

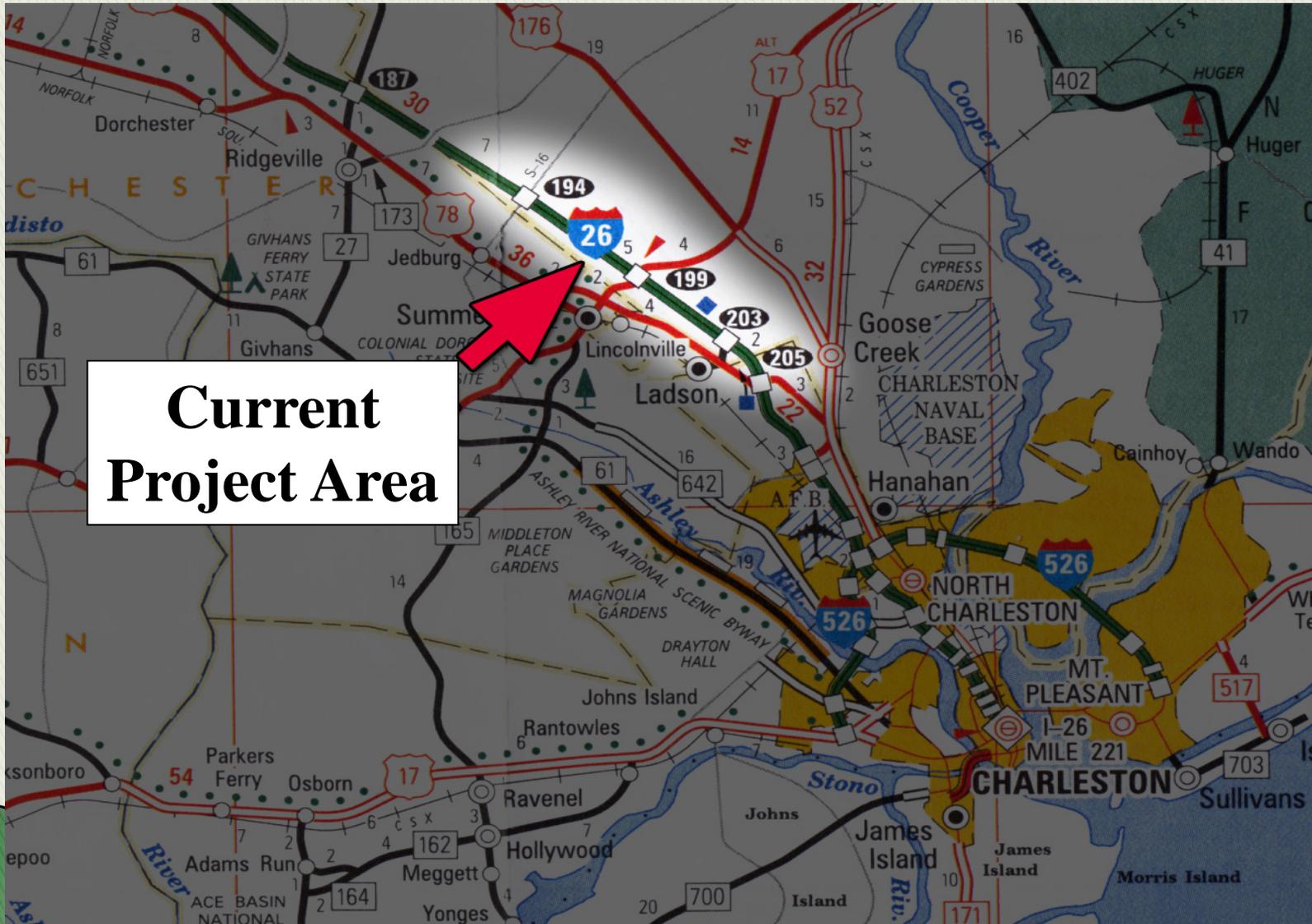
*Berkeley County Status Report
and
Preview to Additional Requests for Funding*



**Update to SCTIB
October 27, 2015**



Current Project Area (as Depicted in Original SCTIB Application)



**Current
Project Area**

Current Project Components

- ▶ Construct new Interchange with Sheep Island Parkway and I-26
 - Extend frontage roads – Drop Off Drive, Business Park Road & Holiday Drive
 - Remove Sheep Island Road Overpass
- ▶ Widen I-26 (from new Sheep Island Interchange to US 17A)

Current Project Status

Project	Design	Right of Way Acquisition	Permitting	Letting for Construction
New Sheep Island Parkway Interchange	Complete	Complete	Complete	November, 2015
Widening of I-26 (from Sheep Island Parkway to US 17A)	Complete	Complete	Complete	November, 2015

Sheep Island Interchange and I-26 Widening Project- Funding Overview

Contribution	
Entity	Amount
SCTIB	\$21.5 M
SC State Ports Authority	\$8.0 M
Berkeley County	\$40.0 M

What we said in 2011 – Is happening!!

This corridor is a strategic resource for future Port Expansion and economic development

“The Jedsburg corridor is rapidly becoming home to major new port-dependent projects. TBC Corp/Tire Kingdom, Hillwood, Rockefeller Group and others have placed their stakes in the ground to develop major industrial and distribution space in the area. These projects will translate to increased cargo across our docks and spur additional economic activity across the waterfront, which is why the Ports Authority has partnered with Berkeley County and is investing in the public infrastructure serving the area. The Ports Authority has allocated \$15 million toward the Sheep Island Interchange – over \$7 million of which has already been paid to Berkeley County. The remaining funds will be paid as the County secures the remaining funds for the project.”

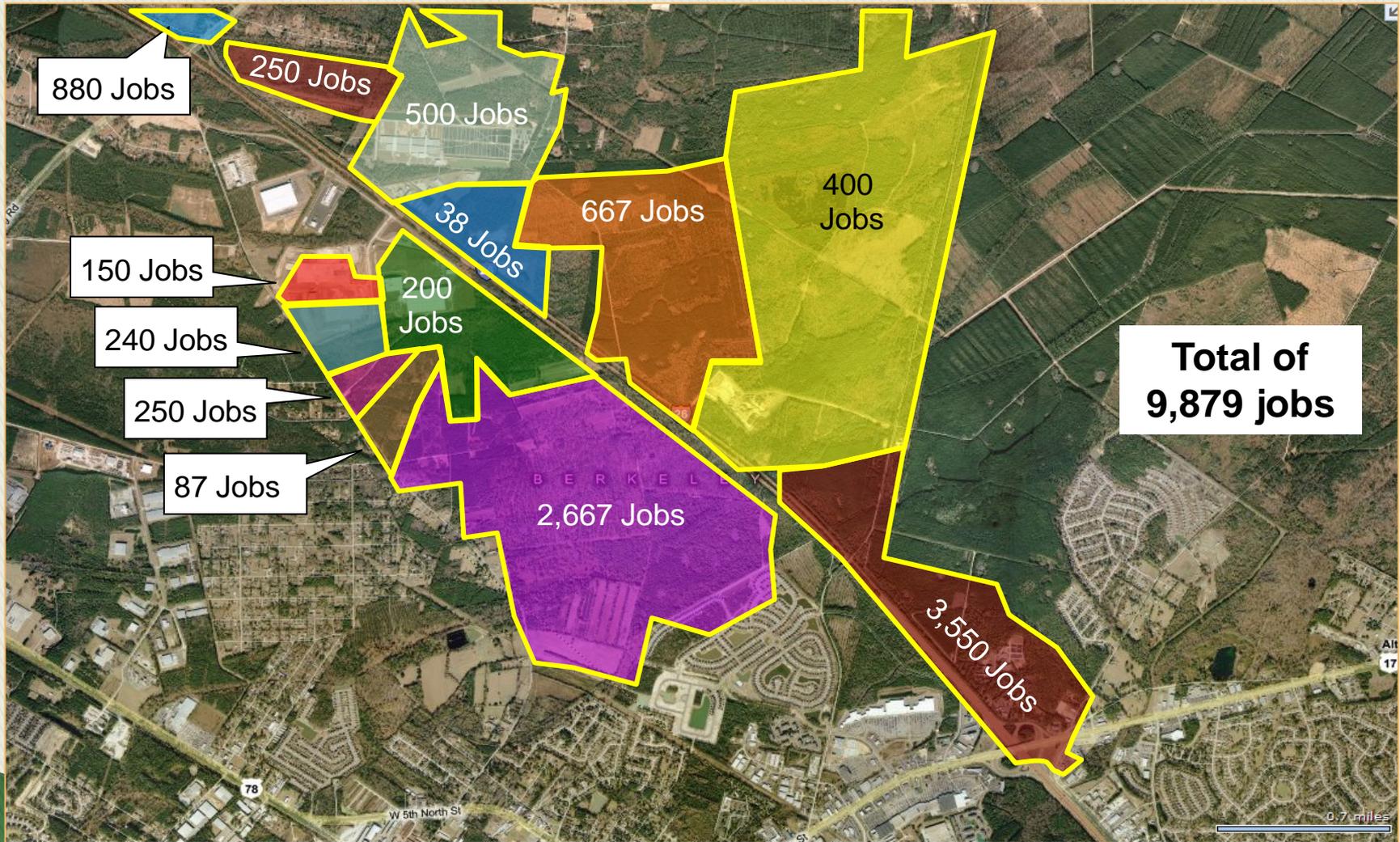
-Jim Newsome, President & CEO, South Carolina State Ports Authority

Economic Investment in South Carolina

In the vicinity of the new Sheep Island Parkway:

- ▶ Over \$700 million in capital investment
- ▶ Over 18,000,000 square feet of manufacturing, distribution, and commercial development
- ▶ Over 500 additional acres for future development

Planned Commercial Development- Sheep Island Parkway and Jedburg Road



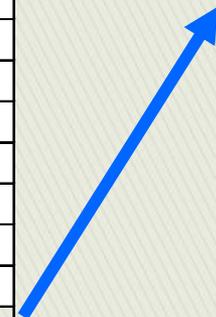
Economic Development–Job Creation

- ▶ Direct 9,879
- ▶ Indirect 8,490
- ▶ Total Job Creation 18,369

Economic Development-Warehouse Space

Name	Building Type	Total (sq. ft.)
MARTIN DALE L	Apartments	8,032
UNION UNDERWEAR COMPANY INC	Industrial	350,000
WILSON TRUCKING CORP	Warehouse	11,479
CONCRETE PIPE & PRECAST LLC	Industrial	52,839
SCREVEN BAPTIST ASSOCIATION	Small Office	4,600
GREENE MICHAEL	Commercial Metal	3,000
PW SUMMERVILLE PARTNERS LLC	Warehouse	569,610
MAK PROPERTIES LLC	Warehouse	9,120
BUILDING SUPPLY PROPERTIES LLC	Warehouse	1,610
GRESKO INVESTMENTS LLC	Warehouse	7,701
HANN & VOS LLC	Warehouse	6,000
1072 DROP OFF LLC	Warehouse	55,400
BANKS INVESTMENTS LLC	Warehouse	8,500
DDT PROPERTIES LLC	Industrial	4,800
SCUDDER PROPERTIES AND LEASING LLC	Warehouse	16,480
THOMPSON WILLIAM F AS TRUSTEE	Warehouse	15,840
BERENYI INC	Retail	4,800
GRESKO INVESTMENTS LLC	Warehouse	16,000
KKRC LLC	Warehouse	8,880
SOUTHEASTERN FREIGHT LINES INC	Warehouse	29,454
RT JEDBURG COMMERCE PARK LLC	Large Office Bldg	51,300
RT JEDBURG COMMERCE PARK LLC	Industrial	440,000
JEDBURG INDUSTRIAL PROPERTIES LLC	Warehouse	342,160
US INDUSTRIAL REIT III DISTRIBUTION	Warehouse	1,105,074
Gerber	Industrial	477,000
Cabela's	Retail	82,000
Volvo	Industrial	2,500,000
	Total	5,812,168

Over 5.8
Million Square
Feet



2012 IGA Between SCTIB and Berkeley County

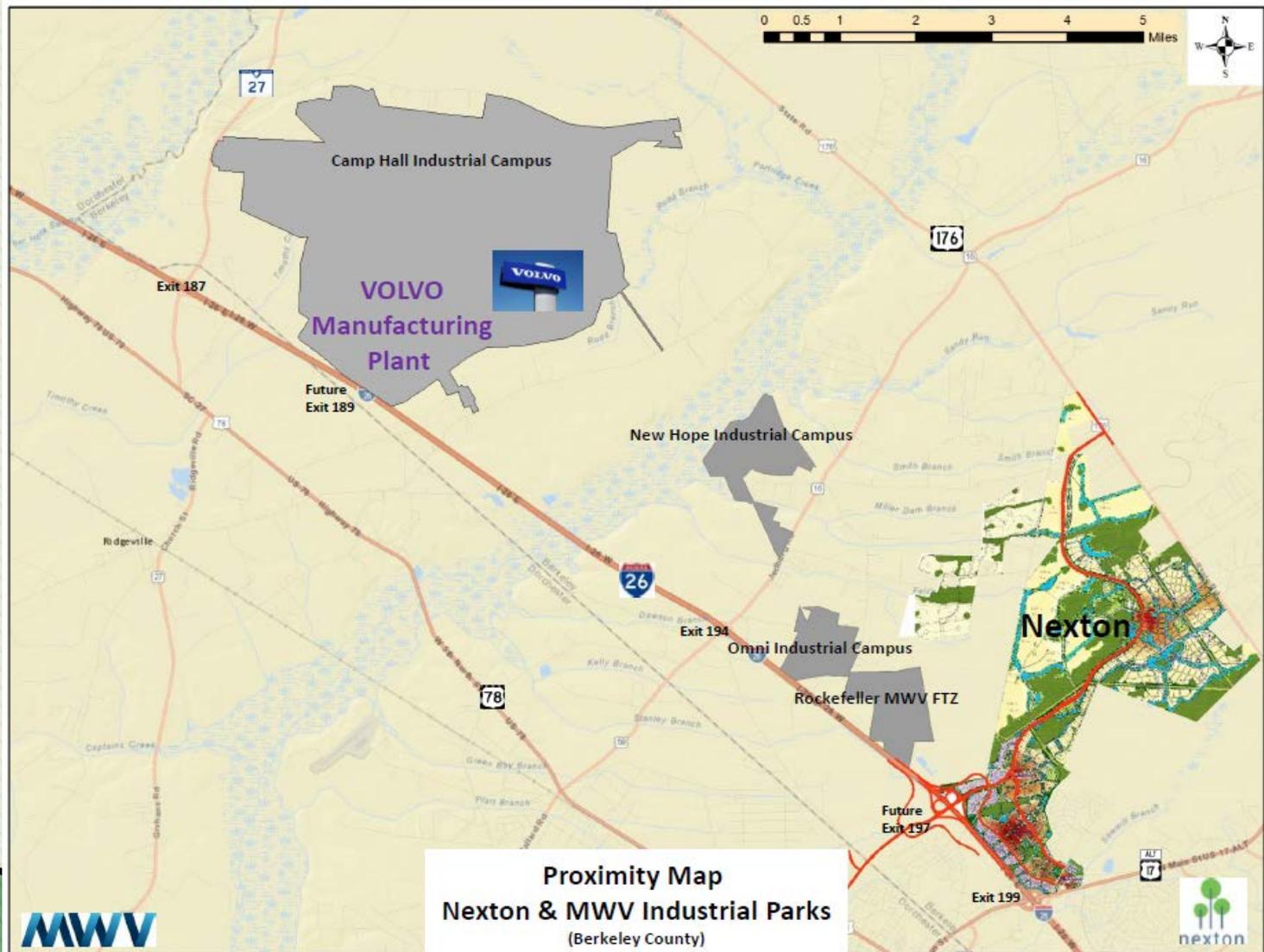
- ▶ Includes funding and considerations for additional request for assistance under Article III of 2012 Agreement when certain conditions are met:
 - 5,000,000 square feet of warehouse space is constructed
 - The county begins receiving local contributions for construction of the interchanges from local sources included in the application.

What Has Changed?



Volvo Cars Breaks Ground
on First American Factory

Location of New Volvo Plant and Proximity to Current Development

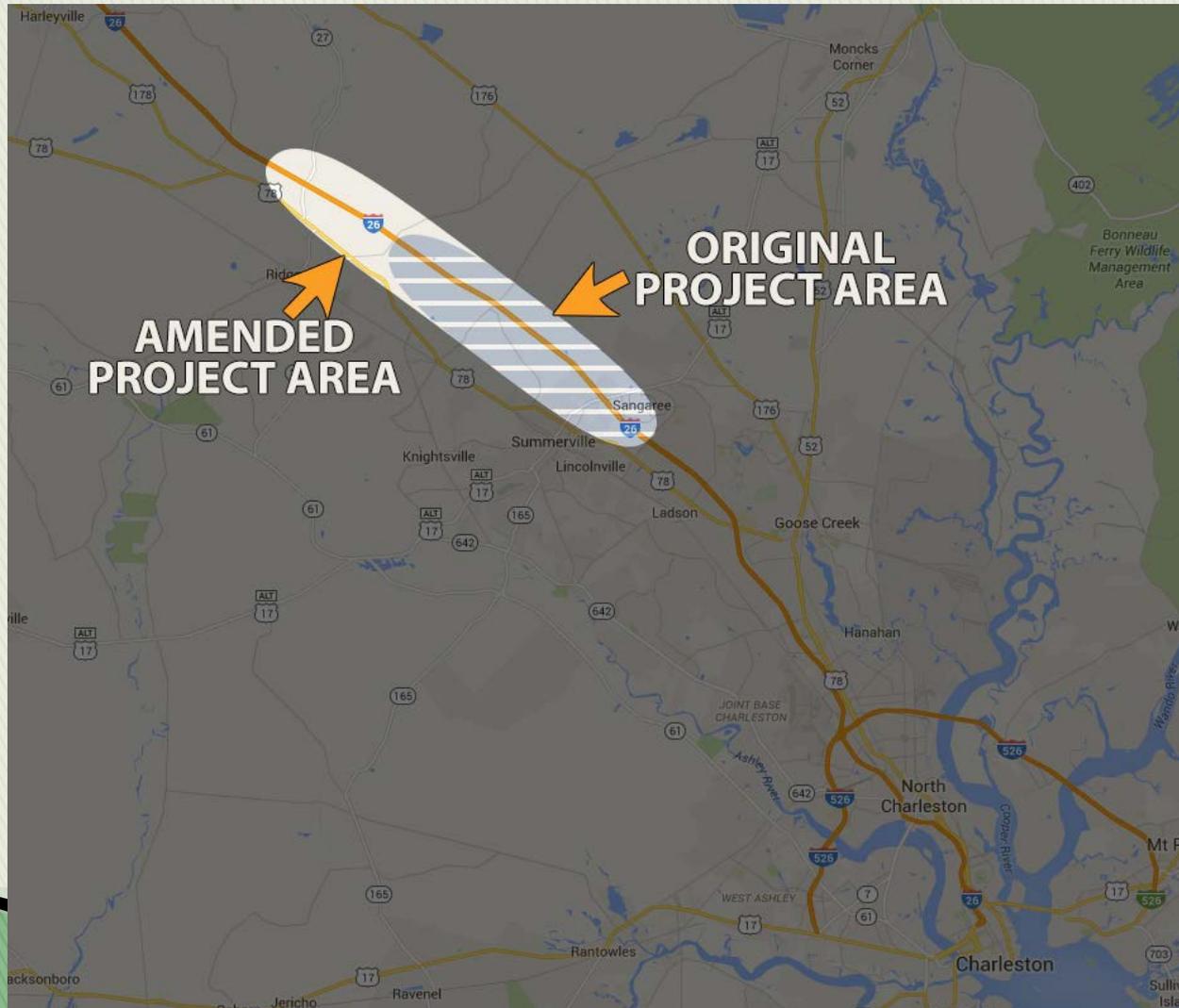


Economic impact of Volvo

Phase	No. of Jobs	Total Economic Output	State and Local Taxes (Annual)
During Construction	3,086	\$336,535,375	\$11,344,871
Phase 1 Build-out (2017)	8,052	\$4,793,859,371	\$72,387,244
Phase 2 Build-out	16,103	\$9,587,718,704	\$144,744,485

Source:
Frank Hefner, Ph.D. April 10, 2015

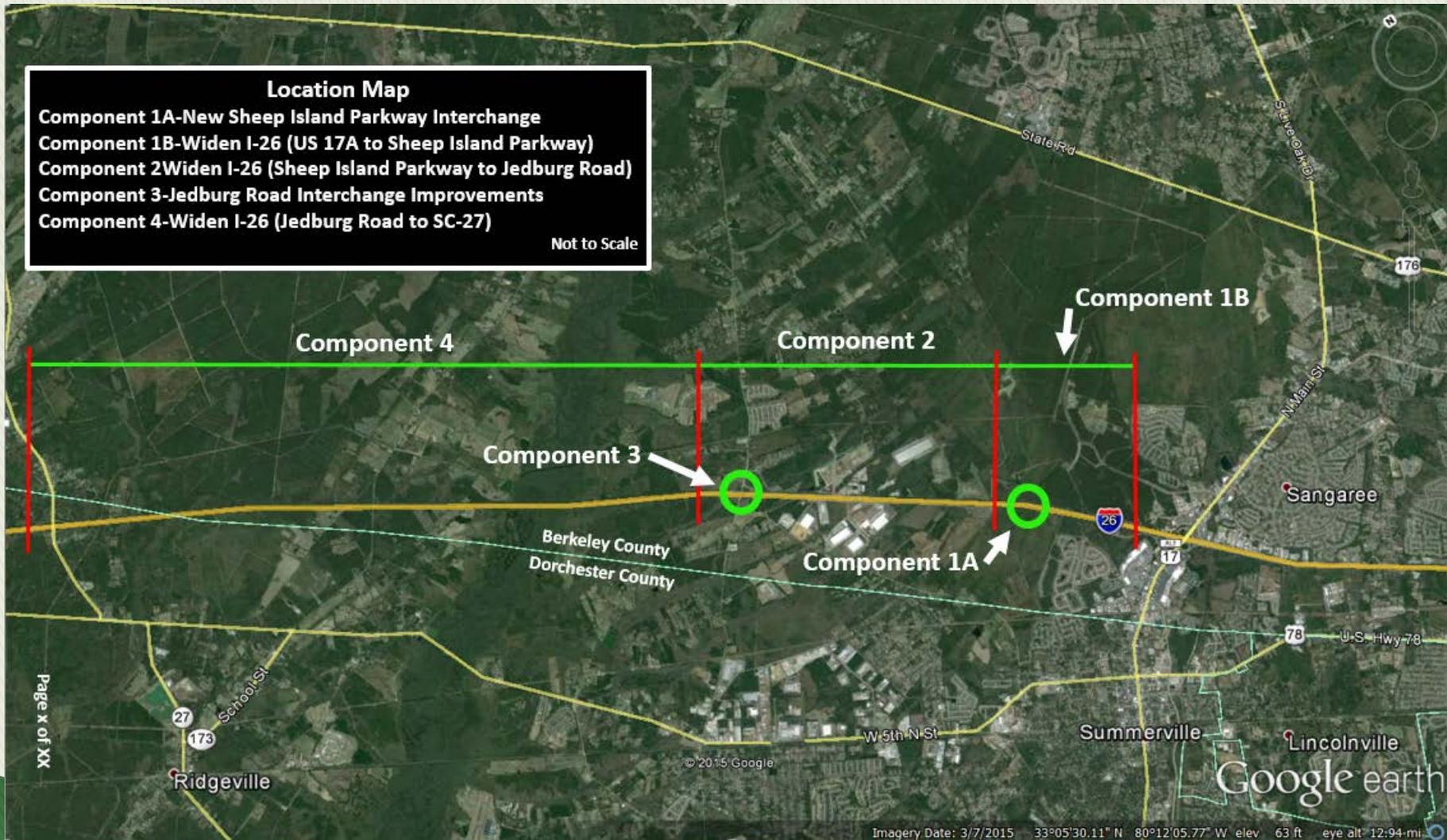
Revised Project Area as Necessary to Accommodate Volvo (To be Included in Amended SCTIB Application)



Project Components as Necessary to serve existing development and to accommodate Volvo

Component	Description
The Following Components Are Already Underway	
1A	New Sheep Island Parkway Interchange
1B	Widen I-26 (Sheep Island Parkway to US 17A)
The Following Components Are To Be Included in Amended SCTIB Application	
2	Widen I-26 (Jedburg Road to Sheep Island Parkway)
3	Jedburg Road Interchange Improvements
4	Widen I-26 (SC-27 to Jedburg Road)

Location Map – Project Components



Amended SCTIB Application Will Include:

- Component 2: Widen I-26 (Sheep Island Parkway Interchange to Jedburg Road Interchange) \$15.0 M*
- Component 3: Improve Jedburg Road Interchange \$40.4 M
- Component 4: Widen I-26 (Jedburg Road Interchange to SC 27-Exit 187) \$83.4 M

* - As referenced in 2012 SCTIB Agreement

Thank You for your Partnership –



Questions and Discussion

