



**Henry McMaster**  
Governor

**SOUTH CAROLINA**  
DEPARTMENT OF COMMERCE

**Harry M. Lightsey III**  
Secretary

**TO: Harry M. Lightsey III, Secretary**  
**South Carolina Department of Commerce**

**FROM: Alan D. Young, Executive Director,**  
**South Carolina Coordinating Council for Economic**  
**Development**  
**South Carolina Department of Commerce**

**DATE: June 15, 2022**

**SUBJECT: Enterprise Zone Activity for 2021**

On behalf of the South Carolina Coordinating Council for Economic Development (the "Council"), I am submitting the 2021 Annual Report of Enterprise Zone Activity. In accordance with Sections 12-10-100(C), this report details activities of the Council regarding the Enterprise Zone. This program is managed by the South Carolina Department of Commerce's Business Incentives and Community Development Division.

In continuance of our effort to increase transparency to the extent doing so does not harm our state's current business environment or ability to be competitive in the recruitment of new taxable investment and job creation, we have added items to this annual report including a discussion of all of the following that occurred during the prior year: all changes to the cost/benefit analysis, all changes to the form agreements; and any amendments to existing agreements.

Please forward the report to the Governor's Office, the Senate Finance Committee and the House Ways & Means Committee.

I am available at 803-737-0448 should you have questions or need additional information.

cc: Harry M. Lightsey III, Secretary, SC Department of Commerce  
Chairman, Coordinating Council for Economic Development  
Hartley Powell, Director, SC Department of Revenue  
Chairman, Coordinating Council Enterprise Committee  
Hugh E. Weathers, Commissioner, SC Department of Agriculture  
Gregory B. Askins, Chairman, State Board for Technical and Comprehensive Education  
Don Herriott, Chairman, SC Research Authority  
Michael W. Nix, Chairman, Jobs Economic Development Authority  
Duane N. Parrish, Director, SC Department of Parks, Recreation and Tourism

William H. Stern, Chairman, State Ports Authority  
Dan Ellzey, Executive Director, SC Department of Employment and Workforce  
Christie A. Hall, Secretary, SC Department of Transportation  
Peter M. McCoy Jr., Chairman, Santee Cooper  
The Honorable Harvey S. Peeler, Jr., Chairman of the Senate Finance Committee  
The Honorable J. Gary Simrill, Chairman of the House Ways and Means Committee

Enclosure

**South Carolina  
Coordinating Council for  
Economic Development**

**2021 Annual Report of  
Enterprise Zone Activity**

**May 15, 2022**

# South Carolina Coordinating Council for Economic Development 2021 Annual Report of Enterprise Zone Activity

## Table of Contents

<b>Overview of the Coordinating Council for Economic Development .....</b>	<b>1</b>
Council Responsibilities and Membership.....	1
2021 Administration Changes.....	2
<b>Enterprise Zone Programs.....</b>	<b>4</b>
Job Development Credit.....	4
Job Retraining Credit .....	6
Responsibilities of the Council .....	6
2021 Accomplishments.....	6
Summary of 2021 Enterprise Zone Program Activity .....	7
Enterprise Zone Program 2021 Approvals.....	7
2021 Enterprise Zone .....	7
Receipts & Expenditures.....	7
January 1, 2021 – December 31, 2021 .....	7
2021 Job Development Credit Approvals By County Classification.....	8
2021 Job Development Credit Approvals By Project Type .....	8
Enterprise Zone Program Approvals During Calendar Year 2021 .....	9
Enterprise Zone Program Final Revitalization Agreements Calendar Year 2021 .....	11
Enterprise Zone Program .....	12
Companies Certified to Begin Claiming Job Development Credits.....	12
Calendar Year 2021.....	12
Enterprise Zone Program .....	13
Companies Withdrawn from the Program .....	13
Calendar Year 2021.....	13
Enterprise Zone Program .....	14
Closed Projects.....	14
Calendar Year 2021.....	14
Evaluation of Closed Projects .....	15
<b>Program Improvements During 2021 .....</b>	<b>15</b>

---

---

## **OVERVIEW OF THE COORDINATING COUNCIL FOR ECONOMIC DEVELOPMENT**

---

---

The South Carolina Coordinating Council for Economic Development (“Council”) was established by the General Assembly in 1986 (SC Code 13-1-1710) for the purpose of enhancing economic growth and development in the State through strategic planning and coordination. As such, the Council is chaired by the Secretary of Commerce and the ten additional members are drawn from other state agencies involved in economic development. Beginning in FY 2021, Proviso 50.22 added the Chairman of the Senate Finance Committee, or his designee, and the Chairman of the House Ways and Means Committee, or his designee, to the membership of the Council.

The Council’s administrative staff is housed in the Business Incentives and Community Development Division of the South Carolina Department of Commerce (the “Department of Commerce”), which manages the Council’s state grant funds as well as the Enterprise Zone, the International Trade Incentives and the Agricultural Products Increase Tax Credit programs.

### **COUNCIL RESPONSIBILITIES AND MEMBERSHIP**

By statute, the full body of the Council is required to meet at least quarterly. Its responsibilities include: establishing guidelines and procedures for all Council programs; reviewing and approving all applications for grants from the Economic Development Set-Aside, Rural Infrastructure, Governor’s Closing and Tourism Infrastructure Funds; reviewing and approving all applications for Enterprise Zone Job Development Credit, International Trade Incentives and the Agricultural Products Increase Tax Credit programs; and approving the issuance of bonds by the South Carolina Jobs-Economic Development Authority (“JEDA”). The Council also certifies economic development projects as representing “significant economic impact” on areas surrounding them for the purposes of qualifying for income tax apportionment and income tax moratoriums. In addition, the Council provides recommendations to the South Carolina Infrastructure Bank regarding projects that will have a positive impact on economic development in the State.

Following enactment of the Enterprise Zone legislation in 1995, the Council formed a specialized, five-member subcommittee (“Enterprise Committee”) to handle the substantial volume of new activity and related policy decisions. This committee meets monthly to review and approve applications for Enterprise Zone incentives and International Trade incentives, and to respond to issues relating to those programs; to approve JEDA projects; and recommend policies for adoption by the full Council at its quarterly meetings. Current membership of the Council is shown below.

## AGENCY MEMBERS OF THE COORDINATING COUNCIL

SC Department of Commerce	*SC Department of Revenue
Santee Cooper	*SC Department of Agriculture
SC Department of Transportation	*SC Department of Parks, Recreation and Tourism
SC Research Authority	*State Ports Authority
SC Department of Employment and Workforce	*Jobs-Economic Development Authority
State Board for Technical & Comprehensive Education	
Chairman, Senate Finance Committee (or designee)	
Chairman, House Ways and Means Committee (or designee)	

*\*Denotes Enterprise Committee member*

## 2021 ADMINISTRATION CHANGES

Robert M. Hitt III was appointed Secretary of Commerce by Governor Nikki Haley in January 2011, and acted as Chairperson of the Council through June 2021. Harry M. Lightsey III was appointed Secretary of Commerce by Governor Henry McMaster in June 2021 and acted as Chairperson of the Council for the remainder of 2021. Hartley Powell was appointed Director of the SC Department of Revenue by Governor Haley on November 21, 2016, and has chaired the Enterprise Committee since then and throughout 2021.

Other administrative changes in 2021 included appointment of Peter McCoy as Chairman of Santee Cooper. Also, Senator Hugh K. Leatherman, Sr. was the Chairman of the Senate Finance Committee and a member of the Council until his passing on November 12, 2021. Senator Harvey S. Peeler, Jr. became the new Chairman of the Senate Finance Committee on December 6, 2021. Council membership as of the end of Calendar Year 2021, was as follows:

Harry M. Lightsey III	Secretary, SC Department of Commerce Chairman, Coordinating Council for Economic Development
Hartley Powell	Director, SC Department of Revenue Chairman, Coordinating Council Enterprise Committee
Dan Ellzey	Executive Director, SC Department of Employment and Workforce
Hugh E. Weathers	Commissioner, SC Department of Agriculture
Gregory B. Askins	Chairman, State Board for Technical and Comprehensive Education
Don Herriott	Chairman, SC Research Authority
Michael W. Nix	Chairman, Jobs-Economic Development Authority
Peter McCoy	Chairman, Santee Cooper
William H. Stern	Chairman, State Ports Authority
Duane N. Parrish	Director, SC Department of Parks, Recreation and Tourism

Christie A. Hall	Secretary, SC Department of Transportation
Senator Harvey S. Peeler Jr.	Chairman, Senate Finance Committee
Representative G. Murrell Smith Jr.	Chairman, House Ways and Means Committee

Current Council staff:

Alan D. Young	Executive Director, Coordinating Council
Cynthia S. Turnipseed	Legal Counsel, Coordinating Council
Marcella S. Forrest	Senior Program Manager, CCED Programs
Beverly Belton	Program Manager, Enterprise Zone Program
Jennifer Newlands	Incentives and Grants Compliance Coordinator
Mercedes Willis	Office Administrator
Nicole Lowery	Data Manager

---

---

## ENTERPRISE ZONE PROGRAMS

---

---

The South Carolina General Assembly enacted the Enterprise Zone legislation in 1995. Since that time, the incentives contained in this legislation have created a significant competitive advantage for this state. They have also greatly enhanced South Carolina's ability to compete for and win high-quality, high-wage economic development projects. As Enterprise Zone incentives are most valuable to companies locating or expanding in "Tier IV" counties, Enterprise Zone incentives have also helped attract needed jobs and industry to the most rural areas of the state.

---

### JOB DEVELOPMENT CREDIT

---

The most significant incentive created by the Enterprise Zone legislation is the Job Development Credit ("JDC"). The JDC acts like a rebate, refunding some or all of a company's qualifying and eligible expenditures. However, the JDC can only be claimed *after a company has proven that it has met an agreed level of new capital investment and net new job creation*. Companies must perform, in a manner consistent with their approval for the program, the level of job creation and the new capital investment on which the approval was based, before they can benefit from the program. Companies must complete their investment and job creation within a certain number of years after their application is approved - generally five years. At this point, they are "certified" by the Council to begin receiving JDC reimbursements.

After certification, the JDC can be claimed only *quarterly*. The reimbursement process is slow, designed to reimburse companies over a 10-year period, or 15-year period for significant projects, for projects which entered into a revitalization agreement. (Should all eligible expenditures be recouped before 10 years or 15 years, as applicable, the process ends. In no case does the statute allow total JDCs received to exceed eligible expenditures.) Even over 10 years or 15 years, as applicable, many companies will recover only a small percentage of their total eligible expenditures. Generally eligible expenditures represent permanent capital investment that will stay in the state, regardless of what the company may do in the future and regardless of whether the company recoups these expenditures in the form of JDC reimbursement.

It is important to note that the statute does *not* allow reimbursement for moveable personal property, such as machinery and equipment and/or furniture and fixtures, with the exception of pollution control equipment. These items typically represent the majority of an economic development project's total capital costs, and as a result, the state and locality gain much more than simply the eligible capital investment. In order to benefit from any reimbursement in the future, the company must *meet* and maintain a level of total capital investment typically *2 to 8 times greater* than the reimbursable amount. In this way, the Enterprise Zone JDC has proven extremely effective in stimulating a guaranteed increase in capital investment and a related increase in local tax base for counties all across South Carolina.



## **ANNUALLY ADJUSTED JOB DEVELOPMENT CREDIT FACTORS**

The amount a company can claim as a JDC depends on three factors: 1) wage levels for qualified new jobs, 2) development status of the county where the project locates or expands, and 3) maximum eligible expenditures. In no case can a company receive more than the total cost of its eligible expenditures.

### **1) Wage Levels**

The maximum value of the JDC depends on the hourly pay rate for new positions. Because the statute was designed to encourage higher paying jobs, the higher the pay rate, the greater the benefit will be to the company. A company with positions that all pay \$30 per hour will be able to claim a JDC equal to 5% of the taxable wages for those positions. Conversely, a lower paying employer may qualify to claim only 2% or 3% of taxable wages for its positions. The Revenue Fiscal Authority adjusts the scale each year. The scale below shows the scale for calendar year 2021.

<b>Percentage of Taxable Wages Companies May Claim As A Job Development Credit 2021</b>	
<b>Hourly Wage</b>	<b>Maximum % Claimed as JDC</b>
\$10.53 - \$14.02 / hour	2%
\$14.03 - \$17.53 / hour	3%
\$17.54 - \$26.30 / hour	4%
\$26.21 and over	5%

### **2) County Development Status & Contributions to the Rural Infrastructure Fund**

Of the maximum, companies can actually claim 55% to 100%, depending on the status of the county at the time of approval for the program. The greatest benefit goes to companies locating or expanding in a Tier IV county. The difference between the maximum amount and the amount the company can claim goes to the Rural Infrastructure Fund (“RIF”). As the Enterprise Program has matured, the RIF has begun to represent a significant source of assistance to rural counties, both for infrastructure and product development activities related to economic development preparedness, and for roads, water/sewer, site preparation and other activities necessary to secure new business locations or expansions.

For the purposes of determining development status, the classifications correspond to those established for the Jobs Tax Credit corporate income tax credit. The state’s 46 counties are divided into four classifications based on unemployment rates and per capita income levels. The four classifications and the Job Development Credit percentages that can be claimed in each category are shown below.

### **County Classifications for the Job Development Credit**

<b>County Classification</b>	<b>Allowable Credit as % of Total JDC</b>
Tier I	55%
Tier II	70%
Tier III	85%
Tier IV	100%

---

## **JOB RETRAINING CREDIT**

---

Effective for tax years beginning after December 31, 2013, the Enterprise Zone Retraining Program is administered by the State Board for Technical and Comprehensive Education (“SBTCE”). The effective date of the amendments to Section 12-10-95 *et. seq.* went into effect when signed by Governor Haley on June 10, 2014, and SBTCE has administered the Retraining Program since the third quarter of 2014.

---

## **RESPONSIBILITIES OF THE COUNCIL**

---

The Enterprise Zone Act (“Act”) gives the Council authority to administer Enterprise Zone incentives in a manner consistent with the Act. The Act charges the Council with establishing criteria for approval of qualifying businesses, conducting an adequate cost/benefit analysis with respect to proposed projects and incentives proposed to be granted, and preparing a public document that summarizes each revitalization agreement concluded during the prior calendar year. Per Section 12-10-100(C), this report shall list each revitalization agreement, the results of each cost/benefit analysis and receipts and expenditures of application fees.

---

## **2021 ACCOMPLISHMENTS**

---

During calendar year 2021, 60 companies submitted 69 applications that were approved for the Job Development Credit Program. These companies have made initial commitments to create 13,871 new jobs and to invest \$3.7 billion in capital land, building or equipment. The projected 10-year net economic benefit is \$24.3 billion in value to the state, the locality and private citizens in the form of public revenues and wages.

## SUMMARY OF 2021 ENTERPRISE ZONE PROGRAM ACTIVITY

<b>ENTERPRISE ZONE PROGRAM 2021 APPROVALS</b>	
<b>Job Development Credits:</b>	
Number of Approvals	69
Projected Jobs	13,871
Projected Capital Investment	\$3,668,849,156
Net Economic Benefit (over 10 years)	\$24,277,278,916

<b>2021 ENTERPRISE ZONE RECEIPTS &amp; EXPENDITURES JANUARY 1, 2021 – DECEMBER 31, 2021</b>	
<b>Revenues:</b>	
Application & Renewal Fees*	\$294,135
<i>* Fees are split between the Coordinating Council and the SC Department of Revenue.</i>	
<b>Expenditures:</b>	
Coordinating Council Personnel & Administration	\$366,501

## Summary of 2021 Enterprise Zone Program Activity

<b>2021 JOB DEVELOPMENT CREDIT APPROVALS BY COUNTY CLASSIFICATION</b>			
<b>COUNTY CLASSIFICATION</b>	<b>NUMBER OF PROJECTS</b>	<b>PROJECTED INVESTMENT</b>	<b>PROJECTED JOBS</b>
Tier I	24	\$1,131,653,220	4,566
Tier II	26	\$1,440,405,276	6,289
Tier III	10	\$490,327,817	1,510
Tier IV	9	\$606,462,843	1,506
<b>TOTALS</b>	<b>69</b>	<b>\$3,668,849,156</b>	<b>13,871</b>

<b>2021 JOB DEVELOPMENT CREDIT APPROVALS BY PROJECT TYPE</b>			
<b>PROJECT TYPE</b>	<b>NUMBER OF PROJECTS</b>	<b>PROJECTED INVESTMENT</b>	<b>PROJECTED JOBS</b>
Distribution	9	\$766,114,500	1,933
Manufacturing	56	\$2,834,015,498	11,138
MRO Facility	1	\$5,750,000	33
Service Related	3	\$62,969,156	767
<b>TOTALS</b>	<b>69</b>	<b>\$3,668,849,154</b>	<b>13,871</b>

**ENTERPRISE ZONE PROGRAM  
APPROVALS DURING CALENDAR YEAR 2021**

*Note: Not all projects have been announced*

<b>Project Number</b>	<b>County</b>	<b>Minimum Investment</b>	<b>Minimum Jobs</b>	<b>Projected 10-Year Net Economic Benefit</b>	<b>Project Type</b>
EZ2102 3423	Aiken	13,674,048	61	133,529,821	Manufacturing
EZ2102 3464	Aiken	2,463,000	193	354,871,496	Manufacturing
EZ2102 3466A	Aiken	508,320,000	768	2,280,626,309	Manufacturing
EZ2102 3466B	Aiken	69,395,000	449	<i>Included in A above*</i>	Manufacturing
EZ2104 3407	Anderson	13,000,000	50	102,581,670	Manufacturing
EZ2108 3449	Berkeley	58,652,000	79	249,976,862	Manufacturing
EZ2108 3451	Berkeley	1,340,000	81	101,524,224	Distribution
EZ2110 3395	Charleston	7,550,000	126	241,211,000	Service Related
EZ2110 3411	Charleston	4,405,000	43	72,993,617	Manufacturing
EZ2110 3421	Charleston	5,750,000	33	75,840,382	MRO Facility
EZ2110 3440	Charleston	13,740,816	135	216,325,423	Distribution
EZ2110 3446A	Charleston	31,100,000	302	650,270,941	Manufacturing
EZ2110 3446B	Charleston	31,100,000	181	<i>Included in A above*</i>	Manufacturing
EZ2110 3450	Charleston	10,370,156	318	297,140,616	Service Related
EZ2110 3488	Charleston	10,150,000	80	302,748,055	Manufacturing
EZ2111 3416	Cherokee	92,733,684	249	267,845,169	Distribution
EZ2111 3492	Cherokee	45,049,000	323	398,370,970	Service Related
EZ2112 3412A	Chester	200,000,000	225	645,305,407	Manufacturing
EZ2112 3412B	Chester	200,000,000	175	<i>Included in A above*</i>	Manufacturing
EZ2116 3480	Darlington	23,100,000	56	128,409,747	Manufacturing
EZ2119 3434A	Edgefield	13,000,000	300	772,534,454	Manufacturing
EZ2119 3434B	Edgefield	13,000,000	300	<i>Included in A above*</i>	Manufacturing
EZ2121 3426	Florence	35,600,000	179	323,624,824	Manufacturing
EZ2121 3429	Florence	11,250,000	150	274,502,793	Distribution
EZ2121 3456	Florence	66,500,000	431	850,188,873	Distribution
EZ2123 3418	Greenville	22,300,000	116	305,545,916	Manufacturing
EZ2123 3420	Greenville	34,300,000	706	1,450,287,394	Manufacturing
EZ2123 3424	Greenville	8,750,000	50	131,547,742	Manufacturing
EZ2123 3478	Greenville	9,580,200	55	92,352,142	Manufacturing
EZ2123 3482	Greenville	51,098,000	185	285,251,546	Manufacturing
EZ2124 3462	Greenwood	11,082,926	180	191,734,060	Manufacturing
EZ2127 3447	Jasper	14,928,000	126	246,792,488	Manufacturing
EZ2128 3430	Kershaw	23,000,000	120	265,990,785	Manufacturing
EZ2129 3422	Lancaster	7,400,300	46	78,498,959	Manufacturing
EZ2129 3486	Lancaster	22,100,000	102	213,146,562	Manufacturing
EZ2130 3427	Laurens	7,190,731	72	151,920,545	Manufacturing
EZ2130 3484	Laurens	19,400,000	18	47,055,326	Manufacturing
EZ2130 3485	Laurens	15,331,400	92	176,210,243	Manufacturing
EZ2130 3493A	Laurens	189,479,323	208	1,211,915,449	Manufacturing
EZ2130 3493B	Laurens	66,995,677	341	<i>Included in A above*</i>	Manufacturing
EZ2132 3431	Lexington	60,700,000	150	238,180,572	Manufacturing
EZ2132 3443	Lexington	115,000,000	250	453,010,246	Manufacturing
EZ2134 3441	Marion	7,950,000	80	107,078,520	Manufacturing
EZ2137 3469	Oconee	15,400,000	32	71,910,103	Manufacturing
EZ2138 3439	Orangeburg	4,340,000	327	466,092,340	Manufacturing
EZ2138 3467	Orangeburg	64,300,000	130	244,377,541	Manufacturing
EZ2140 3473	Richland	40,000,000	100	244,686,064	Manufacturing
EZ2141 3460	Saluda	11,000,000	119	185,135,566	Manufacturing

EZ2142 3399	Spartanburg	93,050,000	134	290,050,692	Distribution
EZ2142 3415	Spartanburg	31,250,000	150	367,936,582	Manufacturing
EZ2142 3417A	Spartanburg	30,200,000	425	1,196,998,051	Manufacturing
EZ2142 3417B	Spartanburg	45,200,000	350	<i>Included in A above*</i>	Manufacturing
EZ2142 3436A	Spartanburg	51,666,667	1,078	2,610,725,055	Manufacturing
EZ2142 3436B	Spartanburg	51,666,667	466	<i>Included in A above*</i>	Manufacturing
EZ2142 3436C	Spartanburg	51,666,666	204	<i>Included in A above*</i>	Manufacturing
EZ2142 3437	Spartanburg	40,544,000	197	538,392,722	Manufacturing
EZ2142 3452	Spartanburg	3,000,000	51	61,336,750	Manufacturing
EZ2142 3454A	Spartanburg	76,284,000	217	598,688,893	Manufacturing
EZ2142 3454B	Spartanburg	38,142,000	109	<i>Included in A above*</i>	Manufacturing
EZ2142 3463	Spartanburg	445,600,000	450	834,204,090	Distribution
EZ2142 3479	Spartanburg	200,000,000	200	638,572,983	Manufacturing
EZ2142 3483	Spartanburg	17,302,050	78	200,205,654	Manufacturing
EZ2142 3496	Spartanburg	37,900,000	203	366,632,792	Distribution
EZ2143 3472	Sumter	16,120,000	25	64,830,539	Manufacturing
EZ2144 3435	Union	15,072,843	45	62,890,479	Manufacturing
EZ2144 3489	Union	107,000,000	389	560,365,821	Manufacturing
EZ2145 3432	Williamsburg	3,800,000	35	39,557,307	Manufacturing
EZ2145 3453	Williamsburg	4,000,000	100	138,061,462	Distribution
EZ2146 3428	York	6,515,000	73	108,686,282	Manufacturing

\* NOTE – Certain very large economic development projects are approved to submit multiple applications for Enterprise Zone benefits. Each requires a separate Revitalization Agreement but Net Economic Benefit reflects the entire project.

**ENTERPRISE ZONE PROGRAM  
FINAL REVITALIZATION AGREEMENTS  
CALENDAR YEAR 2021**

<b>Company Name</b>	<b>County</b>	<b>Projected 10-Year Net Economic Benefit</b>
Advanced Ceramic Coatings, LLC	Spartanburg	86,623,252
Advanced Technology International	Berkeley	236,841,117
Alo USA Inc.	Greenville	56,554,382
Century Aluminum of South Carolina, Inc.	Berkeley	249,976,862
Continental Tire the Americas, LLC	Lancaster	175,544,097
Continental Tire the Americas, LLC	Lancaster	165,350,114
Continental Tire the Americas, LLC	Sumter	146,179,875
Continental Tire the Americas, LLC	Sumter	<i>included in the value above</i>
Coroplast Tape Corporation	York	96,173,806
era-contact USA, LLC	Pickens	56,796,280
Freightliner Custom Chassis Corporation	Cherokee	117,004,862
Gestamp South Carolina, LLC	Union	286,056,113
Leisure Pools Manufacturing USA (Marion) Inc	Marion	96,978,564
Mactac, Inc.	Spartanburg	245,335,340
Magna Mirrors of America, Inc.	Spartanburg	367,936,582
Meiden America Switchgear, Inc.	Laurens	69,025,017
Ross Dress for Less, Inc.	York	277,082,530
Ross Dress for Less, Inc.	York	325,607,743
Volvo Car USA LLC	Berkeley	<i>see note below</i>
W International SC, LLC	Berkeley	1,130,873,165

Note that certain very large economic development projects are approved to submit multiple applications for Enterprise Zone benefits. Each requires a separate Revitalization Agreement (RVA). RVAs are executed independently and included in these Annual Reports of Enterprise Zone Activity based on the calendar year in which they were executed.

Prior to 2017, each component application was presented separately to the Coordinating Council for approval, including a cost/benefit analysis based only on the jobs, investment, incentives and other costs and benefits represented by the component application. Net economic value is shown separately for each RVA executed for these projects.

Beginning in April 2017, the Council is presented with the overall net economic benefit to the state of the overall project, including all applications submitted for approval. This makes it easier for the Coordinating Council to evaluate the overall economic impact to the State. In this report, for projects approved April 2017 and later, net economic benefit is reported only once, for the calendar year in which the first RVA is executed.

To avoid overstating economic impact, additional RVAs executed in the same calendar year will indicate that the net economic benefit is included in another RVA shown on the report. Additional RVAs executed in subsequent calendar years will not indicate the overall net economic benefit again, but this information will be contained in the Notes to this table.

Notes to RVAs Executed in Calendar Year 2021

- 1) In 2021, Volvo Car US Operations Inc. and the Coordinating Council executed the fifth of 10 Revitalization Agreements for a significant Berkeley County project. Overall net economic benefit for this project is \$4,327,816,670.

**ENTERPRISE ZONE PROGRAM**  
**COMPANIES CERTIFIED TO BEGIN CLAIMING JOB DEVELOPMENT CREDITS**  
**CALENDAR YEAR 2021**

<b>Company Name</b>	<b>County</b>	<b>Required Minimum Jobs</b>	<b>Required Minimum Investment</b>	<b>Total Jobs at Certification</b>	<b>Total Investment at Certification</b>
AHT Cooling Systems USA Inc.	Charleston	25	5,923,000	50	5,996,387
BorgWarner, Inc.	Oconee	51	13,350,000		14,175,809
Continental Tire the Americas, LLC	Lancaster	150		150	46,621,923
Decostar Industries, Inc.	Greenville	153	51,446,919	190	59,909,124
Domino's Pizza LLC	Lexington	75	20,000,000	93	26,596,997
Gestamp South Carolina, LLC	Union	280		280	196,145,143
JR Automation Technologies, LLC	Pickens	50	3,690,000	61	5,344,496
Leisure Pools Manufacturing USA (Marion) Inc	Marion	100	2,800,000	103	3,639,279
Mactac, Inc.	Spartanburg	135		151	85,507,472
Mercedes-Benz Vans, LLC	Charleston	100	20,000,000	100	20,885,392
OXCO, Inc.	York	81	13,300,000	87	14,523,427
Samsung Electronics Home Appliances America, LLC	Newberry	227	87,607,437	227	87,607,438
Schaeffler Group USA, Inc.	York	112	67,922,000	111	67,922,000
Teijin Carbon Fibers, Inc.	Greenwood	80	135,500,000	75	140,000,000
Thorne Research, Inc.	Berkeley	330	34,250,000	355	35,678,480
Volvo Car USA LLC	Berkeley	65		65	13,059,915
W International SC, LLC	Berkeley	300		309	6,250,000



**ENTERPRISE ZONE PROGRAM  
COMPANIES WITHDRAWN FROM THE PROGRAM  
CALENDAR YEAR 2021**

<b>Company Name/Project</b>	<b>County</b>	<b>Status</b>	<b>Year Approved</b>	<b>Year RVA Executed</b>
EZ1502 2992	Aiken	Terminated - Past Cutoff	2015	
Allstate Insurance Company	Greenville	Facility Closed	2014	2015
EZ1637 3051	Oconee	Withdrawn/No Longer Eligible	2016	
EZ1743 3212	Sumter	Terminated - Fees Not Paid	2018	
EZ1623 3069	Greenville	Terminated - Fees Not Paid	2016	
EZ2121 3456	Florence	Withdrawal Requested	2021	
Comcast Cable Communications Management, LLC	Charleston	Terminated - Past Cutoff	2015	2017
Comcast Cable Communications Management, LLC	Charleston	Terminated - Past Cutoff	2015	2017
EZ1510 2985	Charleston	Terminated - Past Cutoff	2015	
Exel Inc. dba DHL Supply Chain USA	Dorchester	Withdrawal Requested	2019	2020
EZ1932 3307	Lexington	Withdrawn by CCED at Company Request	2019	
EZ1923 3333	Greenville	Project Lost/Didn't Happen	2019	
Honda of South Carolina Mfg., Inc.	Florence	Terminated - Past Cutoff	2015	2017
Ingevity Corporation	Charleston	Withdrawn/No Longer Eligible	2013	2014
EZ1615 3063	Colleton	Withdrawal Requested	2016	
JTEKT North America Corporation	Greenville	Terminated - Past Cutoff	2015	2017
EZ1904 3329	Anderson	Project Lost/Didn't Happen	2019	
EZ1622 3053	Georgetown	Terminated - Past Cutoff	2016	
EZ1636 3133	Newberry	Terminated - Fees Not Paid	2016	
New South Lumber Companies, Inc.	Horry	Withdrawn/No Longer Eligible	2012	2015
EZ1608 3042	Berkeley	Terminated - Past Cutoff	2016	
EZ1934 3352	Marion	Project Lost/Didn't Happen	2019	
EZ1546 3037	York	Terminated - Past Cutoff	2015	
Schaeffler Group USA, Inc.	Chesterfield	Terminated - Past Cutoff	2014	2016
Sigmatex Carbon Textile Solutions, Inc.	Orangeburg	Terminated - Past Cutoff	2015	2017
EZ1513 3024	Chesterfield	Terminated - Past Cutoff	2015	
EZ1538 3018	Orangeburg	Terminated - Past Cutoff	2015	
EZ1608 3068	Berkeley	Terminated - Past Cutoff	2016	
Transcontinental US, LLC	Spartanburg	Terminated - Past Cutoff	2015	2017
EZ1813 3233	Chesterfield	Terminated - Fees Not Paid	2018	
WABCO Compressor Manufacturing Co.	Dorchester	Terminated - Past Cutoff	2014	2017
EZ1917 3325	Dillon	Project Lost/Didn't Happen	2019	
ZF Transmissions Gray Court, LLC	Laurens	Terminated - Past Cutoff	2014	2017

Projects have withdrawn from the Enterprise Program or were terminated in 2021, either because the project did not happen or the project did not meet the investment and job creation requirements before the deadline for performance.

**ENTERPRISE ZONE PROGRAM  
CLOSED PROJECTS  
CALENDAR YEAR 2021**

<b>Company</b>	<b>County</b>	<b>Certified Jobs</b>	<b>Certified Total Project Costs</b>
Basware, Inc.	Lancaster	33	2,000,000
Bericap, Inc.	Cherokee	43	23,943,167
CareCore National, LLC	Beaufort	125	5,933,921
Cargill Meat Solutions Corporation	Lexington	30	9,790,000
Kaydon Corporation	Sumter	54	17,729,776
Pegasus Steel, LLC	Berkeley	72	11,000,000
Sharonview Federal Credit Union	Lancaster	94	8,639,057
TB Kawashima USA, Inc.	Kershaw	99	16,940,000

Note that all of the above were closed after the maximum time period participating in the program, but without having received claims equal to their eligible, reimbursable expenditures.

---

## EVALUATION OF CLOSED PROJECTS

---

While actual JDC claims submitted is proprietary information not subject to disclosure under the South Carolina Freedom of Information Act, the Council does collect and evaluate this data. Of the 44 projects closed between January 2021 and December 31, 2021:

- 28 (70%) of these closed projects never certified and were never eligible to claim any JDCs.
- Only 12 (30%) satisfied their investment and job creation requirements and, as a result, had been certified as eligible to claim Job Development Credits.
  - Of those, 4 projects withdrew after certifying and collectively claimed only 4% of their potential JDCs, or \$571,000 out of \$13.7 million potential JDCs.
  - **No** projects fully participated in the program and were able to claim the maximum amount of credits available under their revitalization agreements.
  - Only 8 (20%) fully participated in the program for the duration of their claim period, but these did not receive full benefit. These 8 projects closed after receiving only 40% of the potential benefit, typically because their eligible expenditures far exceeded their ability to claim credits over the life of their respective agreements.

Overall:

- No companies – 0% - were able to receive full benefit.
- Only 20% stayed in the program for the entire claim period.
- Projects that stayed in the program for the entire claim period received only 40% of their potential benefit but created and maintained 550 jobs for the entire claim period.
- 70% withdrew prior to certification and received no benefit.

Based on these percentages, this performance-based program is achieving the positive result of providing a strong recruitment tool for the Department of Commerce that has a lower public cost than is projected to be available when projects are approved for Job Development Credits.

---

---

## PROGRAM IMPROVEMENTS DURING 2021

---

---

In response to a recommendation from the Legislative Audit Council (the “LAC”) included in the final report of the LAC that was issued in June 2020, the Department of Commerce updated the cost/benefit model used to evaluate potential projects, and the new model was implemented in January 2021.

In addition, the following improvements were made to the Revitalization Agreement (RVA):

- In coordination with the Department of Revenue, the Council staff made revisions to the RVA to clarify the methods of calculating jobs for JDC purposes.
- Certain forms relating to calculation method that had previously been required to be submitted at certification were added as exhibits to the RVA to provide for earlier collection of the information.

Beginning with the annual report that was issued last year for calendar year 2020, the Council added information about companies that certified to begin collecting Job Development Credits that illustrates not only the job creation and investment committed, but also the actual job creation and investment achieved. In addition, the Council added information about projects that closed or were withdrawn during the year. In an effort to increase transparency to the extent doing so does not harm our state's current business environment or ability to be competitive in the recruitment of new taxable investment and job creation, the Council has continued this disclosure as well as adding illustrations to show any amendments that were approved in 2021, including amendments made to extend the deadlines for meeting minimum job and/or investment requirements and to change the minimum job and/or investment requirements. None of these items are currently required to be reported by statute.

## Amendments during 2021 to Extend Performance Period

<u>Company Name</u>	<u>EZ Number</u>	<u>Action Taken</u>	<u>Date of Amendment</u>
SafeRack, LLC	EZ15223025	Extended deadline for job creation until 12/31/2021.	03/04/2021
Wyman-Gordon Forgings, Inc.	EZ12172809A	Extended collection period for JDCs by one year.	03/04/2021
Sundarim Holding USA, Inc.	EZ17183144	Extended deadline for job creation and investment until 12/3/2022.	03/04/2021
Sundarim Holding USA, Inc.	EZ18183271	Extended deadline for job creation and investment until 12/31/2024.	03/04/2021
stoba USA Corporation	EZ16103062	Extended time for JDC collection by one year.	03/04/2021
Booz Allen Hamilton, Inc.	EZ12082737	Extended time for JDC collection by one year.	03/04/2021
Booz Allen Hamilton, Inc.	EZ16083080	Extend time for JDC collection by one year.	03/04/2021
Blackbaud, Inc.	EZ16083049B	Extended deadline for job creation and investment until 02/04/2022.	03/04/2021
The Lighthouse for the Blind, Inc.	EZ16183060	Extended deadline for job creation and investment until 03/03/2022.	03/04/2021
The Lash Group, Inc.	EZ14462890C	Extended deadlines for job creation and investment until 06/05/2022.	06/03/2021
Eclipse Automation Southeast, LLC	EZ18463290	Extended deadline for job creation and investment until 12/03/2024.	06/03/2021
era-contact USA, LLC	EZ16393074	Extended deadline for job creation until 5/5/22.	06/03/2021
Scan Source, Inc.	EZ15233013	Extended project cut-off date until 3/31/2022.	09/02/2021
Advanced Ceramic Coatings, LLC	EZ16423076	Extended deadline for investment and job creation until 09/01/2022.	12/02/2021
AWL Automation, LLC	EZ17423165	Extended deadline for investment and job creation until 7/6/23.	12/02/2021
GITI Tire Holdings (USA) Ltd.	EZ14122898 A-H	Extended cut-off date for first seven RVAs to 6/5/23; extended cut-off date for eighth RVA to 6/5/24.	12/02/2021

Other Amendments during 2021

<u>Company Name</u>	<u>EZ Number</u>	<u>Amendment Made</u>	<u>Notes</u>	<u>Effective Date</u>
Benefitfocus.com, Inc.	EZ13082828A	Decrease Minimum Job requirement from 340 to 240, with the stipulation that the years to claim JDCs be reduced to 7 years from 10 years.		02/04/2021
Prestage Farms of South Carolina LLC	EZ20163390	Amended to allow project to move from Darlington County to Kershaw County.	In location search, company shifted focus to Kershaw County.	05/06/2021
Generac Power Systems, Inc.	EZ20193400 A&B	Reduced the minimum investment requirement for EZ20193400A from \$38,000,000 to \$28,700,000 and the minimum investment requirement for EZ20193400B from \$19,000,000 to \$18,300,000.	Company committed to an expansion and the reduced investment amounts were transferred to the applications of two new EZ projects.	05/06/2021
ZF Transmission Gray Court	EZ11302677 A-C	Extended RVA terms from 10 years to 15 years to claim credits and increased the annual cap per job from \$3,250 to \$5,000.	Company had exceeded requirements and was committing to invest another \$300 million in machinery and equipment.	05/06/2021
Evonik Corporation	EZ16083075	Reduced minimum investment requirement from \$125 million to \$118 million and reduced the minimum job requirement from 31 jobs to 26 jobs.	Company originally committed to opening two facilities. However, due to logistical concerns, Santee Cooper will take over the operation of the second facility and the reduced jobs and investment will be in that facility.	07/01/2021
NephronSC, Inc.	EZ20323365B	Amended to make the following changes: (1) transfer the agreement to newly formed, related entity; (2) change the location of the project to a different building within the same industrial park; (3) reduce the total project costs from \$55,458,569 to \$43,258,569; and (4) make other corresponding changes	The changes were only structural changes for the project.	07/01/2021
Minghua USA, Inc.	EZ16423058	Extended time for JDC collection by 3 quarters (ending in 3 <sup>rd</sup> Quarter of 2023).	The ownership of the company had changed and needed additional time to finalize RVA and certification and begin collection.	12/02/2021