

ORDINANCE NO.: 2015-097

*Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park
(Seibels Insurance Technology and Services, Richland County TMS #1501 Lady Street,
Richland County TMS #11402-12-14)*

WHEREAS, the City of Columbia, South Carolina ("City"), is a body, politic and corporate located in Richland County, South Carolina ("County"); and,

WHEREAS, through Columbia City Council ("Council"), the City is entitled to exercise all the powers and privileges provided to municipal corporations in the State of South Carolina ("State"); and,

WHEREAS, Richland County and Fairfield County entered into an Agreement for Designation of the I-77 Corridor Regional Industrial Park dated as of April 15, 2003 (the "Original Agreement"), which Original Agreement was amended, pursuant to the authority contained in subsequent Ordinances for Amendments to the Original Agreement (collectively referred to as the "Park Agreement"); and,

WHEREAS, pursuant to Section 1.03 of the Park Agreement, the boundaries of the park created therein (the "Park") may be enlarged pursuant to ordinances of the respective County Councils of the County and Fairfield County; and

WHEREAS, Seibels Insurance Technology and Services, and its affiliates and related companies (collectively, "Business") has an established insurance and technology services business ("Development") on property located in the City, as more particularly described on Exhibit A ("Property," together with the Development, "Project"); and,

WHEREAS, Seibels Services Group, Inc., directly and in conjunction with one or more affiliated entities and their heirs, successors, and assigns (collectively, the "Company"), anticipates undertaking a substantial rehabilitation of its corporate headquarters in the City of Columbia, South Carolina (the "City") and has created 43 new jobs in the City since January 1, 2011; and,

WHEREAS, the City supports the State's offering of job tax credits to reduce the employment tax due by the Business ("Credit") pursuant to the terms of Section 12-6-3360 of the Code of Laws of South Carolina 1976, as amended ("Credit Act") and an infrastructure credit agreement between the State and the Business ("Credit Agreement"); and,

WHEREAS, to grant the Company the full value of the Credit, the Project must be located in a multi-county industrial park ("Park") that the County has jointly developed, or will jointly develop, with one or more other counties in the State, pursuant to Article VIII, Section 13(D) of the South Carolina Constitution and Section 4-1-170 of the Code of Laws of South Carolina, 1976, as amended ("Park Act"); and,

WHEREAS, pursuant to the Park Act, because the Project is located within the City's geographical borders, the City must consent to the inclusion of the Project within the boundaries of the Park; NOW, THEREFORE,

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BE IT ORDAINED by the Mayor and City Council this 15th day of December, 2015 that the City hereby consents to the inclusion of the Property in the Park, which consent is conditioned upon the following:

1. The County's approval and execution of an Amendment to the Park Agreement between Richland County (the "County") and Fairfield County entered into an Agreement for Designation of the I-77 Corridor Regional Industrial Park dated as of April 15, 2003 (the "Original Agreement"), which Original Agreement was amended, pursuant to the authority contained in subsequent Ordinances for Amendments to the Original Agreement (collectively referred to as the "Park Agreement") to include the Property as part of Phase II of the Park and shall not be terminated with respect to the Property for so long as the Company is receiving enhanced jobs tax credits as a result of inclusion in the Park.

2. The City Manager is authorized to execute any documents and take any further action as may be reasonably necessary to further the intent of this Ordinance.

3. Any prior ordinance, resolution or order, the terms of which are in conflict with this Ordinance, is, only to the extent of that conflict, repealed.

Requested by:

Mayor Benjamin _____



Mayor

Approved by:



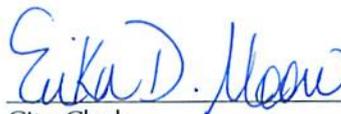
City Manager

Approved as to form:



City Attorney

ATTEST:



City Clerk

Introduced: 12/1/2015

Final Reading: 12/15/2015

ORDINANCE NO.: 2015-097
EXHIBIT "A"
PROPERTY DESCRIPTION

PARCEL A:

All that piece, parcel and lot of land, together with any improvements thereon, lying, being and situate in the City of Columbia, County of Richland, South Carolina, shown on a plat dated October 13, 2000, prepared by Steadman Associates, Inc. entitled "Property surveyed for South Carolina Insurance Company in Columbia, Richland County, SC" and recorded in Record Book 462 at Page 2858. Said property being more particularly described as follows:

Commencing at the intersection of the northern boundary of the right-of-way of Lady Street and the eastern boundary of the right-of-way of Bull Street. THE POINT OF BEGINNING, thence continuing along the eastern boundary of Bull Street N00°19'35"W for 278.55 feet to a 3/4" pinch top, thence along property N/F of South Carolina Textile Manufacturers Association N89°46'45"E for 81.19 feet to an "X" in the concrete wall, thence along property N/F of Match Point, LLC N83°19'50"B for 68.74 feet to a nail and cap, thence continuing along property N/F of Match Point, LLC N00°25'00"W for 132.22 feet to a 1/2" rebar, thence along the southern boundary right of way of Washington Street N89°54'35"E for 117.83 feet to a 3/4" pinch top, thence along property N/F of Louie L. Cason, Jr. the following metes and bounds S00°09'50"W for 118.67 feet to a point, thence N89°39'05"E for 4.0 feet to at 1/2" rebar, thence S00°09'30"W for 90.46 feet to a 1/2" rebar, thence N89°55'00"E for 44.07 feet to an "X" in the concrete wall, thence along property N/F of BJB Co. S00°33'15"W for 30.88 feet to a 3/4" pinch top, thence along property N/F of OBS, LLC S89°41'10"W for 74.28 feet to a nail & cap, thence continuing along property N/F of OBS, LLC S00°19'00"E for 14.38 feet to a nail & cap, thence along property N/F of Lady Street Five, LLC following metes and bounds S89°37'25"W for 95.32 feet to a nail & cap, thence S00°19'55"E for 38.86 feet to a nail & cap, thence N89°25'40"E for 9.84 feet to a nail & cap, thence S00°53'45"E for 24.45 feet to a nail & cap, thence 18°35'15"W for 12.67 feet to a nail & cap, thence S53°27'05"E for 9.00 feet to a nail & cap, thence S00°25'10"E for 4.12 feet to a nail & cap, thence S00°57'30"E for 78.31 feet to a nail & cap, thence along the boundary of the Lady Street right of way S89°40'05"W for 157.39 feet to a 2" open top, THE POINT OF BEGINNING. All measurements a little more or less.

PARCEL B:

All that piece, parcel and lot of land, together with any improvements thereon, lying, being and situate in the City of Columbia, County of Richland, South Carolina as shown on a plat dated October 13, 2000, prepared by Steadman Associates, Inc. entitled "Property surveyed for South Carolina Insurance Company in Columbia, Richland County, SC" and recorded in Record Book 462 at page 2861; said property being more particularly described as follows:

Commencing at 3/4" pinch top located on the western bound of the right-of-way of Pickens Street approximately 93 feet north of Lady Street (Muller Alley), the POINT OF BEGINNING, thence continuing along the right-of-way boundary of Pickens Street N17°08'00"W for 149.21 feet to a 1/2" rebar, thence along property now or formerly of Richard G. Horton and Harriet M. Horton N72°54'50"E for 209.96 feet to a 5/8" rebar (replaced), thence along property now or formerly of Sisson & Dial A Partnership S16°22'15"E for 148.99 feet to a "X" in concrete, thence continuing along property now or formerly of Sisson & Dial S72°50'55"W for 207.98 feet to the POINT OF BEGINNING. All measurements a little more or less.

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PARCEL C:

All that piece, parcel and lot of land, together with any improvements thereon, lying, being and situate in the City of Columbia, County of Richland, South Carolina as shown on a plat dated October 13, 2000, prepared by Steadman Associates, Inc. entitled "Property surveyed for South Carolina Insurance Company in Columbia, Richland County, SC, and recorded in Record Book 462 at page 2860; said property being more particularly described as follows:

Commencing at P/K Nail along with western boundary of the right-of-way of Bull Street approximately 137 feet south of Lady Street, the POINT OF BEGINNING, thence along property now or formerly of C.W. Haynes & Co., Inc. and OBS, LLC N85°44'45"E for 187.57 feet to a 1/2" rebar, thence continuing along property now or formerly of OBS, LLC S04°25'20"E for 59.87 feet to a 1/2" rebar, thence along property now or formerly of Dunbar Funeral Home and Alston Wilkes Associates, Inc. S85°06'55"W for 187.32 feet to a 1/2" open top located on the western boundary of the right-of-way of Bull Street, thence continuing along Bull Street N04°39'05"W for 61.93 feet to the POINT OF BEGINNING. All measurements a little more or less.

PARCEL D:

All that piece, parcel and lot of land, together with any improvements thereon, lying, being and situate in the City of Columbia, County of Richland, South Carolina, shown on a plat dated October 13, 2000, prepared by Steadman Associates, Inc. entitled "Property surveyed for South Carolina Insurance Company in Columbia, Richland County, SC" and recorded in Record Book 462 at Page 2859. Said property being more particularly described as follows:

Commencing at a 3/4" pinch top along the northern right-of-way of Washington Street approximately 120 feet west of Pickens Street, THE POINT OF BEGINNING, thence along the boundary of the Washington Street right-of-way S75°06'25"W for 74.61 feet to a nail & cap, thence along property N/F of Match Point, LLC N14°28'40"W for 153.81 feet to an "X" in concrete, thence along property N/F of South Carolina Federal Savings & Loan Association N75°23'55"E for 73.68 feet, thence along property N/F of 1529 Washington Street Associates S14°49'25"E for 153.43 feet to the POINT OF BEGINNING, all measurements a little more or less.

TAX MAP NUMBER: 11402-12-14