

**ORIGINAL**

**ORDINANCE NO.: 2025-028**

*Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park  
(Palmetto Citizens Federal Credit Union, Richland County TMS # R11402-16-01, R11401-01-14,  
R11401-01-08, R11401-01-09, R11401-01-10)*

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; and,

WHEREAS, the County and Fairfield County, South Carolina ("Fairfield"), 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 and restated pursuant to the Amended and Restated Master Agreement dated as of September 1, 2018 (as so amended and restated, the "Park Agreement"); and,

WHEREAS, pursuant to Section 1.02 of the Park Agreement, the boundaries of the park created therein (the "Park") may be enlarged pursuant to ordinance of the County Council of the County and delivery of notice of such enlargement to Fairfield County; and,

WHEREAS, Project Sparrow (the "Developer") has committed to establish a corporate headquarters facility, to be located on parcels located in the City, as more particularly described on Exhibit A (the "Property," together with the development, "Project"), consisting of total taxable investments by the Developer in real and personal property of not less than \$65,181,452, and the creation of approximately 138 new, full-time jobs; and,

WHEREAS, the County has agreed to offer infrastructure credits to reduce the property taxes due on the Project (as more particularly defined herein, "Credit") pursuant to the terms of Section 41-175 of the Code of Laws of South Carolina 1976, as amended ("Credit Act"), and an infrastructure credit agreement between the County and the Developer for the Property ("Credit Agreement") to provide Credits against certain of the Developer's payments in lieu of taxes with respect to the Project for the purpose of assisting in paying certain costs of designing, acquiring, constructing, improving or expanding certain infrastructure costs as defined in Section 4-29-68 of the Code of Laws of South Carolina 1976, as amended (collectively, "Infrastructure"); and,

WHEREAS, to grant the Developer the full value of the Credit, the County desires to locate the Project in the Park the County has jointly developed with Fairfield, pursuant to Article VIII, Section 13(D) of the South Carolina Constitution and Section 4-1-170 of the of the Code of Laws of South Carolina, 1976, as amended ("Park Act" and, together with the Credit Act, "Act"); and,

WHEREAS, pursuant to the Act and the Park Agreement, following application of the Credit, the payments in lieu of taxes generated from the Project will be distributed as set forth in the Park Agreement; and,

WHEREAS, pursuant to the 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; and,

WHEREAS, the Project is anticipated to meet the criteria set forth in Resolution No.: R-2019-059 and any amendments thereto, and it is appropriate to consent to including the Project in the Park; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council this 10<sup>th</sup> day of June, 2025 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 adoption, by resolution or ordinance, authorizing the inclusion of the Property in the Park and delivery of written notice to Fairfield County, pursuant to Section 1.02 of the Park Agreement; provided, the Property shall not be removed from the Park for so long as the Developer is receiving Credits as a result of inclusion in the Park.

2. The County's approval, execution and delivery of the Credit Agreement related to the Property.

3. The Credit Agreement will provide that (a) the Developer will make payments in lieu of taxes related to the Property ("PILOT") during the term of the Credit Agreement as a result of the inclusion of the Property in the Park; (b) the annual PILOT payment payable from the Developer to the County will be subject to reduction by a 50% infrastructure credit (herein defined as the "Credit"); (c) the term of the Credit shall be ten (10) years; (d) in each year during the term of the Credit, the City will be entitled to receive the portion of the PILOT payment (net of the Credit, as applicable) as provided in the Park Agreement; and (e) the Property will be deemed removed from the Park upon the expiration or earlier termination of the Credit Agreement.

4. Notwithstanding the foregoing, if the Project proceeds in a phased approach, (a) the first phase must meet the criteria established in Resolution No.: R-2019-059 to be eligible for the Credit, (b) the time limit for the Project Credit period as allowed in this Ordinance shall be as set forth in Section 3 hereof, and the timeline for additional phases shall be for the period of time or Credit amount that remains available on the original period and shall not have a new beginning date.

5. 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.

6. Approval of this Ordinance does not constitute a development approval, as all regulatory permitting and approval requirements remain in effect, the requirement of such is not altered in any way by the approval of this Ordinance.

7. 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:

Assistant City Manager Palen

Approved by:

Cheresa B. Wilson  
City Manager

Approved as to form:

[Signature]  
City Attorney

Introduced: 05/20/2025  
Final Reading: 06/10/2025

[Signature]  
Mayor

ATTEST:

Erika D. Hammond  
City Clerk

**EXHIBIT A  
PROPERTY DESCRIPTION**

**Richland County Tax Map Numbers and Legal Descriptions:**

**Parcel 1: R11402-16-01**

All that certain piece, parcel or lot of land with improvements thereon, situate, lying and being in the City of Columbia, County of Richland, State of South Carolina, at the southwestern corner of the intersection of Washington and Marion Streets, as shown on a plat prepared for First Carolina Savings and Loan Association by William Wingfield, Registered Surveyor, dated November 30, 1977, and recorded in Plat Book Y, page 485 in the office of the Register of Deeds for Richland County being more recently shown and described on that certain Nat prepared for Palmetto Citizens Federal Credit Union by Cox and Dinkins, Inc., dated March 6, 2002, revised April 23, 2002, recorded in Book 662, page 1268, in the office of the Register of Deeds for Richland County, having the following metes and bounds, to wit:

Beginning at a 1" Pinch Top (o) at the intersection of the southern right-of-way of Washington Street and the western right-of-way of Marion Street, said point being the POINT OF BEGINNING (POB); thence turning and running along the western right-of-way of Marion Street S19°55'07"E, a distance of 209.11 feet to a 1" Pinch Top (o); thence turning and running along property now or formerly CBP, LLC S69°59'55"W, a distance of 209.95 feet to a 3/4" Pinch Top (o); thence turning and running along property now or formerly Jessamine Properties, Inc. S69°57'08"W, a distance of 208.80 feet to a 5/8" Rod (o); thence turning and running along the eastern right-of-way of Sumter Street N20°02'52"W, a distance of 52.60 feet to a R/R Spike (n); thence turning and running along property now or formerly PPC, Inc. N69°53'118"E, a distance of 168.80 feet to a 3/4" Pipe (o); thence turning and running along property now or formerly PPC, Inc. N19°55'12"W, a distance of 156.36 feet to a 1" Pinch Top (o); thence turning and running along the southern right-of-way of Washington Street N70°00'00"E, a distance of 250.06 feet to a 1" Pinch Top (o); the POINT OF BEGINNING. (POB) Containing 61,185 square feet or 1.40 acres, more or less.

This being the same property conveyed to Palmetto Citizens Federal Credit Union by deed of Finger Lake Properties, Inc., dated May 22, 2002 and recorded on May 23, 2002, in the Office of the Register of Deeds for Richland County Book R0665, Page 1164, and in Book R0665, Page 1168.

**Parcel 2: R11401-01-14**

All that certain piece, parcel or lot of land, together with all improvements thereon, situate, lying and being on the northwest side of Sumter Street, in the City of Columbia, in the County of Richland, State of South Carolina, containing 0.28 acre, all as more particularly shown and designated on that certain Plat prepared by Cox and Dinkins, Inc., for Palmetto Citizens Federal Credit Union, dated October 4, 2023, and recorded November 15, 2023, in Book 2819, page 2935 in the ROD Office for Richland County.

This being the same property conveyed to Palmetto Citizens Federal Credit Union by deed of Nicholas J. Pournaras and Kalliope K. Pournaras dated November 16, 2023, recorded on November 20, 2023, in the Office of the Register of Deeds in Book 2880 at Page 2452, and in Book 2880, Page 2458.

**Parcel 3: R11401-01-08**

ALL THAT CERTAIN PIECE, PARCEL OR LOT of land, together with improvements thereon, if any, situate, lying and being located in the City of Columbia, County of Richland, State of South Carolina, consisting of approximately 24,733 Sq. Ft., and designated as Parcel "C" as shown on that ALTA/ACSM Land Title Survey prepared for Palmetto Citizens Federal Credit Union, by Chao & Associates, Inc., dated August 30, 2016, and recorded in the office of the Richland County ROD in Book 2153, page 3851 (the "Survey"), reference being craved thereto for a complete description of the metes, bounds, courses, and distances of said parcel; be all measurements a little more or less. The above-referenced Survey is hereby incorporated herein by reference.

**Parcel 4: R11401-01-09**

ALL THAT CERTAIN PIECE, PARCEL OR LOT of land, together with improvements thereon, if any, situate, lying and being located in the City of Columbia, County of Richland, State of South Carolina, consisting of approximately 11,195 Sq. ft., and designated as Parcel "B" as shown on that ALTA/ACSM Land Title Survey prepared for Palmetto Citizens Federal Credit Union, by Chao & Associates, Inc., dated August 30, 2016, and recorded in the office of the Richland County ROD in Book 2153, page 3851 (the "Survey"), reference being craved thereto for a complete description of the metes, bounds, courses, and distances of said parcel; be all measurements a little more or less. The above-referenced Survey is hereby incorporated herein by reference.

**Parcel 5: R11401-01-10**

ALL THAT CERTAIN PIECE, PARCEL OR LOT of land, together with improvements thereon, if any, situate, lying and being located in the City of Columbia, County of Richland, State of South Carolina, consisting of approximately 8,165 Sq. ft., and designated as Parcel "A" as shown on that ALTA/ACSM Land Title Survey prepared for Palmetto Citizens Federal Credit Union, by Chao & Associates, Inc., dated August 30, 2016, and recorded in the office of the Richland County ROD in Book 2153, page 3851 (the "Survey"), reference being craved thereto for a complete description of the metes, bounds, courses, and distances of said parcel; be all measurements a little more or less. The above-referenced Survey is hereby incorporated herein by reference.

**(Parcels 3, 4, 5)** These being the same properties conveyed to Palmetto Citizens Federal Credit Union by Jessamine Properties, Inc., dated October 11, 2016, recorded October 16, 2016 in the Office of the Register of Deeds for Richland County in Book 2154, Page 3566, and in Book 2154, Page 3572.