

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF AN INDUCEMENT AGREEMENT BY AND BETWEEN GREENVILLE COUNTY, SOUTH CAROLINA AND A COMPANY OR COMPANIES KNOWN TO THE COUNTY AT THIS TIME COLLECTIVELY AS PROJECT BUGLE (THE “COMPANY”), WHEREBY, UNDER CERTAIN CONDITIONS, GREENVILLE COUNTY WILL EXECUTE A FEE IN LIEU OF TAX AGREEMENT WITH THE COMPANY WITH RESPECT TO AN INDUSTRIAL PROJECT IN THE COUNTY, WHEREBY THE PROJECT WOULD BE SUBJECT TO CERTAIN FEES IN LIEU OF TAXES; AND PROVIDING FOR RELATED MATTERS.**

**WHEREAS, GREENVILLE COUNTY, SOUTH CAROLINA** (the “County”), acting by and through its County Council (the “County Council”), is authorized and empowered under and pursuant to the provisions of Title 12, Chapter 44, Code of Laws of South Carolina 1976, as amended (the “Act”), to enter into agreements with industry, to offer certain privileges, benefits, and incentives as inducements for economic development within the County; to acquire, or cause to be acquired, properties as may be defined as “projects” in the Act and to enter agreements with the business or industry to construct, operate, maintain and improve such projects; to enter into or allow financing agreements with respect to such projects; and to accept any grants for such projects, through which powers the industrial and business development of the State will be promoted, whereby the industry would pay fees-in-lieu-of taxes with respect to qualified industrial projects; through all such powers the industrial development of the State of South Carolina (the “State”) will be promoted and trade developed by inducing manufacturing and commercial enterprises to locate or remain in the State and thus utilize and employ the manpower, products and resources of the State and benefit the general public welfare of the County by providing services, employment, recreation or other public benefits not otherwise provided locally; and

**WHEREAS,** a company or companies known to the County at this time collectively as Project Bugle (the “Company”) have requested the County assist it in the acquisition, construction and installation of certain land, buildings, improvements, fixtures, machinery, equipment, furnishings and other real and/or tangible personal property (collectively, the “Project”) constituting an expansion of the Company’s manufacturing facilities in the County, including the construction of a new facility in the County, which activities and investments will result in aggregate investment by the Company, together with any Sponsor Affiliates (within the meaning of the Act), of not less than \$8,700,000 in the County during the period beginning January 1, 2015 and ending December 31, 2020 (the “Investment Period”), and the Company expects, but is not required, to create approximately 125 new, full-time jobs with respect thereto; and

**WHEREAS,** the Company has requested that the County enter into a fee in lieu of tax agreement, thereby providing for certain fee in lieu of tax incentives with respect to the Project, all as more fully set forth in the Inducement Agreement attached hereto and made a part hereof; and

**WHEREAS,** pursuant to the authority of Section 4-1-170, Code of Laws of South Carolina 1976, as amended, and Article VIII, Section 13 of the South Carolina Constitution, the County has agreed to use its best commercially reasonable efforts to cause the Project site to be located in a multi-county industrial and business park (a “Multi-County Park”) established by the County pursuant to qualifying agreement with an adjoining county in the State; and;

**WHEREAS,** the County has determined on the basis of the information supplied to it by the Company that the Project would be a “project” and “economic development property” as such terms are defined in the Act and that the Project would serve the purposes of the Act; and

**WHEREAS**, the County has determined and found, on the basis of representations of the Company, that the Project is anticipated to benefit the general public welfare of the County by providing services, employment, recreation or other public benefits not otherwise provided locally; and, that the Project gives rise to no pecuniary liability of the County or any incorporated municipality or a charge against the general credit or taxing power of either; that the purposes to be accomplished by the Project, i.e., economic development, retention of jobs, and addition to the tax base of the County, are proper governmental and public purposes; that the inducement of the location of the Project within the County and State is of paramount importance; and that the benefits of the Project will be greater than the costs; and has agreed to effect the issuance and delivery of an Inducement Agreement on the terms and conditions hereinafter set forth;

**NOW, THEREFORE, BE IT RESOLVED**, by the County Council as follows:

Section 1. Pursuant to the authority given to the County Council by the Constitution of the State of South Carolina and the Act, for the purposes of inducing the location of the Project in the County and providing for the payment by the Company of fees in lieu of tax with respect to the Project pursuant to Section 12-44-40 of the Act, there is hereby authorized to be executed an Inducement Agreement between the Company and the County pertaining to the Project so as to (a) establish that the County and the Company will be parties to a Fee in Lieu of Tax Agreement pertaining to the Project (the "FILOT Agreement"), and (b) confirm that the County will use its best efforts to cause the Project site to be located within a Multi-County Park for the term of the FILOT Agreement.

Section 2. The provisions, terms and conditions of the FILOT Agreement by and between the County and the Company shall be prescribed and authorized by subsequent ordinance of the County Council, which to the extent not prohibited by law, shall be consistent with the terms of this resolution and the Inducement Agreement.

Section 3. In connection with the above, the Chairman of County Council, the County Administrator and the Clerk to County Council are hereby authorized and directed to execute the Inducement Agreement, substantially in the form attached hereto and with such changes as do not adversely impact the County and as may be recommended by counsel for the County, in the name of and on behalf of the County, and the Clerk of County Council is hereby authorized to attest the same; and the County Administrator is hereby further authorized and directed to deliver the executed Inducement Agreement to the Company.

Section 4. All orders, resolutions and parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed. This resolution shall take effect and be in full force from and after its passage by the County Council.

Section 5. The authorization of the execution and delivery of the documents related to the FILOT agreement and all other documents or obligations of the County required by the Inducement Agreement is subject to the compliance by the County Council with the provisions of the Home Rule Act regarding the procedural requirements for adopting ordinances and resolutions.

Section 6. It is the intention of the County Council that this resolution shall constitute an inducement resolution and that the Inducement Agreement constitute an inducement agreement for the Project within the meaning of the Act.

Done in meeting duly assembled this \_\_\_\_ day of \_\_\_\_\_, 2015

**GREENVILLE COUNTY, SOUTH CAROLINA**

(SEAL)

By: \_\_\_\_\_  
Chairman of County Council

By: \_\_\_\_\_  
County Administrator  
Greenville County, South Carolina

ATTEST:

By: \_\_\_\_\_  
Clerk to County Council  
Greenville County, South Carolina

## INDUCEMENT AGREEMENT

**THIS INDUCEMENT AGREEMENT** (this "Agreement") made and entered into as of \_\_\_\_\_, 2015 by and between **GREENVILLE COUNTY, SOUTH CAROLINA**, a body politic and corporate and a political subdivision of the State of South Carolina (the "County"), and \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_ (the "Company").

**WITNESSETH:**

### ARTICLE I RECITATION OF FACTS

Section 1.1. As a means of setting forth the matters of mutual inducement which have resulted in the making and entering into of this Agreement, the following statements of fact are herewith recited:

(a) The County, by and through its County Council, is authorized and empowered by the provisions of Title 12, Chapter 44, Code of Laws of South Carolina 1976, as amended (the "Act") to allow for the payment of certain fees in lieu of ad valorem taxes with respect to industrial properties through which the industrial development of the State of South Carolina (the "State") will be promoted and trade developed by inducing new industries to locate in the State and by encouraging industries now located in the State to expand their investments and thus utilize and employ manpower and other resources of the State and benefit the general public welfare of the County by providing services, employment, recreation or other public benefits not otherwise provided locally.

(b) The Company has requested the County's assistance in the acquisition, installation and construction of certain improvements, fixtures, machinery, equipment, furnishings and/or other real and/or tangible personal property (collectively, the "Project") to constitute an expansion of the Company's manufacturing facilities in the County, including the construction of a new facility in the County. The Project will involve an aggregate investment of at least \$8,700,000 by the Company and any Sponsor Affiliates (within the meaning of the Act) during the period beginning January 1, 2015 and ending December 31, 2020 (the "Investment Period"). The Company expects, but is not required, to create approximately 125 new, full-time jobs with respect thereto.

(c) The Company and the County have agreed to negotiate an agreement for payments in lieu of ad valorem taxes as authorized by the Act.

(d) Pursuant to the authority of Section 4-1-170, Code of Laws of South Carolina, as amended (the "Multi-County Park Act"), and Article VIII, Section 13 of the South Carolina Constitution, the County will use its best commercially reasonable efforts to cause the Project site(s) to be located in a multi-county industrial and business park (a "Multi-County Park") established by the County pursuant to qualifying agreement with an adjoining county in the State (a "Multi-County Park Agreement").

(e) The County has given due consideration to the economic development impact of the Project, and as a preliminary matter based on information provided by the Company, hereby finds and determines that (i) the Project is anticipated to benefit the general public welfare of the County by providing service, employment, recreation or other public benefits not otherwise provided locally, (ii) the Project will give rise to no pecuniary liability of the County or any incorporated municipality or a charge against the general credit or taxing power of either, (iii) the purposes to be accomplished by the Project, i.e., economic development, retention of jobs, and addition to the tax base of the County, are proper governmental and public purposes, (iv) the inducement of the location or expansion of the Project within

the County and State is of paramount importance and (v) the benefits of the Project will be greater than the costs. The County, therefore, has agreed to effect the issuance and delivery of this Agreement pursuant to the Act and a Resolution of the County Council adopted \_\_\_\_\_, 2015 (the "Resolution"), and on the terms and conditions set forth.

## **ARTICLE II UNDERTAKINGS ON THE PART OF THE COUNTY**

The County agrees as follows:

Section 2.1. The County, subject to the limits set forth herein, agrees to enter into a Fee in Lieu of Tax Agreement (the "FILOT Agreement") with the Company with respect to the Project.

Section 2.2. The FILOT Agreement will be executed at such time and upon such mutually acceptable terms as the Company shall request, subject to the provisions of Section 4.2 herein.

Section 2.3. The terms and provisions of the FILOT Agreement by and between the County and the Company shall be substantially in the form generally utilized in connection with the Act, as to be agreed upon by the County and the Company. The FILOT Agreement shall contain, in substance, the following provisions:

(a) The term of the FILOT Agreement will coincide with the twenty year term of the negotiated fee pursuant to the Act.

(b) The FILOT Agreement shall provide that, in the performance of the agreements contained therein on the part of the County, such Agreement will not give rise to any pecuniary liability of the County and shall not create a charge against the general credit or taxing power of the County, the State of South Carolina or any incorporated municipality.

(c) The FILOT Agreement shall contain a provision requiring the Company to make payments in lieu of taxes to the County for a period of twenty (20) years after each year of the capital investment made under the FILOT Agreement during the Investment Period, and any extension of such investment period by written amendments or supplements to the FILOT Agreement granted by the County in its sole discretion to the extent permitted by law. The amounts of such payments shall be determined by using (i) an assessment ratio of 6%; (ii) a fixed millage rate equal to the cumulative millage rate in effect at the site(s) of the Project as of June 30, 2014, which the parties understand to be 278.4 mills; and (iii) the fair market value of Project property as determined by the Department of Revenue in accordance with the Act. For purposes of computing the amount of such fee, in accordance with the terms of Section 12-44-50(2) of the Act, the property shall be allowed all applicable property tax exemptions except the exemption allowed under Section 3(g) of Article X of the Constitution of the State of South Carolina and the exemptions allowed pursuant to Sections 12-37-220(B)(32) and (34) of the Code of Laws of South Carolina 1976, as amended.

(d) The Company may dispose of and replace property subject to fee in lieu of tax payments, as set forth in Section 12-44-60 of the Act; the fee with respect to such replacement property shall be calculated in accordance with the provisions of said Section 12-44-60.

Section 2.4. The County hereby permits the planning, design, acquisition, construction and carrying out of the Project to commence prior to the execution and delivery of the FILOT Agreement. Contracts for acquisition, construction and purchase of land, buildings, machinery, equipment and related

real and personal property deemed necessary under the FILOT Agreement or that are otherwise permitted under the Act may be let by the Company, in its sole discretion.

Section 2.5. The County agrees to use its best commercially reasonable efforts to cause the new Project site to be located in a duly created Multi-County Park established pursuant to a Multi-County Park Agreement and the Multi-County Park Act, which agreement, as extended or any successor Multi-County Park Agreement, shall terminate no earlier than the termination date of the FILOT Agreement.

Section 2.6. Notwithstanding anything in this Agreement to the contrary, the authorization by the County of the FILOT Agreement is subject to compliance by the County with the provisions of the Home Rule Act regarding the enactment of ordinances and shall not constitute a general obligation or indebtedness of the County nor a pledge of the full faith and credit or the taxing power of the County. Further, the County will perform such other acts and adopt such other proceedings, consistent with this Agreement, as may be required to faithfully implement this Agreement and will assist, in good faith and with all reasonable diligence, with such usual and customary governmental functions as will assist the successful completion of the Project by the Company.

### **ARTICLE III UNDERTAKINGS ON THE PART OF THE COMPANY**

Section 3.1. The County will have no obligation to assist the Company in finding any source of financing for all or any portion of the property constituting the Project and the Company may endeavor to finance the Project to the extent required to finance the cost of the acquisition, construction and installation of the Project.

Section 3.2. If the Project proceeds as contemplated, the Company further agrees as follows:

(a) To enter into the FILOT Agreement, under the terms of which it will obligate itself to make the payments required by the Act including, but not limited to, payments in lieu of taxes at rates calculated in accordance with Section 2.3(c) hereof;

(b) With respect to the Project, to reimburse the County for all out-of-pocket costs, including reasonable attorney's fees of the County actually incurred, and other out-of-pocket expenditures to third parties to which the County might be reasonably put with regard to executing and entering into this Agreement and the FILOT Agreement;

(c) To hold the County harmless from all pecuniary liability including, without limitation, environmental liability, and to reimburse the County for all expenses to which the County might be put in the fulfillment of its obligations under this Agreement and in the implementation of its terms and provisions, including reasonable legal expenses and fees;

(d) To indemnify, defend and hold the County and the individual directors, officers, agents and employees thereof harmless against any claim or loss or damage to property or any injury or death of any person or persons occurring in connection with the planning, design, acquisition, construction and carrying out of the Project. The Company also agrees to reimburse or otherwise pay, on behalf of the County, any and all expenses not hereinbefore mentioned incurred by the County in connection with the Project. This indemnity shall be superceded by a similar indemnity in any FILOT Agreement;

(e) To apply for, and use commercially reasonable efforts to obtain, all permits, licenses, authorizations and approvals required by all governmental authorities in connection with the construction and implementation of the Project; and

(f) To invest an aggregate of not less than \$8,700,000 in the Project by the end of the Investment Period.

#### **ARTICLE IV GENERAL PROVISIONS**

Section 4.1. All commitments of the County under Article II hereof are subject to all of the provisions of the Act, including, without limitation, the condition that nothing contained in this Agreement shall constitute or give rise to a pecuniary liability of the County or any incorporated municipality or a charge against the general credit or taxing powers of either.

Section 4.2. All commitments of the County and the Company hereunder are subject to the condition that the County and the Company agree on mutually acceptable terms and conditions of all documents, the execution and delivery of which are contemplated by the provisions hereof, and the adoption by the County Council of an ordinance authorizing the execution and delivery of such documents and approving the terms thereof. If the parties enter into the FILOT Agreement, each party shall, perform such further acts and adopt such further proceedings as may be required to faithfully implement its undertakings pursuant to the FILOT Agreement.

Section 4.3. If for any reason this Agreement (as opposed to the FILOT Agreement, which is contemplated to be negotiated, signed and delivered subsequent to the execution and delivery of this Agreement) is not executed and delivered by the Company on or before December 31, 2015, the provisions of this Agreement may be cancelled by the County by delivery of written notice of cancellation signed by the County Administrator and delivered to the Company; thereafter neither party shall have any further rights against the other and no third parties shall have any rights against either party except that the Company will pay the out-of-pocket expenses to third parties of officers, agents and employees of the County and counsel for the County incurred in connection with the authorization and approval of this Agreement and the FILOT Agreement.

Section 4.4. The parties understand that the Company may choose not to proceed with the Project, in which event this Agreement shall be cancelled and, subject to the parties' obligations described in Section 4.3, neither party shall have any further rights against the other, and no third party shall have any rights against either party.

Section 4.5. To the maximum extent allowable under the Act, the Company may, with the prior consent of the County (which shall not be unreasonably withheld), assign (including, without limitation, absolute, collateral, and other assignments) all or part of its rights and/or obligations under this Agreement to one or more other entities, in connection with the FILOT Agreement, without adversely affecting the benefits to the Company or its assignees pursuant hereto or pursuant to the Act; provided, however, that the Company may make any such assignment to an affiliate (within the meaning of U.S. Treasury regulations) of the Company without obtaining the consent of the County, to the extent permitted by law.

Section 4.6. This Agreement may not be modified or amended except by a writing signed by or on behalf of all parties by their duly authorized officers and approved by appropriate legal process. No amendment, modification, or termination of this Agreement, and no waiver of any provisions or consent required hereunder shall be valid unless consented to in writing by all parties.

Section 4.7. Nothing in this Agreement or any attachments hereto is intended to create, and no provision hereof should be so construed or interpreted as to create any third party beneficiary rights in any form whatsoever nor any form of partnership or other legal entity relationship between the County and the Company.

Section 4.8. This Agreement constitutes the entire agreement between the parties regarding the matters set forth herein. This Agreement shall be interpreted by the laws of the State of South Carolina.

**IN WITNESS WHEREOF**, the parties hereto, each after due authorization, have executed this Inducement Agreement on the respective dates indicated below, as of the date first above written.

**GREENVILLE COUNTY, SOUTH CAROLINA**

(SEAL)

By: \_\_\_\_\_  
Chairman of County Council

By: \_\_\_\_\_  
County Administrator  
Greenville County, South Carolina

Attest:

By: \_\_\_\_\_  
Clerk, County Council of  
Greenville County, South Carolina



[SECOND SIGNATURE PAGE OF INDUCEMENT AGREEMENT]

\_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_