



County Administrator's Office

Joseph Kernell  
County Administrator

**MEMORANDUM**

**To: County Council Members**

**From: Joseph Kernell, County Administrator** *AK*

**Subject: Economic Development Project – Releasing Property at Tax Map Numbers P011000201200 and P011000200300**

**Date: September 2, 2016**

Greenville County has the opportunity to receive an economic development project with a capital investment of \$46 million and the creation of 1,000 new jobs within 5 years.

In order for the company to make a final decision, Greenville County has been asked to authorize the release of its (County's) reversionary rights in the properties to be acquired by the company. The properties are a portion of the Farmer's Market site located off of Rutherford Road. In 1979, the County Council deeded these properties to the State of South Carolina for so long as they are used as a farmer's market. Any use, other than that of a farmer's market, would cause the properties to revert to Greenville County.

The South Carolina Department of Agriculture intends to sell the properties to the prospective company once the County has authorized the release. As a condition of authorizing the release, the Department of Agriculture has offered to direct the portion of the proceeds of the land to be reinvested in Greenville County for agricultural purposes.

As recommended by the Finance Committee, approval of this item by County Council will: authorize the Chairman of County Council and County Administrator to execute documents releasing the County's reversionary interest in the properties identified at Greenville County Tax Map Numbers P011000201200 and P011000200300, so long as the proceeds of the sale of the land are reinvested in Greenville County for agricultural purposes and with \$150,000.00 of the proceeds provided to Greenville County for grants to Simpsonville and Travelers Rest Farmers Markets.

State of South Carolina  
**Department of Agriculture**



Hugh E. Weathers  
Commissioner

July 12, 2016

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Mr. Joseph Kernell  
Greenville County Administrator  
301 University Ridge  
Suite 2400  
Greenville, SC 29601

Dear Mr. Kernell,

Our agency has been working with your staff, and others, for quite some time on a property transaction and economic development project involving a portion of land at the current Greenville State Farmers Market (GSFM). In order for this project to move forward, it must be approved by the State Fiscal Accountability Authority (SFAA) at their August 23, 2016 meeting. I'm requesting a letter of support from Greenville County to include in the package, which must be submitted by July 19. My draft notification letter to SFAA is enclosed.

South Carolina Department of Agriculture (SCDA) commits to invest all the proceeds of the portion of land to be sold back in the Greenville County through the following:

1. Renovation and/or replacement of the remaining GSFM property, facilities, and equipment
2. Replace and rebuild income streams lost due to the sale of property
3. Marketing and agribusiness development to support the GSFM and local food systems
4. \$150,000 paid directly to Greenville County at closing to enhance community based farmers markets, and to relocate food-related businesses negatively impacted by the property transaction

There has been discussion about SCDA building a brand new Farmers Market in another location. Unfortunately neither the land sale proceeds, projected operating revenue, nor consumer market research in the Greenville area, supports this.

What SCDA is proposing is a good compromise, and the opportunity cost for Greenville, the State, and the agriculture industry is too high. I look forward to hearing from you this week.

Sincerely,

A handwritten signature in cursive script that reads "Hugh E. Weathers" with a long horizontal flourish extending to the right.

Hugh E. Weathers

Enclosure