



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: Chris Huffman, Executive Director
South Carolina Coordinating Council for Economic
Development
South Carolina Department of Commerce**

DATE: May 13, 2026

SUBJECT: Enterprise Zone Activity for 2025

On behalf of the South Carolina Coordinating Council for Economic Development (the "Council"), I am submitting the 2025 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.

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
Roger Schrum, Chairman, State Board for Technical and Comprehensive Education
William Kirkland, 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
William H. Floyd, Executive Director, SC Department of Employment and Workforce
Justin P. Powell, 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 Bruce Bannister, Chairman of the House Ways and Means Committee

Enclosure

**South Carolina
Coordinating Council for
Economic Development**

**2025 Annual Report of
Enterprise Zone Activity**

May 13, 2026

**South Carolina Coordinating Council for Economic Development
2025 Annual Report of Enterprise Zone Activity**

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OVERVIEW OF THE COORDINATING COUNCIL FOR ECONOMIC DEVELOPMENT

The South Carolina Coordinating Council for Economic Development (the “Council”) was formed in response to a general need for improved coordination of efforts in the area of economic development by those state agencies involved in the recruitment of new business and the expansion of current enterprises throughout South Carolina (the “State”). The Council was formally established in 1986 by the General Assembly as set forth in Section 13-1-1710 of the Code of Laws of South Carolina, 1976, as amended (the “SC Code”), and the primary purpose of the Council is to enhance economic growth and development in the State. As such, the Council is chaired by the Secretary of Commerce. Ten additional members are drawn from other state agencies involved in economic development, and the member agency heads are either board chairmen or cabinet officials. 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 Council’s membership.

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. The Business Incentives and Community Development Division also manages the Rural Initiative Grant program and the Qualified Railroad Reconstruction or Replacement Income Tax Credit program and three federal grant programs: the Community Development Block Grant, the Appalachian Regional Commission and the Southeast Crescent Regional Commission 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, Closing and Tourism Infrastructure Funds; reviewing and approving all applications for Enterprise Zone Job Development Credits, 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 (the “Enterprise Committee”) to handle the substantial volume of new activity and related policy decisions. The Enterprise 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 to 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	
SC Department of Employment and Workforce	*State Ports Authority
State Board for Technical & Comprehensive Education	*Jobs-Economic Development Authority
Chairman, Senate Finance Committee (or designee)	
Chairman, House Ways and Means Committee (or designee)	

**Denotes Enterprise Committee member*

2025 ADMINISTRATION CHANGES

Harry M. Lightsey III was appointed Secretary of Commerce by Governor Henry McMaster in June 2021, and acted as Chairperson of the Council from his appointment and throughout 2025. Hartley Powell was appointed Director of the South Carolina Department of Revenue by Governor Haley on November 21, 2016, and has chaired the Enterprise Committee from his appointment and throughout 2025.

The administrative changes in 2025 were as follows: At the end of 2024, Don Heriott retired as the Chairman of the South Carolina Research Authority, and William Kirkland was appointed as the new Chairman in February 2025. In addition, Representative Leonidas W. Stavrinakis is no longer the designee for Representative Bruce W. Bannister. At the end of Calendar Year 2025, Council membership included:

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
William H. Floyd	Executive Director, SC Department of Employment and Workforce
Hugh E. Weathers	Commissioner, SC Department of Agriculture

Roger Schrum	Chairman, State Board for Technical and Comprehensive Education
William Kirkland	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
Justin P. Powell	Secretary, SC Department of Transportation
Senator Harvey S. Peeler Jr.	Chairman, Senate Finance Committee
Representative Bruce W. Bannister	Chairman, House Ways, and Means Committee

Current Council staff:

Chris Huffman	Executive Director, Coordinating Council
Cynthia S. Turnipseed	Legal Counsel, Coordinating Council
Marcella S. Forrest	Senior Program Manager, CCED Programs
Paula Guillette	Grant Administrator, CCED Programs
Ashley Swindell	Grant Administrator, CCED Programs
Beverly Belton	Program Manager, Enterprise Zone Program
Velteeka Wright	Program Manager, Enterprise Zone Program
Adithya Pandiri	Program Data Manager
Caitlin Sutton	Incentives and Grants Compliance Coordinator
Mercedes Willis	Office Administrator

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 the State. They have also greatly enhanced the State'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. The company must enter into a revitalization agreement with the Council, and the JDCs can only be claimed *after the company has proven that it has met an agreed level of new capital investment and net new job creation*. A company must perform, in a manner consistent with its approval for the program, the level of job creation and the new capital investment on which the approval was based, before it can benefit from the program. A company must complete its investment and job creation within a certain number of years after its application is approved - generally five years. At this point, the company is "certified" by the Council to begin receiving JDC reimbursements. A company is allowed to designate up to two "related persons" whose jobs and investments may be included in determining whether the qualifying business has met and maintained its minimum job and capital investment requirements so long as the related person's jobs and capital investment are located at the project site.

After certification, the JDC can be claimed only *quarterly*. The reimbursement process is designed to reimburse companies over a 10-year period, or 15-year period for significant projects. (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 *two to eight times greater* than the reimbursable amount. In this way, the 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 the State.

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 at the time the application was approved, 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 wage rate for new positions. Because the statute was designed to encourage higher paying jobs, the higher the wage rate, the greater the benefit will be to the company. A company with positions that all have wages of \$35 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 2025.

2025 Percentage of Taxable Wages Companies May Claim as a Job Development Credit	
Hourly Wage	Maximum % Claimed as a JDC
\$12.70 - \$16.92 / hour	2%
\$16.93 - \$21.15 / hour	3%
\$21.16 - \$31.74 / hour	4%
\$31.75 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 income tax credit. The State’s 46 counties are divided into four classifications based on unemployment rates and per capita income levels. The following illustrations show the rankings for 2025.

2025 Jobs Tax Credit Designations

TIER IV 100%	TIER III 85%	TIER II 70%	TIER I 55%
Abbeville Allendale Bamberg Barnwell Cherokee Dillon Lee Marion Marlboro Orangeburg Union Williamsburg	Chester Chesterfield Clarendon Colleton Darlington Fairfield Greenwood Hampton Horry Laurens McCormick Sumter	Anderson Calhoun Edgefield Florence Georgetown Jasper Kershaw Lancaster Newberry Pickens Saluda	Aiken Beaufort Berkeley Charleston Dorchester Greenville Lexington Oconee Richland Spartanburg York

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	
County Classification	Allowable Credit as % of Total JDC
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. In order to determine the

cost-effectiveness of a project, the Council staff prepares a cost benefit analysis that is presented to the Council when the application is submitted for approval.

PROGRAM ACTIVITY FOR CALENDAR YEAR 2025

ACCOMPLISHMENTS

During calendar year 2025, 55 companies submitted 57 applications that were approved for the Job Development Credit Program. (For significant projects a company may be permitted to submit more than one application.) These companies have made initial commitments to create 8,045 new jobs and to invest \$4.9 billion in capital land, building and/or equipment. The projected 10-year net economic benefit is \$17.0 billion in value to the state, the locality and private citizens in the form of public revenues and wages.

SUMMARY OF APPROVALS	
Number of Approvals	57
Projected Jobs	8,045
Projected Capital Investment	\$4,880,004,798
Net Economic Benefit (over 10 years)	\$17,043,693,979

RECEIPTS & EXPENDITURES	
Revenues:	
Application & Renewal Fees*	\$482,000
<i>*Fees are split between the Coordinating council and the SC Department of Revenue. Number shown above is net value of processing fees.</i>	
Expenditures:	
Coordinating Council Personnel & Administration	\$453,736

APPROVALS BY COUNTY CLASSIFICATION			
County Classification	Number of Projects	Projected Investment	Projected Jobs
Tier 1*	27	\$2,350,083,746	3,874
Tier 2*	6	\$526,786,967	1,084
Tier 3	10	\$483,651,385	1,089
Tier 4	14	\$1,519,482,700	1,998
Total	57	\$4,880,004,798	8,045

** NOTE: Pursuant to Section 12-10-80(D)(2) of the SC Code, when the Council determines that a project is a significant project, the Council may waive a portion of the tier ranking limits and allow a qualifying business to retain up to 95% of the job development credits it collects.*

APPROVALS BY PROJECT TYPE			
Project Type	Number of Projects	Projected Investment	Projected Jobs
Corporate Office	3	35,650,000	400
Distribution	2	254,000,000	240
Manufacturing	51	4,575,354,798	7,305
Service Related	1	15,000,000	100
Total	57	4,880,004,798	8,045

PROJECT APPROVALS*					
Project Number	Project Type	County	Minimum Investment	Minimum Jobs	Projected 10-Year Economic Benefit
EZ2410 3735	Manufacturing	Charleston	\$654,166,445	300	\$951,749,523
EZ2412 3708	Manufacturing	Chester	\$3,850,000	52	\$54,061,201
EZ2427 3718	Manufacturing	Jasper	\$12,020,000	25	\$49,438,547
EZ2431 3733	Manufacturing	Lee	\$31,578,750	57	\$94,388,103
EZ2432 3700	Manufacturing	Lexington	\$70,280,000	132	\$241,855,394
EZ2437 3722	Manufacturing	Oconee	\$12,650,000	41	\$60,594,449
EZ2439 3734	Manufacturing	Pickens	\$60,000,000	105	\$165,077,230
EZ2446 3731	Manufacturing	York	\$155,220,000	116	\$304,297,005
EZ2502 3759	Manufacturing	Aiken	\$3,250	60	\$126,061,578
EZ2503 3762	Manufacturing	Allendale	\$226,170,000	125	\$404,054,731
EZ2504 3804	Manufacturing	Anderson	\$11,500,000	202	\$268,887,530
EZ2506 3738	Manufacturing	Barnwell	\$16,500,000	50	\$87,158,786
EZ2508 3778	Manufacturing	Berkeley	\$47,342,512	74	\$176,913,085
EZ2509 3790	Manufacturing	Calhoun	\$375,000,000	371	\$731,944,488
EZ2510 3760	Manufacturing	Charleston	\$5,850,000	55	\$93,303,773
EZ2510 3769	Manufacturing	Charleston	\$45,936,000	50	\$141,566,920
EZ2510 3785	Manufacturing	Charleston	\$66,311,337	170	\$383,976,177
EZ2511 3743	Manufacturing	Cherokee	\$8,440,000	52	\$63,304,929
EZ2511 3766	Manufacturing	Cherokee	\$20,800,000	50	\$65,113,452
EZ2511 3770	Manufacturing	Cherokee	\$28,950,000	51	\$63,798,193
EZ2511 3783	Manufacturing	Cherokee	\$11,600,000	25	\$37,301,806
EZ2511 3786A	Manufacturing	Cherokee	\$400,000,000	600	\$454,013,720
EZ2511 3786B	Manufacturing	Cherokee	\$200,000,000	300	\$454,013,720
EZ2513 3787	Manufacturing	Chesterfield	\$38,600,000	58	\$130,405,585
EZ2514 3739	Manufacturing	Clarendon	\$251,798,000	250	\$567,792,363
EZ2515 3754	Manufacturing	Colleton	\$5,175,000	233	\$279,535,637
EZ2517 3746	Manufacturing	Dillon	\$64,693,950	32	\$94,746,643
EZ2520 3744	Distribution	Fairfield	\$13,700,000	75	\$131,890,882
EZ2520 3752	Manufacturing	Fairfield	\$34,280,000	135	\$254,488,238
EZ2523 3740	Manufacturing	Greenville	\$25,000,000	56	\$104,852,289
EZ2523 3772	Manufacturing	Greenville	\$25,000,000	60	\$152,396,121
EZ2523 3788	Corporate HQ	Greenville	\$7,300,000	160	\$380,842,914

PROJECT APPROVALS*

Project Number	Project Type	County	Minimum Investment	Minimum Jobs	Projected 10-Year Economic Benefit
EZ2523 3794	Manufacturing	Greenville	\$17,550,000	50	\$98,507,831
EZ2526 3805	Manufacturing	Horry	\$10,750,000	93	\$165,984,538
EZ2530 3748	Manufacturing	Laurens	\$23,248,385	24	\$48,794,776
EZ2530 3764	Manufacturing	Laurens	\$93,000,000	126	\$212,062,239
EZ2530 3774	Manufacturing	Laurens	\$9,250,000	43	\$13,732,917
EZ2532 3777	Manufacturing	Lexington	\$16,100,000	170	\$204,976,980
EZ2537 3780	Manufacturing	Oconee	\$15,000,000	23	\$49,851,259
EZ2538 3773	Manufacturing	Orangeburg	\$248,200,000	155	\$414,469,123
EZ2538 3789A	Manufacturing	Orangeburg	\$120,100,000	392	\$673,047,087
EZ2538 3803	Manufacturing	Orangeburg	\$6,450,000	49	\$78,140,677
EZ2539 3742	Manufacturing	Pickens	\$11,770,000	87	\$104,160,126
EZ2539 3768	Manufacturing	Pickens	\$56,496,967	294	\$547,017,054
EZ2540 3753	Manufacturing	Richland	\$448,573,000	100	\$630,466,145
EZ2540 3797	Service Related	Richland	\$15,000,000	100	\$139,965,397
EZ2540 3800	Manufacturing	Richland	\$3,792,500	64	\$99,080,049
EZ2542 3751	Manufacturing	Spartanburg	\$9,250,000	150	\$259,149,913
EZ2542 3767	Manufacturing	Spartanburg	\$198,009,400	247	\$738,681,633
EZ2542 3784	Manufacturing	Spartanburg	\$26,000,000	70	\$137,594,948
EZ2542 3793	Manufacturing	Spartanburg	\$27,829,302	72	\$119,748,517
EZ2542 3798	Manufacturing	Spartanburg	\$186,000,000	1048	\$1,278,359,851
EZ2544 3747	Manufacturing	Union	\$136,000,000	60	\$191,003,438
EZ2546 3757	Manufacturing	York	\$3,270,000	101	\$175,497,451
EZ2546 3763A	Corporate HQ	York	\$16,075,000	159	\$275,432,453
EZ2546 3763B	Corporate HQ	York	\$12,275,000	81	\$133,078,165
EZ2546 3779	Distribution	York	\$240,300,000	165	\$2,685,066,400
Total			\$4,880,004,798	8,045	\$17,043,693,979

Note that 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.

* Not all projects have been announced.

FINAL REVITALIZATION AGREEMENTS EXECUTED

Company Name	County	Projected 10-Year Net Economic Benefit
Giti Tire Manufacturing (USA) Ltd.	Chester	Included in PY Report
Pierburg US, LLC	Greenville	\$176,847,459
Fitesa Simpsonville, Inc.	Greenville	\$114,760,544
Nova Molecular Recovery QOZB Holdings, LLC	Sumter	\$50,424,464
Chief Industries, Inc.	Lancaster	\$213,146,562
KION North America Corporation	Dorchester	\$407,260,801
KION North America Corporation	Dorchester	\$564,624,286
EPC Power	Greenville	\$333,234,139
Milo's Tea Company, Inc.	Spartanburg	\$227,177,980
Champion Foods	Cherokee	\$293,675,128
ATI Pageland LLC	Chesterfield	\$155,494,143
Valagro USA Manufacturing Inc.	Orangeburg	\$81,351,328
Staubli Corporation	Spartanburg	\$156,036,686
Super Wellness US Inc.	Orangeburg	\$40,615,383
Matica Corp	Spartanburg	\$77,392,419
GXO Logistics Supply Chain, Inc.	Spartanburg	\$362,070,803
LPL Financial LLC	York	\$5,020,737,823
LPL Financial LLC	York	Included in above
Total		\$8,274,849,948

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 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 was 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 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.

CERTIFIED TO BEGIN CLAIMING CREDITS

Company Name	County	Required Minimum Jobs	Required Minimum Investment	Certified Total Jobs	Certified Total Investment
Akasol Inc.	Oconee	122	\$42,700,000	134	\$42,700,000
Giti Tire Manufacturing (USA) Ltd.	Chester	250	\$70,000,000	250	\$70,000,000
Scout Boats, Inc.	Dorchester	92	\$10,900,000	92	\$10,754,769
Trane U.S. Inc.	Richland	700	\$99,946,130	700	\$99,946,130
Charles River Laboratories	Charleston	109	\$10,300,000	109	\$10,300,000
Freightliner Custom Chassis Corporation	Cherokee	127	\$14,119,219	127	\$13,919,219
Pierburg US, LLC	Greenville	85	\$27,000,000	77	\$27,000,000
SEW EURODRIVE, Inc.	Spartanburg	34	\$37,657,650	34	\$37,657,650
Nova Molecular Recovery QOZB Holdings, LLC	Sumter	23	\$14,942,000	21	\$14,942,000
BMW Manufacturing Co., LLC	Spartanburg	200	\$200,000,000	200	\$200,000,000
Standard Textile Carolina, Inc.	Union	45	\$15,072,843	45	\$15,072,843
Champion Foods	Cherokee	237	\$93,079,200	237	\$96,079,200
Total		2,024	\$638,717,042	2,026	\$638,371,811

AMENDMENTS TO EXTEND PERFORMANCE PERIOD

Company Name	EZ Number	Action Taken	Effective Date
Volvo Car USA LLC	EZ1508 2979F-H, J	Approve the preliminary RVA to extend the cut-off date for each to December 31, 2028	8/14/2025
Volvo Car USA LLC	EZ1708 3214A-D	Approve the preliminary RVA to extend the cut-off date for each to December 31, 2028	8/14/2025

OTHER AMENDMENTS APPROVED DURING 2025			
Company Name	EZ Number	Amendment	Effective Date
Circular Composite Solutions	EZ2405 3690	Amend the RVA to lower the total project cost to \$18,746,671	2/6/2025
RBUS, Inc	EZ1229 2726B-D	Amend the RVA to Reduce the minimum job requirements to 75, 100, and 100 respectively	2/6/2025
Continental Tire the Americas, LLC	EZ0629 2109	Amend the RVA to change the method of collection to align all Continental RVA's under one method, effective January 1, 2025.	2/6/2025
Continental Tire the Americas, LLC	EZ1029 2580	Amend the RVA to change the method of collection to align all Continental RVA's under one method, effective January 1, 2025.	2/6/2025
Continental Tire the Americas, LLC	EZ1243 2744A-C	Amend the RVA to change the method of collection to align all Continental RVA's under one method, effective January 1, 2025.	2/6/2025
Nucor Buildings Group South Carolina	EZ1832 3258	Amend the RVA to decrease the minimum job requirement from 66 jobs to 30 jobs effective April 1, 2025	3/6/2025
Explore Industries Services USA 2, Inc	EZ2010 3380	Approve the preliminary RVA to decrease the minimum job requirement from 100 to 60 jobs	6/19/2025
Latitude Corp	EZ2314 3619	Approve the preliminary RVA to include both facilities to be counted towards the jobs and capital investment requirements.	11/6/2025

TERMINATED OR WITHDRAWN PROJECTS						
Company	County	Date Approved	Date Closed	Jobs Created	Investment Achieved	Total JDCs Claimed
98 Ventures Inc.	Greenville	11/7/2019	6/18/2025			
AAC East, LLC	Marlboro	3/2/2017	5/2/2025			
Advanced Ceramic Coatings, LLC	Spartanburg	9/1/2016	5/2/2025			
Advanced Technology International	Berkeley	11/5/2020	9/5/2025			
AESC US, LLC	Florence	3/7/2024	6/30/2025			
AESC US, LLC	Florence	3/7/2024	6/30/2025			
AESC US, LLC	Florence	3/7/2024	6/30/2025			
AESC US, LLC	Florence	3/7/2024	6/30/2025			
AHT Cooling Systems USA Inc.	Charleston	3/3/2016	9/16/2025	25	5,923,000	
Airsys Cooling Technologies Inc.	Spartanburg	7/11/2019	5/2/2025			
Alupress, LLC	Laurens	12/13/2019	6/18/2025			
Antolin Spartanburg Assembly	Spartanburg	8/3/2017	5/2/2025			
Arris Manufacturing, LLC	Marlboro	12/6/2018	5/2/2025			
Arrival Automotive USA Inc.	York	10/1/2020	6/19/2025			
Ascend Performance Materials, LLC	Greenwood	12/12/2016	2/1/2025	24	4,268,000	

TERMINATED OR WITHDRAWN PROJECTS CONTINUED

Company	County	Date Approved	Date Closed	Jobs Created	Investment Achieved	Total JDCs Claimed
AWL Automation, LLC	Spartanburg	7/6/2017	5/2/2025			
BarDak Group Inc.	Calhoun	11/7/2019	6/18/2025			
Black & Decker (U.S.), Inc.	York	9/7/2017	5/2/2025			
Bridgestone Americas Tire Operations, LLC	Aiken	9/12/2019	6/18/2025			
Carolina Cannery, Inc.	Chesterfield	9/1/2016	5/2/2025			
Charles River Laboratories	Charleston	12/6/2018	5/2/2025	109	10,300,000	
Charter NEX Films, Inc.	Richland	7/6/2017	5/2/2025			
China Jushi USA Corporation	Richland	12/2/2016	5/1/2025			
Coroplast Tape Corporation	York	7/9/2020	6/18/2025			
Curtiss-Wright Electro Mechanical Corporation	Berkeley	8/2/2018	5/2/2025			
Custom Profile	Kershaw	12/13/2019	6/18/2025			
DAA Draexlmaier Automotive of America LLC	Spartanburg	7/12/2018	5/2/2025			
DIRTT Environmental Solutions, Inc.	York	10/3/2019	6/18/2025			
Don Construction Products Inc.	Lancaster	4/6/2017	5/1/2025			
DuPont Specialty Products USA, LLC	Berkeley	2/7/2019	6/18/2025			
Eaton Aerospace, LLC	Charleston	12/7/2023	6/12/2025			
Echelon Data Centers	Dillon	10/3/2024	7/15/2025			
Echelon Data Centers	Marion	10/3/2024	7/15/2025			
Echelon Data Centers	Marlboro	10/3/2024	7/15/2025			
Echelon Data Centers	Marlboro	10/3/2024	7/15/2025			
Echelon DC US Holdings LLC	Darlington	10/3/2024	7/15/2025			
Eclipse Automation Southeast, LLC	York	12/6/2018	6/18/2025			
Elite Quartz Mfg LLC	Dillon	2/7/2019	6/18/2025			
Eurocan Manufacturing, Inc.	Allendale	9/7/2017	5/2/2025			
Fresenius Kabi LLC	Spartanburg	7/12/2018	5/2/2025			
Geismar North America, Inc.	Beaufort	3/2/2017	5/2/2025			
Green Cloud Technologies, LLC	Greenville	8/2/2018	5/2/2025			

TERMINATED OR WITHDRAWN PROJECTS CONTINUED

Company	County	Date Approved	Date Closed	Jobs Created	Investment Achieved	Total JDCs Claimed
Green Eagle USA, LLC (fka G2 Composites, LLC)	Georgetown	12/13/2019	6/18/2025			
Harbor Freight Tools Texas, L.P.	Dillon	3/2/2017	5/2/2025			
Harbor Freight Tools Texas, L.P.	Dillon	3/2/2017	5/2/2025			
Huvis Indorama Advanced Materials	Spartanburg	4/5/2018	5/2/2025			
IFA Rotorion North America, LLC	Berkeley	6/1/2017	5/2/2025			
Ingram Micro	Greenville	12/6/2018	5/2/2025			
InjectEZ LLC	Lexington	6/4/2020	6/13/2025			
InvestiNet, LLC	Greenville	12/6/2018	5/2/2025			
JM Steel Corporation	Berkeley	10/4/2018	5/2/2025			
JW Aluminum Company	Berkeley	4/5/2018	5/2/2025			
Kardex US Manufacturing, LLC	Lexington	10/3/2019	6/18/2025			
Kemper Corporation	Union	12/7/2017	5/2/2025			
Keurig Green Mountain, Inc.	Spartanburg	3/8/2018	5/2/2025			
LPL Financial LLC	York	4/3/2014	6/18/2025			
LPL Financial LLC	York	4/3/2014	6/18/2025			
magnolia botanicals, LLC	Dorchester	10/3/2019	6/18/2025			
Meiden America Switchgear, Inc.	Laurens	4/2/2020	6/18/2025			
Microtex Composites	Greenville	3/3/2022	6/24/2025			
Mobile Fleet, Inc.	Marion	3/7/2019	5/2/2025			
Morley Companies, Inc.	Greenville	8/4/2016	5/1/2025			
Motus, LLC	Greenville	7/11/2019	5/2/2025			
Movement Mortgage LLC	Lancaster	12/2/2016	5/2/2025			
Movement Mortgage LLC	Lancaster	12/2/2016	5/2/2025			
NanoTech Global, LLC	Lancaster	11/5/2015	5/2/2025			
National Machinery & Fabrication, Inc.	York	1/30/2020	6/18/2025			
Nephron SC, Inc.	Lexington	6/4/2020	6/13/2025			
Next Gen Alloys, LLC	Chester	7/6/2017	5/2/2025			
Nucor Steel Berkeley (Nucor Corp)	Berkeley	12/13/2019	6/18/2025			
Nutramax Laboratories, Inc.	Lancaster	10/4/2018	5/2/2025			

TERMINATED OR WITHDRAWN PROJECTS CONTINUED

Company	County	Date Approved	Date Closed	Jobs Created	Investment Achieved	Total JDCs Claimed
Nutramax Manufacturing, Inc.	Lancaster	10/4/2018	5/2/2025			
Oldcastle APG South, Inc.	Cherokee	1/30/2020	6/18/2025			
Pacific Industrial Development Corp	Spartanburg	12/2/2016	5/2/2025			
Panthers Football, LLC	York	12/5/2019	6/18/2025			
Pet Supplies Plus, LLC	Orangeburg	7/14/2022	6/19/2025			
PMW Aero, LLC	Pickens	4/4/2019	5/2/2025			
PRC Laser Corporation	Charleston	1/30/2020	6/18/2025			
Pure Power Technologies, Inc.	Richland	4/7/2016	5/1/2025			
R&E Automated Systems, LLC	Spartanburg	7/11/2019	5/2/2025			
Roseburg South Engineered Wood, LLC	Chester	7/6/2017	5/2/2025			
RoundPoint Mortgage Servicing Corporation	York	2/1/2018	5/2/2025			
RoundPoint Mortgage Servicing Corporation	York	2/1/2018	5/2/2025			
RPE Contracting, Inc.	Marion	9/10/2020	6/19/2025			
Ruiz Food Products, Inc.	Florence	6/1/2017	5/2/2025			
SafeRack, LLC	Georgetown	12/3/2015	5/2/2025			
Samsung Electronics Home Appliances America, LLC	Newberry	7/6/2017	5/2/2025			
ServiceMac, LLC	Lancaster	12/6/2018	5/2/2025			
ServiceMac, LLC	Lancaster	12/6/2018	5/2/2025			
Sharonview Federal Credit Union	Lancaster	6/7/2018	5/2/2025			
Siemens Industry, Inc.	Spartanburg	9/12/2019	6/18/2025			
SKI US, Inc.	Orangeburg	10/3/2024	2/24/2025			
Skyline Steel, LLC	York	11/2/2017	5/2/2025			
SPi Energy Co., Ltd. (SPI)	Sumter	3/1/2023	2/25/2025			
Steel Creek Galvanizing Company, LLC	Cherokee	5/4/2017	5/2/2025			
Suminoe Textile of America Corporation	Cherokee	11/7/2013	6/25/2025	89	5,702,833	
Sumter Easy Home LLC	Sumter	6/1/2017	5/2/2025			
Sumter Packaging Corporation	Sumter	12/16/2021	7/7/2025			
Sundaram Holding USA, Inc.	Dorchester	9/6/2018	6/18/2025			

TERMINATED OR WITHDRAWN PROJECTS CONTINUED

Company	County	Date Approved	Date Closed	Jobs Created	Investment Achieved	Total JDCs Claimed
Synergy Steel Holdings, Inc.	Lancaster	7/12/2018	5/2/2025			
Teijin Carbon America, Inc.	Greenwood	4/7/2016	6/18/2025			
Teijin Carbon America, Inc.	Greenwood	4/7/2016	6/18/2025			
Teknoware, Inc.	Horry	9/7/2017	5/2/2025			
Textron Ground Support Equipment Inc.	Berkeley	9/10/2020	4/30/2025			
The Lash Group, Inc.	York	6/5/2014	6/18/2025			
The M&P Lab, Inc	Greenville	4/4/2019	5/2/2025			
Tie & Timber Technologies LLC	Marion	9/6/2018	5/2/2025			
Tin Thanh Group South Carolina Hiro, LLC	Allendale	3/2/2023	6/19/2025			
Tin Thanh Group South Carolina Tire LLC	Allendale	12/15/2022	6/19/2025			
Toray Composite Materials America, Inc.	Spartanburg	2/6/2014	6/18/2025			
Toray Composite Materials America, Inc.	Spartanburg	2/6/2014	6/18/2025			
US Foods, Inc.	York	9/1/2016	5/1/2025			
US Waffle Company, Inc.	Pickens	5/2/2019	5/2/2025			
UST Logistical Systems	Greenville	9/1/2016	5/2/2025			
Valagro USA Manufacturing Inc.	Orangeburg	3/8/2018	5/2/2025			
Valmont Industries, Inc.	Newberry	9/12/2019	6/18/2025			
Vericor Power Systems, LLC	Greenville	4/2/2020	6/18/2025			
Victory Boats, LLC	Fairfield	10/3/2019	6/18/2025			
W International SC, LLC	Berkeley	9/6/2018	6/18/2025			
Wheel Pros	York	9/6/2018	5/2/2025			
World Energy Estill, LLC	Hampton	2/1/2018	5/2/2025			
Yield Scientific, LLC	Hampton	11/7/2019	6/18/2025			
Yokohama TWS North America, Inc.	Spartanburg	5/1/2014	4/19/2025	98	49,678,000	
Zeus Company Inc.	Calhoun	12/7/2017	5/2/2025			
Zeus Company Inc.	Calhoun	12/7/2017	5/2/2025			
Total				345	\$75,871,833	\$741,217

Projects that have withdrawn or were terminated in 2025, either because the project did not meet the investment and job creation requirements before the deadline for performance, or certified to having met requirements but subsequently fell below and chose to withdraw. Due to protections for taxpayer information, JDC claim amounts cannot be provided on a per company basis; however, a net total for all projects in the aggregate is included in the illustration above.

It should be noted that the number closed for 2025 is substantially high due to a change in procedure that allows CCED staff to close projects where fees are outstanding.

CERTIFIED CLOSED PROJECTS							
Company	County	Closed Status	Date Approved	Date Closed	Jobs Created	Investment Achieved	Total JDCs Claimed
BorgWarner, Inc.	Oconee	Timed Out	4/5/2012	10/1/2025	30	26,448,398	
Bosch Rexroth Corporation	Greenville	Timed Out	11/3/2011	9/30/2025	160	80,000,000	
CeramTec North America Corporation	Laurens	Timed Out	12/19/2013	12/31/2025	27	13,165,000	
Elkem Silicones USA Corp.	York	Timed Out	6/2/2011	9/30/2025	54	14,729,976	
Flame Spray North America, Inc.	Laurens	Timed Out	4/7/2011	6/30/2025	50	10,177,246	
Kaydon Corporation	Sumter	Timed Out	3/4/2010	5/7/2025	51	10,022,998	
Keer America Corporation	Lancaster	Timed Out	6/6/2013	12/31/2025	146	52,152,000	
Mankiewicz Coatings, LLC	Berkeley	Timed Out	11/5/2009	5/6/2025	23	2,924,475	
Nexans High Voltage USA Inc.	Berkeley	Timed Out	9/1/2011	10/1/2025	62	72,750,000	
Nutramax Laboratories, Inc.	Lancaster	Timed Out	6/29/2010	3/31/2025	30	1,225,000	
Palmetto Synthetics, LLC	Williamsburg	Timed Out	6/29/2010	6/30/2025	75	7,040,000	
Saati Americas Corporation	Greenville	Timed Out	6/29/2010	6/30/2025	70	13,458,460	
Schaeffler Group USA, Inc.	Chesterfield	Timed Out	8/5/2010	9/30/2025	70	25,143,126	
Scout Boats, Inc.	Dorchester	Timed Out	12/20/2013	12/31/2025	102	1,550,000	
SEW EURODRIVE, Inc.	Spartanburg	Timed Out	6/2/2011	12/31/2025	40	20,000,000	
Walgreen Company	Anderson	Timed Out	12/3/2003	5/6/2025	463	160,000,000	
ZF Transmissions Gray Court, LLC	Laurens	Maxed Out	12/15/2011	10/1/2025	1275	231,764,000	
Total					2,728	\$742,550,679	\$46,133,770

Projects that have closed with a status of “Timed Out” were closed after the maximum time period for participating in the program, but without having received claims equal to the total eligible, reimbursable expenditures. Due to protections for taxpayer information, JDC claim amounts cannot be provided on a per company basis; however, a net total for all projects in the aggregate is included in the illustration above.

EVALUATION OF CLOSED PROJECTS

While actual JDC claims submitted are proprietary information not subject to disclosure under the South Carolina Freedom of Information Act, the Council does collect and evaluate this data. Of the 142 projects closed during the 2025 calendar year:

- 22 of these projects satisfied their investment and job creation requirements and, as a result, had been certified as eligible to claim Job Development Credits.
 - Only one of these projects was able to claim the maximum amount of credits available under its revitalization agreement.
 - 15 participated in the program for the duration of their claim period but still were not able to receive full benefit. These 15 projects closed after receiving only 9.4% of the potential benefit, typically because their eligible expenditures far exceeded their ability to claim credits over the life of their respective agreements. These companies collectively claimed only \$17 million out of a potential \$187 million credits available.
 - One of the projects satisfied the requirements but never claimed and the time of the claim period has now expired.
 - Five of the projects satisfied the requirements and began claiming but then fell below before the end of the claim period and either withdrew or the file was terminated.
- 120 of these projects did not meet requirements and either withdrew or the file was terminated. The approval dates go back as far as 2014. This number is abnormally high due to a change in procedure that allows CCED staff to close projects where fees are outstanding.

Overall:

- Of the 22 projects that were eligible to claim credits, the projects created a total of at least 3,073 jobs and invested or caused to be invested a total of \$818 million.
- Five projects included in the 22 projects were able to certify to jobs and investment but were unable to claim any credits.
- 120 projects were withdrawn or terminated before fully executing their RVA and/or certifying to jobs and investment and therefore did not report on the creation of jobs or investment.

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 JDCs.

HISTORICAL PERSPECTIVE OF ENTERPRISE ZONE PROGRAM ACTIVITY

Although this report is for the purpose of detailing annual activity, companies have up to five years to certify to meeting investment and job creation requirements and 10 years or 15 years, as applicable to claim job development credits. On an aggregate basis, the following table shows the total number of projects approved from 2011 to 2022 including the total number of projects that were approved and total number of projects that went on to certify to jobs and investment. The table also shows current project status: closed projects; preliminary RVA projects, which are projects that have not yet executed their RVA; executed RVA projects, which are projects that have not yet certified to meeting their jobs and investment requirements; and currently claiming credits projects, which are projects that have certified and are currently eligible to claim credits. Projects that were approved from 2023 to 2025 have not yet made significant progress and are therefore not included in the table.

Year Approved	Approved	Certified
2011	58	35
2012	54	28
2013	54	27
2014	80	27
2015	78	33
2016	68	17
2017	74	25
2018	69	20
2019	49	8
2020	57	9
2021	69	9
2022	72	1

Closed	Preliminary RVA	Executed RVA	Currently Claiming Credits
44			14
35			19
36			18
53	5		22
42	4		32
56			12
46	4		24
48		2	19
38		3	8
13	29	6	9
3	40	17	9
4	47	20	1

PROGRAM IMPROVEMENTS DURING 2025

There were no legislative changes to the Enterprise Program during 2025.

The model used for cost-benefit analysis is updated annually with data from publicly available resources. The following items are updated annually:

- Tier rankings of counties
- Discount and inflation rates
- Cost per student
- Cost of training
- Median home prices by county and State
- Average annual pay by county and State
- Bureau of Labor Statistics data on job multiplier impacts by NAISC

The Council will also contact Fiscal Affairs every few years to discuss any additional statutory updates to the model, and the Council will work with the Department of Revenue to determine if any future updates to the model can be incorporated.