

RESOLUTION NO.: R-2014-024

Adopting a Policy and Criteria to Consider the Inclusion of Real Property in a Multi-County Industrial Park to Apply Richland County's Special Source Revenue Credit Incentive to Real Property within the Corporate Limits of the City of Columbia

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WHEREAS, Richland County recognizing that it and the City of Columbia have a real property tax base environment unlike any other in South Carolina, through its Economic Development Committee has informally approved Special Source Revenue Credit incentive guidelines similar to the City of Columbia's set forth below to offset a portion of the detrimental property tax effect to the taxpayer that is a result of tax exempt institutions owning real property within Richland County; and,

WHEREAS, in an effort to create an incentive for a public-private partnership for the benefit of Richland County the incentive has been created specifically for private, large capital investment, high density, vertical construction development in Richland County; and,

WHEREAS, the unique and specific incentive is for Richland County to create and realize real property tax revenue at a very high rate of real property taxes paid per acre of land developed within Richland County and/or the City of Columbia cores; and,

WHEREAS, the incentive is focused upon specific development for a use that has traditionally and predominately been a use which is exempt from real property taxes; and,

WHEREAS, the real property tax revenue created as a result of the incentive is of the highest margin real property tax revenue possible for the limited number of sites expected to meet the criteria due to the low impact use and low cost of service nature of the developments; and,

WHEREAS, the incentive will slow the growth of tax exempt real property and development within Richland County and/or the City of Columbia; and,

WHEREAS, the proper economic conditions and market demand required to make the unique and specific incentive relevant will be limited in scope compared to more traditional development projects within Richland County and/or the City of Columbia; and,

WHEREAS, the City of Columbia desires to adopt criteria in order to determine when it is appropriate to include a real property or real properties located within the corporate limits of the City of Columbia in a Multi-County Industrial Park in order for the development to qualify for Richland County's Special Source Revenue Credit Incentive; NOW THEREFORE,

BE IT RESOLVED by the Mayor and City Council this 4th day of March, 2014, that the following criteria are hereby adopted in order for Columbia City Council to determine when it is appropriate to include a real property or real properties located within the corporate limits of the City of Columbia in a Multi-County Industrial Park in order for the development to qualify for Richland County's Special Source Revenue Credit Incentive:

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1. A minimum private investment of \$40,000,000 in brick and mortar with no use of JEDA funds;
2. A minimum investment of \$5,000,000 per useable acre;
3. Pay a minimum tax bill of \$750,000 per year in annual property taxes before all tax credits have been applied;
4. Use will pay more in taxes after all credits have been applied than any other likely use of the property;
5. Structured parking and infrastructure with no use of public funds, other than bonds or obligations payable solely from taxpayer funds, used in construction cost.
6. Columbia City Council reserves the right to review (cost benefit analysis) and approve or deny any other assistance that may already be available to development project.

BE IT FURTHER RESOLVED that any real property located within the Bull Street Development Project shall not qualify for inclusion, nor does the City Council consent to the inclusion of any real property located within the Bull Street Development Project in a Multi-County Industrial Park for Richland County's Special Source Revenue Credit Incentive.

BE IT FURTHER RESOLVED, that inclusion of a real property or real properties located within the corporate limits of the City of Columbia in a Multi-County Industrial Park shall be by ordinance and the enactment of such an ordinance is in the sole and exclusive legislative discretion of Columbia City Council.

Requested by:

Economic Development Director



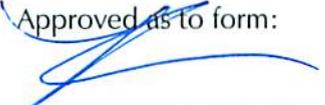
Mayor

Approved by:



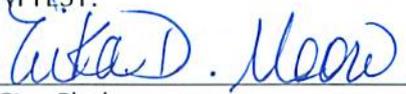
City Manager

Approved as to form:



City Attorney

ATTEST:



City Clerk

Introduced: 3/4/2014

Final Reading: 3/4/2014