

**ORIGINAL**

**ORDINANCE NO.: 2025-060**

*Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park  
(CH Columbia Health District, LLC and  
Cambridge Columbia I, LP, Richland County Portion of TMS # R11501-01-25)*

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, CH Columbia Health District, LLC, a Texas limited liability company, and Cambridge Columbia I, LP, a Texas limited partnership, companies previously and collectively identified as Project Momentum (the "Developer"), have invested in, or proposes to invest in, or cause others to invest in, and develop a mixed-use commercial development project, including office, medical and retail components, as well as supportive structured parking improvements in the County (collectively, the "Project"), to be located on and, in part, comprised of, parcels located in the City, as more particularly described on Exhibit A attached hereto (the "Project Site"), and should the Developer's plans proceed as presently contemplated, total taxable investments by, or at the direction of, the Developer in real and personal property in the Project are anticipated to be not less than \$85,000,000; and,

WHEREAS, the County has agreed to offer a public infrastructure credit to reduce the property taxes due on the Project (as more particularly defined herein, "Credit") pursuant to the terms of Section 4-1-175 of the Code of Laws of South Carolina 1976, as amended ("Credit Act"), and a public infrastructure credit agreement between the County and the Developer with respect to the Project ("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 infrastructure and for improved and unimproved real estate and personal property, including, but not limited to, machinery and equipment, used in the operation of the Project (collectively, "Infrastructure"); and,

WHEREAS, to grant the Developer the full value of the Credit with respect to the Project, the County now desires to also locate the Project Site 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 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 Site within the boundaries of the Park; and,

WHEREAS, based upon the foregoing, the City now desires to consent to the inclusion of the Project Site in the Park; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council this 5th day of August, 2025 that the City hereby consents to the inclusion of the Project Site in the Park, which consent is conditioned upon the following:

1. The County’s adoption, by resolution or ordinance, authorizing the inclusion of the Project Site in the Park and delivery of written notice to Fairfield County, pursuant to Section 1.02 of the Park Agreement; provided, the Project 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 Project.

3. The Credit Agreement will provide that (a) the Developer will make payments in lieu of taxes related to the Project (“PILOT”) during the term of the Credit Agreement, which PILOT shall be in the total amount equivalent to the *ad valorem* taxes or other fee in lieu of tax payments that would have been due and payable with respect to the Project but for the location of the Project in the Park; (b) the annual PILOT payment payable from the Developer to the County will be subject to reduction by a 50% public infrastructure credit (herein defined as the “Credit”) to reimburse the Developer’s Infrastructure costs; (c) the term of the Credit shall not exceed fifteen years (unless consented to in writing by the City), as shall be set forth in the Credit Agreement; (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, 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.

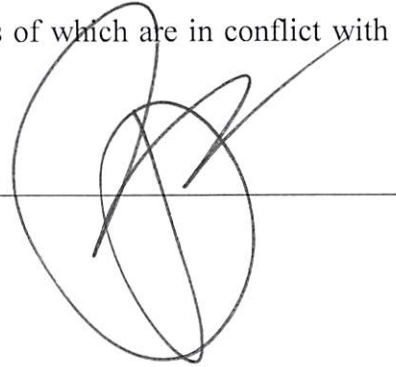
5. The City Manager is authorized to execute any documents and take any further action as may be reasonably necessary to further the intent of this Ordinance.


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. The Project must progress forward at a reasonable pace for a project of this magnitude or else the Park inclusion approval, which facilitates the Credit, will be repealed by the City.


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 \_\_\_\_\_

\_\_\_\_\_  
Mayor



Approved by:  
  
  
\_\_\_\_\_  
City Manager

Approved as to form:  
  
  
\_\_\_\_\_  
City Attorney

ATTEST:  
  
  
\_\_\_\_\_  
City Clerk

Introduced: 07/15/2025  
Final Reading: 08/05/2025

**EXHIBIT A**  
**PROPERTY DESCRIPTION**

LEGAL DESCRIPTION: ALL that certain piece, parcel or lot of land, situate, lying and being in the City of Columbia, County of Richland, State of South Carolina, shown as the Overall Boundary for Parcels I-7, I-7.1, I-7.2, I-7.4 and I-7.5 on a Subdivision Plat of Parcel I-7 prepared for Unity Land Trust, LLC, by Jeffrey W. Poole, PLS NO. 18267, Davis & Floyd and dated June 9, 2025 and recorded \_\_\_\_\_, 2025 in the Office of the Register of Deeds for Richland County in Book \_\_\_\_\_, at page \_\_\_\_\_. Said property containing 9.77 Acres, and being described as follows: Commencing at a #5 rebar found on the Harden Street westerly right-of-way approximately 1,975 feet south of the Harden Street and Colonial Drive intersection; said #5 rebar is the Point of Beginning; thence running in a southeasterly direction S20°21'59"E along the Harden Street westerly right-of-way for a distance of 602.61 feet to a #5 rebar found; thence turning and running in a southwesterly direction S66°11'58"W along property now or formerly belonging to the City of Columbia for a distance of 83.40 feet to a #5 rebar found; thence continuing in a southwesterly direction S19°22'41"W along property now or formerly belonging to the City of Columbia for a distance of 251.90 feet to a #5 rebar found; thence turning and running in a southeasterly direction S71°45'04"E along property now or formerly belonging to the City of Columbia for a distance of 150.07 feet to a #5 rebar found on the Norfolk Southern Railway; thence turning and running in a southwesterly direction along property now or formerly belonging to Norfolk Southern Railway on an arc 157.44 feet having a radius of 1,480.62 feet, the chord of which is S19°13'10"W, 157.37 feet to a #5 rebar found; thence turning and running in a northwesterly direction N86°56'11"W along Parcel H-9 now or formerly belonging to BullStreet Development, LLC for a distance of 219.20 feet to a #5 rebar found; thence continuing in a northwesterly direction N28°59'23"W along Parcel H-9 now or formerly belonging to BullStreet Development, LLC for a distance of 78.84 feet to a #5 rebar found; thence continuing in a northwesterly direction N38°30'38"W along Parcel H-9 now or formerly belonging to BullStreet Development, LLC for a distance of 336.85 feet to a #5 rebar set; thence continuing in a northwesterly direction N38°31'23"W along Parcel H-9 now or formerly belonging to BullStreet Development, LLC for a distance of 80.11 feet to a #5 rebar found; thence turning and running in a northeasterly direction along the Park Parcel now or formerly belonging to City of Columbia on an arc 163.97 feet having a radius of 289.00 feet, the chord of which is N05°41'50"E, 166.25 feet to a #5 rebar found; thence turning and running in a northwesterly direction N10°46'09"W along the Park Parcel now or formerly belonging to City of Columbia for a distance of 48.03 feet to a #5 rebar found; thence continuing in a northwesterly direction along the Park Parcel now or formerly belonging to City of Columbia on an arc 224.62 feet having a radius of 314.01 feet, the chord of which is N31°17'40"W, 219.86 feet to a #5 rebar found; thence continuing in a northwesterly direction along the Park Parcel now or formerly belonging to City of Columbia on an arc 57.79 feet having a radius of 486.00 feet, the chord of which is N48°23'10"W, 57.76 feet to a #5 rebar set; thence turning and running in a northeasterly direction N70°18'40"E along Parcel I-7.3 for a distance of 36.96 feet to a #5 rebar found; thence continuing in a northeasterly direction N70°18'40"E along Parcel I-6 now or formerly belonging to Unity Land Trust, LLC for a distance of 518.99 feet to a #5 rebar found on the Harden Street westerly right-of-way; said point being the Point of Beginning.

TMS #: Portion of R11501-01-25