections done in 2017. These are based on CCOG best information available of an annual increase of 6% per year in fire protection fee revenues. The forecast includes an annual increase in operating expense at the station house of 2% per year. Total labor expense has also been increased by 2% per year. Estimates of labor cost include full benefits at the maximum amount for family insurance expense. We have conservatively added additional annual expense of \$ 12,000 additional overtime and \$ 5,000 additional part time coverage to supplement the proposed model.



## Indian Land Fire Department Request for Budget Modification to Accommodate 7 x 24 Staffing

ILFD Approved Budget Compared to New Request Accommodating 24 hour Staffing				
	APPROVED BUDGET	NEW REQUEST FOR 24 HR STAFFING	INCREASE OR DECREASE FROM ORIGINAL REQUEST	REMARKS
Account Number & Description	2018-2019			
22-7-917-500-00 WAGES & SALARIES FULLTIME	198,395	307,467	109,072	existing staff plus 3 new full time firefighters
22-7-917-500-05 SALARIES-OVERTIME	30,900	30,880	(20)	18,800 scheduled OT plus 12,000 unsch OT contingency
22-7-917-500-10 WAGES & SALARIES PARTTIME	15,450	5,000	(10,450)	added 5,000 contingency for PT staff
22-7-917-510-00 FICA-EMPLOYERS CONTRIB	18,725	26,266	7,541	
22-7-917-510-05 SC RET EMPLOYERS CONTRIB	-	-	-	
22-7-917-510-10 S.C. POLICE RET EMPLOYER	39,530	55,760	16,230	
22-7-917-510-15 HEALTH/LIFE INS EMPLOYERS	60,865	92,901	32,036	used max insurance exp for all employees
22-7-917-510-25 WORKERS COMPENSATION	15,060	18,722	3,662	
<b>Subtotal Labor Expense</b>	<b>378,925</b>	<b>536,996</b>	<b>158,071</b>	
22-7-917-520-25 PERSONNEL DISEASE PREV.	600	600	-	
22-7-917-530-00 TRAVEL , TRAINING, DUES	25,000	15,079	(9,921)	
22-7-917-540-00 SUPPLIES - GENERAL	10,000	10,000	-	
22-7-917-542-00 SUPPLIES - CLOTHING	10,000	10,000	-	
22-7-917-551-00 EQUIPMENT-GENERAL	45,000	35,000	(10,000)	
22-7-917-551-25 CP - HOSES/NOZZLES	-	-	-	
22-7-917-551-30 COMMUNICATIONS	3,500	3,500	-	
22-7-917-551-35 CP - BREATHING APPARATUS	-	-	-	
22-7-917-551-45 PROTECTIVE CLOTHING	-	-	-	
22-7-917-560-00 EQUIPMENT - CAPITALIZED	-	-	-	
22-7-917-570-00 UTILITIES - GENERAL	4,000	4,000	-	
22-7-917-571-00 UTILITIES-TELEPHONE	1,000	1,000	-	
22-7-917-590-00 MAINTENANCE - VEHICLES	4,500	4,500	-	
22-7-917-590-05 GASOLINE	4,000	4,000	-	
22-7-917-591-00 MAINTENANCE - GENERAL	9,000	9,000	-	
22-7-917-593-00 MAINTENANCE-SERVICE AGREE	10,000	10,000	-	
22-7-917-600-00 CONTRACTUAL SERVICES(CS)	1,000	1,000	-	
22-7-917-604-10 PS - MEDICAL	-	-	-	
22-7-917-650-00 INSURANCE - GENERAL	10,000	10,000	-	
22-7-917-670-00 ADVERTISING	-	-	-	
22-7-917-690-00 SPECIAL PROJECTS	50,000	35,000	(15,000)	
22-7-917-740-30 CP-LAND/BLDG ACQUISITION	-	-	-	
22-7-917-771-00 DS - LEASE PURCHASE	47,325	47,325	-	
22-9-917-961-00 FUND BALANCE- APPROPRIATED	123,150	-	(123,150)	
<b>Subtotal Operating Expenses</b>	<b>358,075</b>	<b>200,004</b>	<b>(158,071)</b>	
<b>Summary</b>				
<b>Total Labor Expenses</b>	<b>378,925</b>	<b>536,996</b>	<b>158,071</b>	
<b>Total Operating Expenses</b>	<b>358,075</b>	<b>200,004</b>	<b>(158,071)</b>	
<b>Total Both Labor and Operating Expenses</b>	<b>737,000</b>	<b>737,000</b>	<b>(0)</b>	

# Indian Land Fire Department Request for Budget Modification to Accommodate 7 x 24 Staffing

	Year 1	Year 2	Year 3	Year 4	Year 5	
Beginning Fiscal Year	7/1/2018	7/1/2019	7/1/2020	7/1/2021	7/1/2022	
Revenues	\$ 737,000	\$ 781,290	\$ 828,180	\$ 877,860	\$ 930,510	
Op EX	\$ 200,004	\$ 151,733	\$ 154,767	\$ 157,862	\$ 161,020	
Proposed Labor Expense Year 1	\$ 536,996	\$ 547,736	\$ 558,691	\$ 569,865	\$ 581,262	
Add 2 FF in Year 3			\$ 130,639	\$ 133,252	\$ 135,917	
Add 2 FF in Year 5					\$ 135,917	
Total Labor	\$ 737,000	\$ 699,469	\$ 689,330	\$ 689,330	\$ 853,095	
Revenues in Excess of Expenses	\$ (0)	\$ 81,821	\$ (15,917)	\$ 30,668	\$ (83,605)	
Added to Reserves	\$ -	\$ 81,821		\$ 30,668	\$ -	\$ 112,489
Transferred from Reserves	\$ -	\$ -	\$ 15,917	\$ -	\$ 83,605	\$ 99,522
Over the 5 year forecast ILFD reserves should increase by this amount						\$ 12,967



# Staffing Plan Indian Land Fire Department

## Budget Year 2018-2019

Hire 3 Full time firefighters		
Captain	Monday- Friday	8am-5pm
Lieutenant	Monday-Friday	8am-5pm
Lancaster Rescue Firefighter	Monday-Friday	8am-5pm
Shift A		
Engineer	24hr Coverage	8am-8am
Firefighter	24hr Coverage	8am-8am
Shift B		
Engineer	24hr Coverage	8am-8am
Firefighter	24hr Coverage	8am-8am
Shift C		
Engineer	24hr Coverage	8am-8am
Firefighter	24hr Coverage	8am-8am

## Budget Year 2020-2021

Hire 2 Full Time Firefighters		
Captain	Monday-Friday	8am-5pm
Lieutenant	Monday-Friday	8am-5pm
Shift A		
Engineer	24hr Coverage	8am-8am
Lancaster County Firefighter	24hr Coverage	8am-8am
Firefighter	24hr Coverage	8am-8am
Shift B		
Engineer	24hr Coverage	8am-8am
Firefighter	24hr Coverage	8am-8am
Firefighter	24hr Coverage	8am-8am
Shift C		
Engineer	24hr Coverage	8am-8am
Firefighter	24hr Coverage	8am-8am
Firefighter	24hr Coverage	8am-8am

Budget Year 2022-2023

Hire 2 Full Time Firefighters

Battalion Chief

Monday-Friday 8am-5pm

Shift A

Captain	24hr Coverage	8am-8am
Lieutenant	24hr Coverage	8am-8am
Engineer	24hr Coverage	8am-8am
Firefighter	24hr Coverage	8am-8am

Shift B

Captain	24hr Coverage	8am-8am
Lieutenant	24hr Coverage	8am-8am
Engineer	24hr Coverage	8am-8am
Firefighter	24hr Coverage	8am-8am

Shift C

Captain	24hr Coverage	8am-8am
Lieutenant	24hr Coverage	8am-8am
Engineer	24hr Coverage	8am-8am
Firefighter	24hr Coverage	8am-8am



## Agenda Item Summary

Ordinance # / Resolution#:

Contact Person / Sponsor: Sheriff Barry Faile

Department: Sheriff's Office – Request for Equipment for the new School Resource Officer positions

Date Requested to be on Agenda: Next Available

**Issue for Consideration:** Sheriff Faile would like to request equipment for the new School Resource Officer Positions, which were approved after the 2018-2019 budget was approved.

**Points to Consider:** The SRO positions are in place for the new school year, 2018-2019

**Funding and Liability Factors:**

Requesting funding for all equipment and uniform items that are required for a law enforcement officer to effectively Perform job duties. (Sheriff Faile is not requesting vehicles)

Computer, Radio (WT only), uniforms, duty gear, law enforcement gear, taser, body worn camera – list of cost To be provided.

**Council Options:** Sheriff Faile is requesting consideration of funding for the cost of 5 new school resource officer Positions to be placed through Lancaster County Middle and High Schools, beginning the 2018-2019 school year.

**Recommendation:** N/A

Item	Vendor	Cost per item	Notes
Computer	CDW	\$1,292.87	
Radio WT Only	Motorola	\$5,716.22	
Uniforms	Reads	\$772.25	accounts for 3 LS, 3SS, 3 uniform pants and other uniform items
Duty Gear (holster, belt, pouches, flashlight, and Vest)	Craig's	\$1,137.37	
LEO Gear (firearms, OC spray, handcuffs, taser holser)	Craig's	\$1,191.67	
Taser	Axon	\$964.05	
Body Worn Camera	Watch Guard	\$1,255.00	
Total for 1 SRO		\$12,329.43	
Total for 5 new SRO positions		\$61,647.15	
Based on most recent price lists. Does not include oversize charges.			

## Agenda Item Summary

**Discussion and Action item:** Transfer of County Property

**Contact Person:** Steve Willis

**Department:** County Administrator

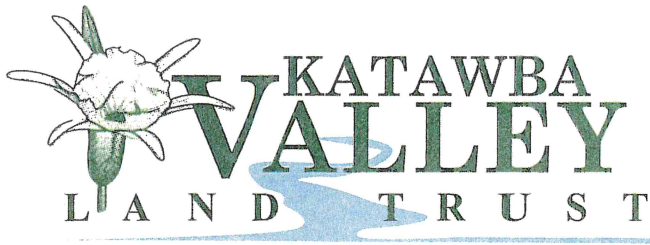
**Date Requested to be on Administration Committee Agenda:** August 16, 2018

**Issue for Consideration:** Whether or not it is appropriate for Lancaster County to convey gratuitously to the Katawba Valley Land Trust (KVLT) three (3) parcels of real property?

**Points to Consider:** Lancaster County is the owner of two parcels of real property associated with this potential transaction and the Forfeited Land Commission is the owner of the third parcel. The parcels, contiguous to one another, are identified as 1) 0068J-0C-024.00; 2) 0068J-0C-01 and 3) 0068J-0C-025.00 – supporting documentation for all three parcels accompanying this Agenda Item Summary, including a map of the area. The KVLT Board has voted to accept these Pardue Street properties.

**Funding and Liability Factors:** The Grantor (Lancaster County) and the Grantee (KVLT) will share equally any costs associated with the conveyances.

**Recommendation:** The Administrator recommends a favorable consideration by the Administration Committee.



Mr. Steve Willis  
County Administrator  
P.O. Box 1809  
Lancaster, SC 29721-1809

June 14, 2018

Dear Mr. Willis,

Thank you for your informing the Katawba Valley Land Trust (KVLT) that the County may have an interest in donating properties on Pardue Street in Lancaster, South Carolina. I have inspected the properties, and they would make a valuable addition to lands owned by the Katawba Valley Land Trust (KVLT). As you know, these properties are wetlands and in the floodplain. In our ownership, they will continue to provide ecological benefits to Hannah's and Gills Creek drainages and provide undisturbed habitat for a diversity of plants and animals. For those reasons, these properties will continue to benefit residents of Lancaster County.

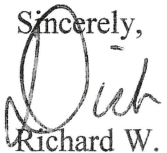
I am pleased to inform you the KVLT Board voted on June 12, 2018, to accept these donations. This letter serves to formally express our interest in and intent to accept the donation of these properties, which are described as:

**Parcels 0068J-0C-024.01 and 0068J-0C-025.00 owned by Lancaster County; and Parcel 0068J-0C-024.00 owned by Elvin Wright on the FLC.**

When accepting a fee simple property donation, it is the policy of KVLT to request that the donor pay at least half of the costs for the fee-simple transaction. **If the County would prepare the deed, I think we are willing to cover the remaining costs of closing.**

Thank you again for your most generous offer. If you have any questions, don't hesitate to call.

Sincerely,

  
Richard W. Christie

Executive Director, Katawba Valley Land Trust

Cc: Mr. Mark Grier







#### Overview

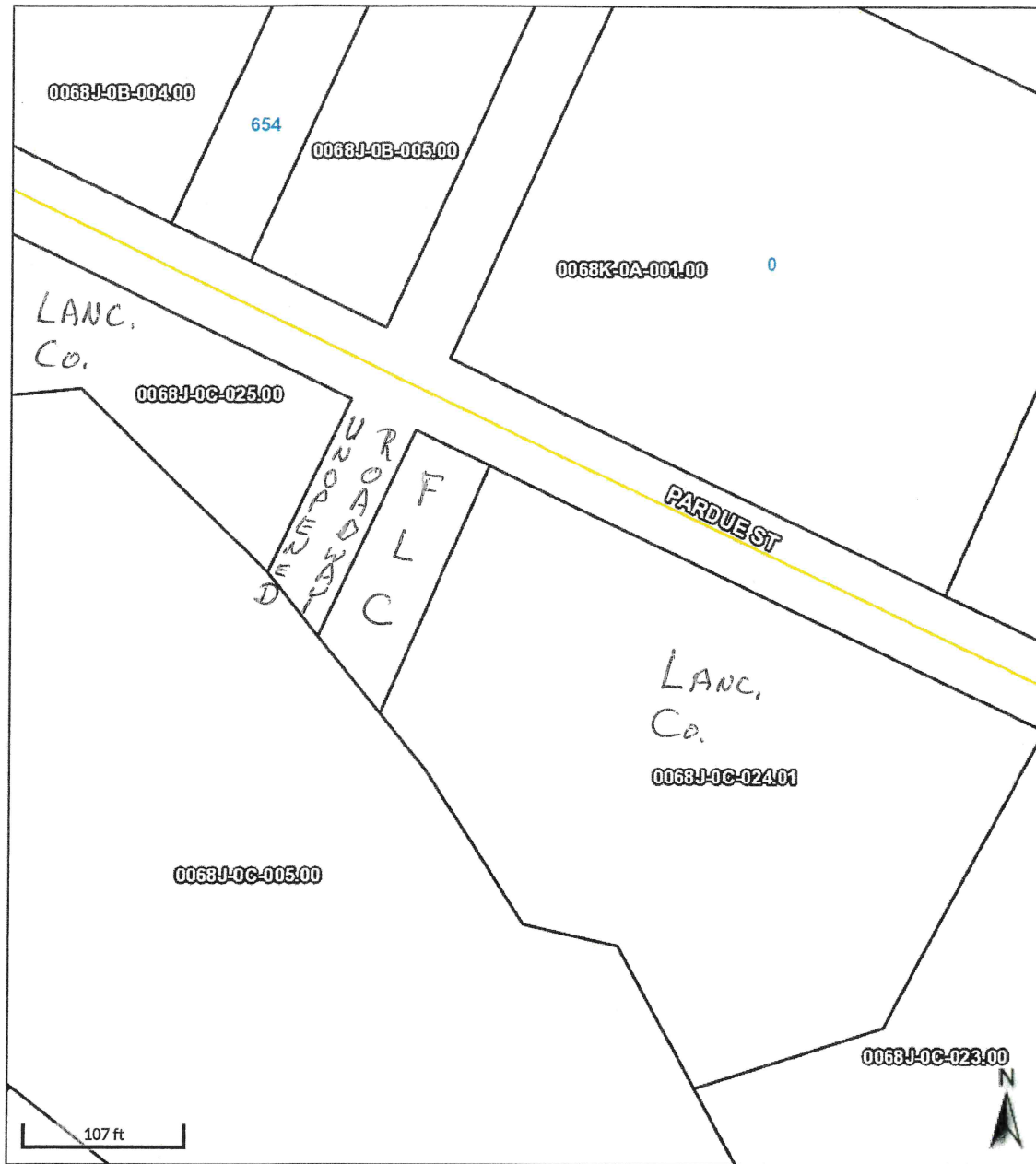


#### Legend

- Address Numbers
- Parcel Numbers
- Parcels
- Roads
- Railroad

Date created: 6/20/2018  
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#### Overview



#### Legend

- Address Numbers
- Parcel Numbers
- Parcels
- Roads
- Railroad

Date created: 6/20/2018  
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## Parcel Summary

Parcel ID 00667-0C-024-00  
 Account # 9154  
 Millage Group 01 - County - County - (1)  
 Land Size 56 AC  
 Utilities  
 2017 Tax Rate  
 Location Address PARDUE CIRCLE, Lancaster  
 Acres/Lots 56.000  
 Zoning  
 (Note: Not to be used on legal documents)  
 Neighborhood 35  
 Property Usage Land Only (NLN)  
 Plat Book/Page 0018/0155  
 Block # / Lot # 1/D

## Owner Information

WRIGHT ELVIN D  
 1273 LYNWOOD DRIVE  
 LANCASTER SC 29720

## Land Information

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth	AgUse Value
LandOnly (NLN)	56.00	FRONT FEET	SITE	0	0	\$0

## Sales Information

Sale Date	Sale Price	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
6/1/1986	\$100		K007	0280	Qualified	Improved	SOUTHEASTERN REAL ESTATE FACTORS	

## Assessed Values

	2017	2016	2015
Market Land Value	\$1,100	\$1,100	\$1,100
+ Market Improvement Value	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0
<b>= Total Market Value</b>	<b>\$1,100</b>	<b>\$1,100</b>	<b>\$1,100</b>
Taxable Land Value	\$1,100	\$1,100	\$1,100
+ Taxable Improvement Value	\$0	\$0	\$0
+ Taxable Misc Value	\$0	\$0	\$0
- Ag Credit Value	\$0	\$0	\$0
<b>= Total Taxable Value</b>	<b>*\$1,100</b>	<b>*\$1,100</b>	<b>*\$1,100</b>
Assessed Land Value	\$66	\$66	\$66
+ Assessed Improvement Value	\$0	\$0	\$0
+ Assessed Misc Value	\$0	\$0	\$0
<b>= Total Assessed Value</b>	<b>\$66</b>	<b>\$66</b>	<b>\$66</b>

\*This parcel is subject to the value cap

No data available for the following modules: Commercial Building Information, Building Information, Mobile Home Information, Accessory Information, Photos, Sketches.

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LANCASTER COUNTY  
DELINQUENT TAX OFFICE  
PO BOX 1809  
LANCASTER, SC 29721

DATE: SEPTEMBER 20, 2010

TO: **WRIGHT ELVIN D**  
1273 LYNWOOD DRIVE  
LANCASTER SC 29720

FROM: DEBBIE HARDIN  
LANCASTER COUNTY TAX COLLECTOR

RE: SALE OF PROPERTY FOR DELINQUENT TAXES

MAP # 0068J-0C-024.00 DISTRICT 01

ITEM# 09-04081

PARDUE CIRCLE

DB K007 0280

This letter is to advise you that the property listed above was sold at public auction for delinquent taxes on NOVEMBER 02, 2009.

Section 12-51-90 of the South Carolina Code of Laws provides that the defaulting taxpayer, any grantee from the owner or any mortgage or judgement creditor may redeem the above property within (12) months from the date of the delinquent tax sale by paying to this office delinquent taxes, penalties, and costs together with the appropriate percent of interest on the total bid price at the tax sale. If you wish to redeem the above described property, the redemption amount will be as listed below:

\$ 228.10	(03%) due on or before	FEBRUARY 03, 2010
\$ 234.75	(06%) due on or before	MAY 03, 2010
\$ 241.39	(09%) due on or before	AUGUST 03, 2010
\$ 248.04	(12%) due on or before	NOVEMBER 03, 2010

FINAL DATE TO REDEEM THE ABOVE PROPERTY IS ON/BEFORE NOVEMBER 03, 2010 !!!

If you fail to redeem the property by said date, a tax deed will be issued to the successful bidder.

No Checks!!! Money Order, Cashiers Check, or Cash Only.

ARTICLE NUMBER 7008 2810 0001 2609 **2006**



# LANCASTER COUNTY TAX SALE RECEIPT

ITEM# 04081  
BIDDER# 0101  
FORFEIT LAND  
00000

DATE: 11/03/09  
TAX MAP NUMBER 0068J-0C-024.00  
TAXPAYER NAME WRIGHT ELVIN D  
AMOUNT PAID: 221.46

SIGNATURE HIGH BIDDER

DEBBIE HARDIN  
TAX COLLECTOR

Retain This Copy For Refund Upon Redemption Of Property

DEBBIE C. HARDIN  
PO BOX 1809  
LANCASTER, SC 29721

DEBBIE C. HARDIN  
PO BOX 1809  
LANCASTER, SC 29721

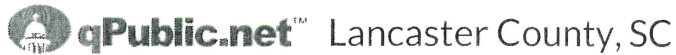
DUPLICATE

ITEM# 04081	TAX MAP NUMBER 0068J-0C-024.00	DATE 11/03/2009
BIDDER# 0101		
FORFEIT LAND	REDEMPTION	ON/BEFORE
	AMOUNT	
00000	228.10	02/03/2010
	234.75	05/03/2010
	241.39	08/03/2010
BID AMOUNT PAID	248.04	11/03/2010
221.46		

Paid with ☐ CASH ☐ CHECK ☐ CREDIT CARD

SIGNATURE HIGH BIDDER

DEBBIE HARDIN  
TAX COLLECTOR



## Parcel Summary

Parcel ID 0068J-0C-024.01  
 Account # 9155  
 Millage Group 01 - County - County - (1)  
 Land Size 2.23 AC  
 Utilities  
 2017 Tax Rate  
 Location Address PARDUE CIRCLE, Lancaster  
 Acres/Lots 2.230  
 Zoning  
 (Note: Not to be used on legal documents)  
 Neighborhood 11  
 Property Usage Exempt (EX)  
 Plat Book/Page 0018/0155  
 Block # / Lot # 2-4/D

## Owner Information

LANCASTER COUNTY  
 PO BOX 1809  
 LANCASTER SC 29721

## Land Information

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth	AgUse Value
Exempt (EX)	2.23	ACRES	SITE	0	0	\$0

## Commercial Building Information

Style /00  
 Gross Sq Ft  
 Finished Sq Ft  
 Perimeter  
 Stories  
 Interior Walls  
 Exterior Walls  
 Quality ()  
 Roof Type  
 Roof Material  
 Exterior Wall1  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 0  
 Year Remodeled  
 Effective Year Built 0  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
TOTAL				

## Sales Information

Sale Date	Sale Price	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
4/7/2009	\$353	DEED	512	95	Unqualified - SOLD DOES NOT MATCH APPRAISAL RECORD	Improved	WRIGHT ELVIN D,	LANCASTER COUNTY
4/26/1987	\$200		P007	0244	Unqualified - TAX SALE	Improved	FORT LAWN DEV CO INC	

## Assessed Values

	2017	2016	2015
Market Land Value	\$11,700	\$11,700	\$11,700
+ Market Improvement Value	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0
= Total Market Value	\$11,700	\$11,700	\$11,700
Taxable Land Value	\$11,700	\$11,700	\$11,700
+ Taxable Improvement Value	\$0	\$0	\$0
+ Taxable Misc Value	\$0	\$0	\$0
- Ag Credit Value	\$0	\$0	\$0

	2017	2016	2015
= Total Taxable Value	*\$11,700	*\$11,700	*\$11,700
Assessed Land Value	\$0	\$0	\$0
+ Assessed Improvement Value	\$0	\$0	\$0
+ Assessed Misc Value	\$0	\$0	\$0
= Total Assessed Value	\$0	\$0	\$0

\*This parcel is subject to the value cap

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2009004858

DEED NO CHARGE  
RECORDING FEES

\$0.00

PRESENTED & RECORDED:

04-07-2009 03:15 PM

JOHN LANE

REGISTER OF DEEDS  
LANCASTER COUNTY, SC

By: CANDICE KIRKLEY DEPUTY

BK: DEED 512

PG: 95-97

LANCASTER COUNTY ASSESSOR

Tax Map:

0068J 0C 024 01

TAX TITLE TO REAL ESTATE  
(NOT A WARRANTY DEED)

RECORDED THIS 8th DAY  
OF APRIL, 2009  
IN BOOK O PAGE L-1

*Charles A. Morgan*

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Auditor, Lancaster County, S

WHEREAS, upon the expiration of the time allowed for the payment of property taxes in any year, the county Treasurer is required pursuant to Section 12-45-180 of the Code of Laws of South Carolina, 1976 as amended, to issue his tax execution to the officer authorized to collect delinquent taxes, assessments, penalties, and costs, for collection as provided in Chapter 51, Title 12 in said Code of Laws, requiring such officer to levy the execution by distress and sale of so much of the defaulting taxpayer's estate, real or personal, or both, or property transferred by the defaulting taxpayer, the value of which generated all or part of the tax, to satisfy the taxes, assessments, penalties, and costs; and

WHEREAS, as provided in Section 12-51-40 et seq. of said Code of Laws, the officer authorized to collect delinquent taxes, assessments, penalties and costs, is required to mail a notice of delinquent property taxes, penalties, assessments and costs to the defaulting taxpayer and to any grantee of record of the property, and if the taxes remain unpaid thirty days from the date of mailing of the delinquent notice, such officer shall take exclusive possession of the property necessary to satisfy the payment of the taxes, assessments, penalties, and costs, and after due advertisement, sell the same at public auction at the Courthouse or other convenient place within the county on a set sales day within the hours for public sales as prescribed by law, for cash, and give a title to the purchaser if the property is not redeemed after notice of a period for redemption of the property from sale mailed to the defaulting taxpayer and to others entitled to notice thereof; and

WHEREAS, the property which is subject of this conveyance was sold at public auction by Lancaster County to the highest bidder to satisfy the unpaid taxes of the defaulting taxpayer, all after giving the required notices and complying in all other respects with applicable law; and the time allowed for redemption has expired; and

WHEREAS, the following information is included herein as required by law:

NAME of Defaulting Taxpayer: Elvin D. Wright

NAME of any Grantee of record of the property: n/a  
(If applicable)

DATE of execution: March 17, 2007

DATE the subject property was posted and by whom:  
n/a



DATES of mailing certified notice:

(1) May 11, 2007 Notice of delinquent property taxes, assessments, penalties and costs, which if not paid before a subsequent date the property will be duly advertised and sold

Mailed to: Elvin D. Wright

Received: May 18, 2007

(2) September 25, 2008 Notice that the property was sold for taxes and if not redeemed by paying taxes, assessments, penalties and costs and interest at the applicable rate in an amount specified on or before twelve months from the date of sale, a tax title will be delivered to the successful purchaser at the tax sale

Mailed to: Elvin D. Wright

Received: October 9, 2008

WHEREAS, the undersigned acting for Lancaster County, did on the 5th day of November, 2007, sell the within described property to Lancaster County the actual purchaser and highest bidder at such sale for the sum of Three Hundred Fifty Three and 60/100ths (\$353.60) Dollars being at least the amount of said taxes, penalties, costs and charges;

NOW, THEREFORE, I, Debbie C. Hardin, Delinquent Tax Collector, in the State and County aforesaid, for and in consideration of the sum of Three Hundred Fifty Three and 60/100ths (\$353.60), Dollars, to me in hand paid at and before the sealing of these presents by Lancaster County, in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said Lancaster County, his/her heirs, successors and assigns, the subject property which is described and identified as follows:

"All those certain pieces, parcels or lots of land lying, being and situate in Gills Creek Township, Lancaster County, South Carolina, designated as Lots Number 2, 3 and 4 Block D as set out and shown on Plat of Survey made by Paul Clark, RLS, dated October, 1968 and recorded in Plat Book 18, at page 155, reference to which plat is craved for a more minute description."

Being a portion of the property conveyed to Elvin D. Wright by deeds recorded January 13, 1987 and April 26, 1988 in the Office of the Register of Deeds for Lancaster County in Deed Book V-6 at Page 45 and Deed Book P-7, at Page 244.

Tax Map Number: 068J-0C-024.01

Grantee's Address: P.O. Box 1809

Lancaster, SC 29721

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises mentioned unto the said Lancaster County, his/her heirs, successors and assigns forever, according to the form, force and effect of the laws and usages of the State of South Carolina, in such cases made and provided.

WITNESS its Hand and Seal this 7th day of April, 2009.

WITNESSES:

COUNTY OF LANCASTER

Suzanne I. Adams  
Jane Pyle

By: Debbie C. Hardin (Seal)  
Debbie C. Hardin  
Delinquent Tax Collector

STATE OF SOUTH CAROLINA )  
COUNTY OF LANCASTER )

Personally appeared before me Suzanne I. Adams and made oath that he/she saw the above named Delinquent Tax Collector for the County of Lancaster sign, seal and as his/her act and deed deliver the above Tax Title to Real Estate; and that he/she with Jane Pyle witnessed the execution thereof.

Sworn to before me this 7th  
day of April, 2009

Suzanne I. Adams  
Witness

Jane Pyle  
Notary Public for South Carolina  
My Commission Expires: 7-16-18



## Parcel Summary

Parcel ID 00681-0C-025.00  
 Account # 9157  
 Millage Group 01 - County - County - (1)  
 Land Size 1 AC  
 Utilities  
 2017 Tax Rate  
 Location Address PARDUE CIRCLE, Lancaster  
 Acres/Lots 1.000  
 Zoning  
 (Note: Not to be used on legal documents)  
 Neighborhood 02A  
 Property Usage Exempt (EX)  
 Plat Book/Page 0018/0155  
 Block # / Lot # 13-19/C

## Owner Information

LANCASTER COUNTY  
 PO BOX 1809  
 LANCASTER SC 29721

## Land Information

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth	AgUse Value
Exempt (EX)	1.00	ACRES	SITE	0	0	\$0

## Commercial Building Information

Style /00  
 Gross Sq Ft  
 Finished Sq Ft  
 Perimeter  
 Stories  
 Interior Walls  
 Exterior Walls  
 Quality ()  
 Roof Type  
 Roof Material  
 Exterior Wall1  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 0  
 Year Remodeled  
 Effective Year Built 0  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
TOTAL				

## Sales Information

Sale Date	Sale Price	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
4/7/2009	\$1,853	DEED	512	101	Qualified	Improved	WRIGHT ELVIN D,	LANCASTER COUNTY
1/7/1987	\$58		U006	4500	Qualified	Improved		

## Assessed Values

	2017	2016	2015
Market Land Value	\$35,000	\$35,000	\$35,000
+ Market Improvement Value	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0
= Total Market Value	\$35,000	\$35,000	\$35,000
Taxable Land Value	\$35,000	\$35,000	\$35,000
+ Taxable Improvement Value	\$0	\$0	\$0
+ Taxable Misc Value	\$0	\$0	\$0
- Ag Credit Value	\$0	\$0	\$0
= Total Taxable Value	*\$35,000	*\$35,000	*\$35,000
Assessed Land Value	\$0	\$0	\$0

	2017	2016	2015
+ Assessed Improvement Value	\$0	\$0	\$0
+ Assessed Misc Value	\$0	\$0	\$0
= Total Assessed Value	\$0	\$0	\$0

\*This parcel is subject to the value cap

No data available for the following modules: Building Information, Mobile Home Information, Accessory Information, Photos, Sketches.

The data contained on this site is intended for information purposes only. It is based on the best information available at the time of posting and is not warranted. The data may not reflect the most current records.

Last Data Upload: 7/16/2018 11:34:30 PM

Developed by  
 **Schneier**  
GEOSPAT



2009004860

LANCASTER COUNTY ASSESSOR

DEED NO CHARGE  
RECORDING FEES

\$0.00

Tax Map:

0068J 0C 025 00

PRESENTED &amp; RECORDED:

04-07-2009 03:19 PM

STA

JOHN LANE  
REGISTER OF DEEDS  
LANCASTER COUNTY, SC  
By: CANDICE KIRKLEY DEPUTY

COI

BK: DEED 512

PG: 101-103

TAX TITLE TO REAL ESTATE  
(NOT A WARRANTY DEED)RECORDED THIS 8th DAY  
OF APRIL, 2009  
IN BOOK O PAGE L-1*Charles A. Morgan*

Auditor, Lancaster County, S

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, upon the expiration of the time allowed for the payment of property taxes in any year, the county Treasurer is required pursuant to Section 12-45-180 of the Code of Laws of South Carolina, 1976 as amended, to issue his tax execution to the officer authorized to collect delinquent taxes, assessments, penalties, and costs, for collection as provided in Chapter 51, Title 12 in said Code of Laws, requiring such officer to levy the execution by distress and sale of so much of the defaulting taxpayer's estate, real or personal, or both, or property transferred by the defaulting taxpayer, the value of which generated all or part of the tax, to satisfy the taxes, assessments, penalties, and costs; and

WHEREAS, as provided in Section 12-51-40 et seq. of said Code of Laws, the officer authorized to collect delinquent taxes, assessments, penalties and costs, is required to mail a notice of delinquent property taxes, penalties, assessments and costs to the defaulting taxpayer and to any grantee of record of the property, and if the taxes remain unpaid thirty days from the date of mailing of the delinquent notice, such officer shall take exclusive possession of the property necessary to satisfy the payment of the taxes, assessments, penalties, and costs, and after due advertisement, sell the same at public auction at the Courthouse or other convenient place within the county on a set sales day within the hours for public sales as prescribed by law, for cash, and give a title to the purchaser if the property is not redeemed after notice of a period for redemption of the property from sale mailed to the defaulting taxpayer and to others entitled to notice thereof; and

WHEREAS, the property which is subject of this conveyance was sold at public auction by Lancaster County to the highest bidder to satisfy the unpaid taxes of the defaulting taxpayer, all after giving the required notices and complying in all other respects with applicable law; and the time allowed for redemption has expired; and

WHEREAS, the following information is included herein as required by law:

NAME of Defaulting Taxpayer: Elvin D. Wright

NAME of any Grantee of record of the property: n/a  
(If applicable)

DATE of execution: March 17, 2007

DATE the subject property was posted and by whom:  
n/a

DATES of mailing certified notice:

(1) May 11, 2007 Notice of delinquent property taxes, assessments, penalties and costs, which if not paid before a subsequent date the property will be duly advertised and sold

Mailed to: Elvin D. Wright

Received: May 18, 2007

(2) September 25, 2008 Notice that the property was sold for taxes and if not redeemed by paying taxes, assessments, penalties and costs and interest at the applicable rate in an amount specified on or before twelve months from the date of sale, a tax title will be delivered to the successful purchaser at the tax sale

Mailed to: Elvin D. Wright

Received: October 9, 2008

WHEREAS, the undersigned acting for Lancaster County, did on the 5th day of November, 2007, sell the within described property to Lancaster County the actual purchaser and highest bidder at such sale for the sum of One Thousand Eight Hundred Fifty Three and 87/100ths (\$1,853.87) Dollars being at least the amount of said taxes, penalties, costs and charges;

NOW, THEREFORE, I, Debbie C. Hardin, Delinquent Tax Collector, in the State and County aforesaid, for and in consideration of the sum of One Thousand Eight Hundred Fifty Three and 87/100ths (\$1,853.87), Dollars, to me in hand paid at and before the sealing of these presents by Lancaster County, in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said Lancaster County, his/her heirs, successors and assigns, the subject property which is described and identified as follows:

"All those certain pieces, parcels or lots of land lying, being and situate in the State of South Carolina, County of Lancaster, Gills Creek Township, being on or near the Lancaster By-Pass, and being set out and shown as Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), and in Block C, as set out and shown on plat of Survey made by Paul L. Clark, L.S., dated December 1968, and found recorded in the Lancaster County Clerk of Courts office in Plat Book 18, at page 155. For a more particular description as to metes, courses, distances and bounds. Reference is craved to said Plat which is made a part hereof by reference."

Being a portion of the property conveyed to Elvin D. Wright by deed recorded January 13, 1987 in the Office of the Register of Deeds for Lancaster County in Deed Book V-6 at Page 45.

Tax Map Number: 0068J-0C-025.00

Grantee's Address: P.O. Box 1809

Lancaster, SC 29721

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises mentioned unto the said Lancaster County, his/her heirs, successors and assigns forever, according to the form, force and effect of the laws and usages of the State of South Carolina, in such cases made and provided.

WITNESS its Hand and Seal this 7th day of April, 20 09.

WITNESSES:

COUNTY OF LANCASTER

Suzanne J. Adams  
Kene Pyle

By: Debbie C. Hardin (Seal)  
Debbie C. Hardin  
Delinquent Tax Collector

STATE OF SOUTH CAROLINA )  
COUNTY OF LANCASTER )

Personally appeared before me Suzanne J. Adams and made oath that he/she saw the above named Delinquent Tax Collector for the County of Lancaster sign, seal and as his/her act and deed deliver the above Tax Title to Real Estate; and that he/she with Kene Pyle witnessed the execution thereof.

Sworn to before me this 7<sup>th</sup>  
day of April, 20 09

Suzanne J. Adams  
Witness

Kene Pyle  
Notary Public for South Carolina  
My Commission Expires: 7-16-18





Subject: GOLD Program  
Contact Person / Sponsor: Jamie Gilbert  
Department: Economic Development  
Date Requested to be on Agenda: August 16, 2018

### **Issue for Consideration:**

The number one issue limiting economic development in Lancaster County is the lack of attractive industrial and commercial properties. The Lancaster County Department of Economic Development (LCDED) has an inventory of properties that are presented to prospective businesses seeking to locate or expand in the county; however, in many cases these properties do not have the due diligence, site work or infrastructure availability that allows them to be more competitive options. Additionally, the county has a shortage of available industrial buildings to meet the needs of manufacturers. Lancaster County's industrial and commercial property situation has reached a crisis as neighboring counties have developed spec buildings to satisfy industrial demand, extended infrastructure to industrial areas and have completed the due diligence work for many industrial properties.

LCDED is proposing the establishment of the Generating Opportunities for Development (GOLD) Program to address this critical economic development need. The GOLD Program would work as follows:

### ***Key Highlights***

- The Lancaster County GOLD Program would provide a funding mechanism for Lancaster County to develop industrial and office product in order to attract new investments and jobs.
- GOLD funds could be used for utility upgrades, site acquisition and development, and speculative building construction.
- GOLD would reinvest new property tax revenues from successful economic development projects into real estate development projects, while keeping the various taxing entities whole or slightly better during the first three years of a project.

### ***Funding***

- GOLD would be applied to those economic development projects that will receive a FILOT.
- Under the current property tax distribution policy, when a business makes its property tax payment to Lancaster County the money received is distributed to the various taxing entities which include Lancaster County Government, Lancaster County Public Schools, University of South Carolina-Lancaster and City of Lancaster or Kershaw if located within an incorporated areas. The distribution to each entity corresponds to their portion of the millage.
- Under GOLD, taxing entities would receive for the first three years of a FILOT, the same or a slightly higher amount of revenue then what they received from the project or that location prior to the project being placed in service.



- All remaining property tax revenues would be directed into GOLD.
- When an existing multi county park situation restricts the use of funds from all taxing entities from being directed to GOLD and no adjustments by county council can be made to this, then only the county portion of revenues received would be applied.
- GOLD Funds would appropriated annually by County Council when setting budget; however, under special circumstances in which the funds may be used as an incentive for projects, LCDED may make bring to the council these requests for consideration throughout the year.
- In no case will revenues already making its way into the system be eligible for the GOLD Program. Only new revenues are eligible.

### *Use of Funds for Projects*

GOLD funds could be used for the following:

- 50% of the cost of public infrastructure to serve a specific economic development project or the preparation of a location or area for future economic development projects.
- 50% of the costs of due diligence or site development of a private or municipal owned industrial and office property (land).
- 100% of the costs for county property purchases and/or site development.
- 50% of the costs of a public/private or municipal owned spec building.
- 100% of the costs of a county owned spec building.

### *Selection of Projects for Funding*

- LCDED would present the projects to the Lancaster County Economic Development Advisory Board (EDAB) which would review and make recommendations for approval.
- LCDED would present these projects, along with the EDAB recommendations to the County Council for approval in May or June when the next fiscal year's budget is being prepared.
- Under special circumstances where the use of GOLD Funds may be used an incentive for projects, LCDED may make bring to County Council these requests for consideration throughout the year.

### **Points to Consider:**

Lancaster County Council needs to address this pressing economic development issue quickly and options are limited. The GOLD Program allows successful economic development efforts to reinvest into additional economic development that will increased county, school, municipal and other revenues in the future. If nothing is done to address the county's position in regards to available industrial and commercial real estate product, Lancaster County will fall further behind its instate, regional and national competitors, thus placing it at a significant disadvantage when trying to attract new industrial development, jobs and investments.

**Funding and Liability Factors:**

The county and other taxing entities will defer for three years all new revenues generated from economic development projects.

**Council Options:**

Vote to approve or decline sending the GOLD Program to the full County Council for consideration.

**Recommendation:**

Approve sending the GOLD Program to County Council for consideration.

## Agenda Item Summary

Ordinance # / Resolution#:	Discussion/ Action Item
Contact Person / Sponsor:	Steve Willis
Department:	Administration
Date Requested to be on Agenda:	August Administration/ August 27 <sup>th</sup> Council meetings

**Issue for Consideration:**

Upcoming Community Development Block Grant (CDBG) application.

**Points to Consider:**

This would be for the fall 2018 cycle.

The project is to continue neighborhood improvement by way of demolishing derelict structures in the Brooklyn and Midway neighborhoods. Attached is the grant preliminary package.

This would cover up to 32 structures in the Census Tract 108 area; Block Groups 3 and 4.

**Funding and Liability Factors:**

This would be the standard 90% federal/ 10% local match.

The federal share would be \$500,000 and the local share would be \$50,000. This would come from the grant match account.

**Council Options:**

Approve or reject submitting for this grant.

**Staff Recommendation:**

Approve the grant submission.

**Committee Recommendation:**

To be determined.

**Community Development Block Grant**  
**Community Development Program Application Request**

2/2016

Locality requesting application: Lancaster County

Briefly describe the proposed project (address need and impact), including how CDBG funds will be used:

Demolition of up to 32 vacant, dilapidated dwellings in Tract 108, Block Groups 3 and 4. This will eliminate blight in the area and support the prevention of crime problems, resulting in the continued revitalization of the neighborhood and making it a safer environment, with improved quality of life for the area residents. Twelve houses in the area have already been condemned by the Building and Zoning Department and Lancaster County is in the process of condemning up to 20 additional structures.

Identify location of activities, including the local government jurisdiction and service area of beneficiaries.

☐ Project or significant # of beneficiaries located outside applicant's jurisdiction. May require an intergovernmental agreement and joint application.

Lancaster County Tract 108, Block Groups 3 and 4, as shown on the attached map.

Identify Program Category:

☐ Community Infrastructure ☒ Community Enrichment ☐ \*Neighborhood Revitalization ☐ Ready to Go  
☐ Special Projects \*Neighborhood Revitalization applications require a neighborhood plan (see Application Guidelines for details)

List any CDBG projects that are not programmatically closed:

Poovey Farms -Basin 23 Sewer Project - CDBG #4-CI-16-011

CDBG Funds Requested:	<u>\$500,000</u>	National Objective:	
10 % Match:	<u>\$50,000</u>	Total # Proposed Beneficiaries:	<u>1,446</u>
Other Funds Required:	<u>\$0</u>	<input checked="" type="checkbox"/> LMI* <input type="checkbox"/> Slum & Blight <input type="checkbox"/> Urgent Need	
Total Project Cost:	<u>\$550,000</u>	*Est. Nbr. & % LMI Beneficiaries:	<u>1,093 (75.6%)</u>
		Source: <input type="checkbox"/> Survey <input checked="" type="checkbox"/> Census	

List Other Sources of Funding:

Lancaster County

Attach: ☒ Project map with jurisdictional boundaries and service area ☒ Cost estimate or preliminary engineering report

Attach requests and rationale for waivers of: ☐ Maximum Grant Amount ☐ Match ☐ Threshold

Send application: ☐ Forms ☒ Email to: grhea@catawbacog.org

Contact Name: Grazier Rhea Telephone: 803-327-9041

Address: P.O. Box 450  
Rock Hill, SC 29731

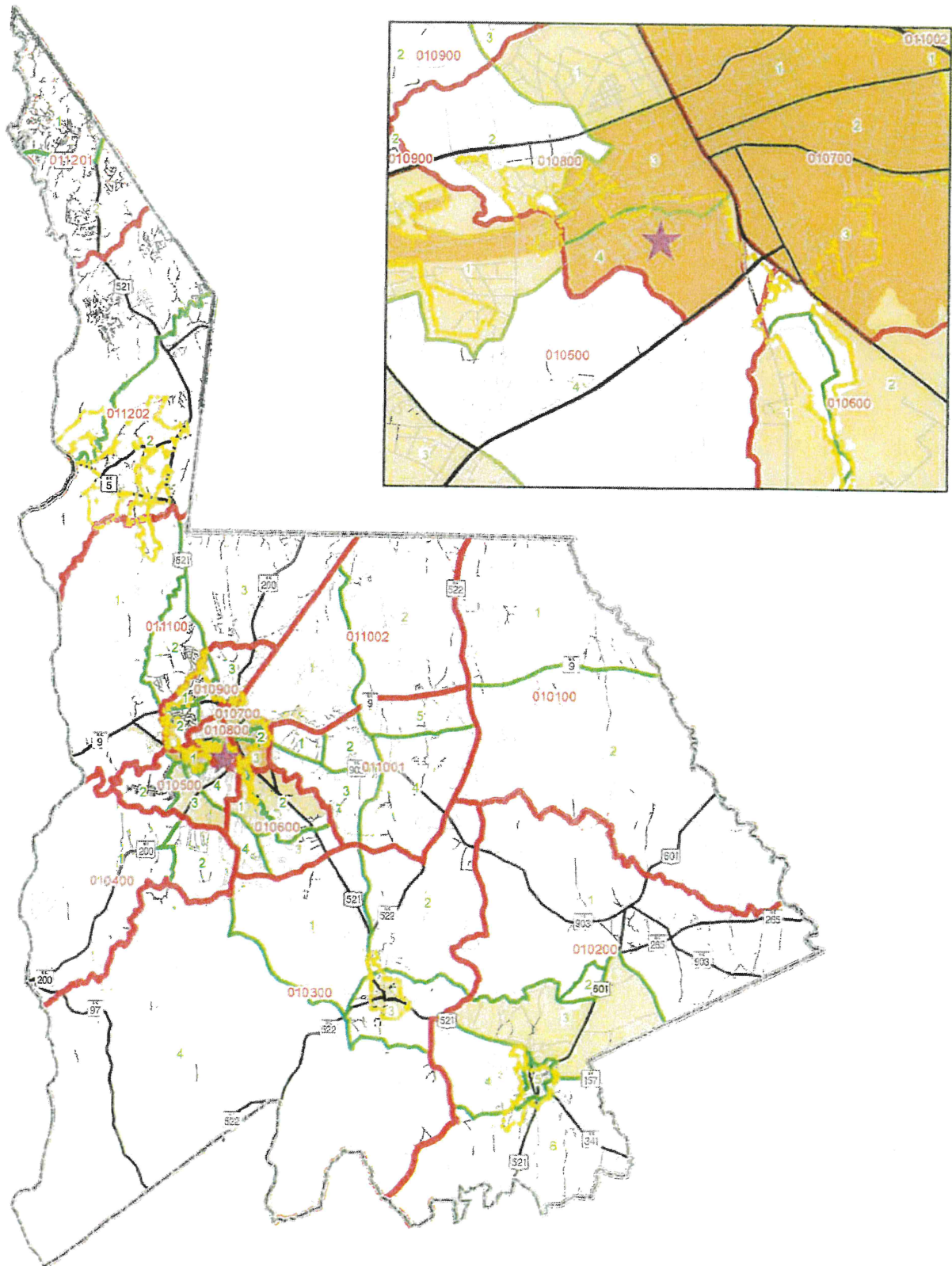
Steve Willis, Lancaster County Administrator

Name / Title of Chief Elected / Administrative Official

Steve Willis 8-8-18  
Signature and Date

Complete and mail to:  
SC Department of Commerce, Grants Administration  
1201 Main Street, Suite 1600, Columbia, SC 29201

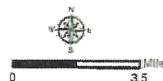




- ★ Project Location
- County Boundary
- Municipal Boundaries
- Tracts
- Blockgroups
- LMI
- LMI + Minority
- Minority
- Major Road
- Minor Road

## Lancaster County Demolition Project

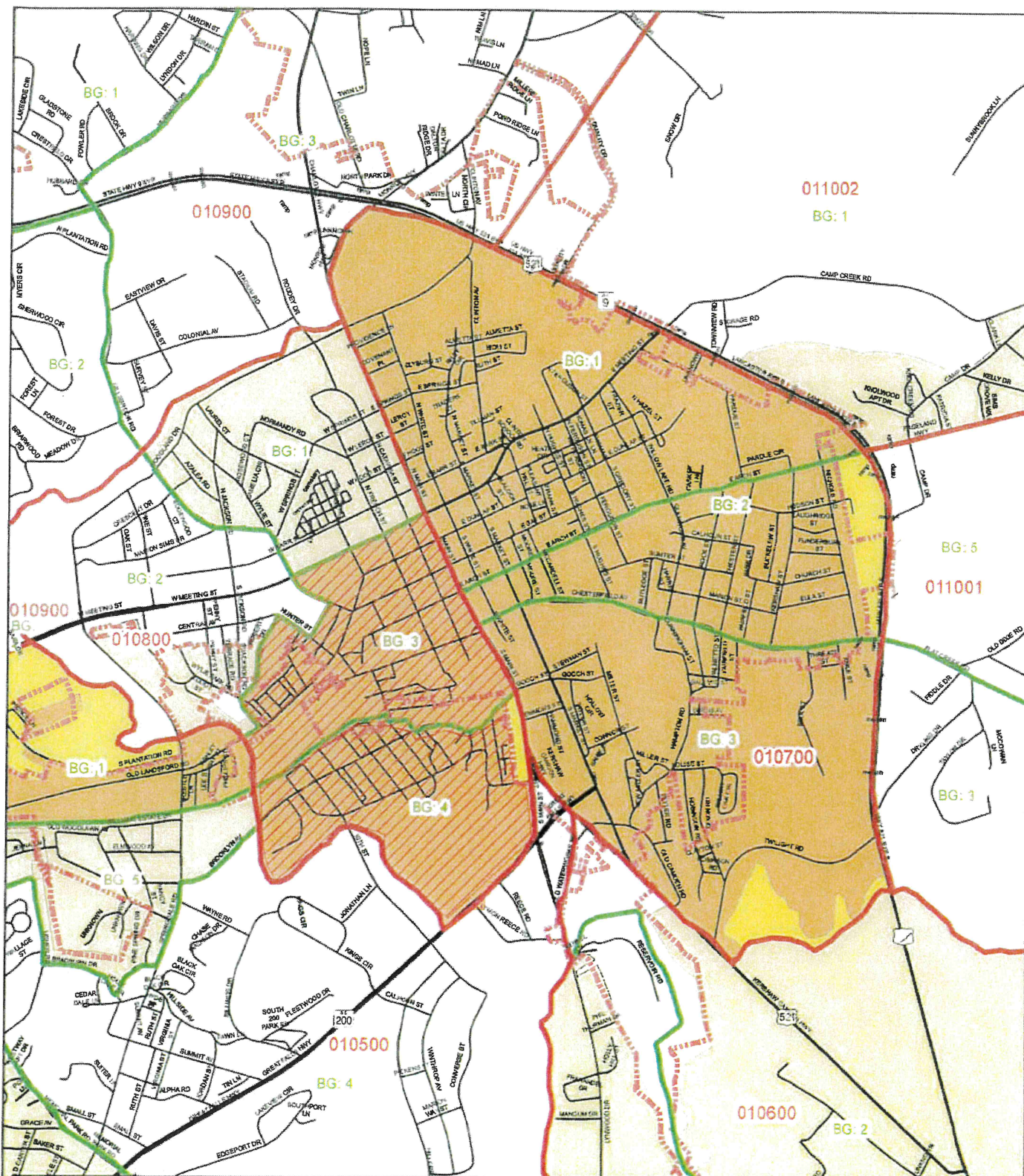
*General Location Map, August 2018*



Columbia Regional Council of Governments  
215 Hampton Street / P.O. Box 450 Rock Hill, SC 29731  
phone (803) 327-9041 fax (803) 327-1912  
crog@colweb.org www.colweb.org

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## Lancaster County Demolition Project

*Project Location Map, August 2018*

### Legend

- LMI
- LMI+Minority
- Minority
- Secondary Road
- Primary Road
- Census Tracts
- Block Groups
- City of Lancaster
- Project Location



0 675 1,350 Feet

Catawba Regional Council of Governments  
215 Hampton Street / P.O. Box 450 Rock Hill, SC 29731  
phone 803.327.9041 fax 803.327.1912  
croc@catawbacog.org www.catawbacog.org



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**Lancaster County Demolition Project**  
**Demolition Costs Per Property**

<u>Activity</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Total</u>
<b>Clearance</b>			
Title Services	32	375	12,000
Design Services & Bidding	32	500	16,000
Asbestos Inspection & Testing	32	1,000	32,000
Demolition/Asbestos Abatement	32	13,000	416,000
Air Monitoring	32	750	24,000
<b>Total Clearance</b>	<b>32</b>	<b>15,625</b>	<b>500,000</b>
<b>Administration</b>			<b>50,000</b>
			<b>550,000</b>
<b>TOTAL PROJECT COST</b>			

The above costs are based on 2 recent demolition projects that included dwellings similar in size and construction materials.  
 These are average costs.