



**2009 - 2010
6th Annual
Economic Development
Report**

**Presented to
Colleton County Council
July 6, 2010**



July 6, 2010

TO: Colleton County Council and the Citizens of Colleton County

Over the past six years Colleton county has collectively accomplished a great deal to foster future economic growth. In 2004 the Economic Alliance Board determined that if Colleton County was to change its plight it had to address three primary issues: community appearance, product development, and education / workforce development.

Today Colleton County is better prepared than ever to attract new capital investments relating to light manufacturing, distribution, aviation and health care. New economic development projects such as the Level IV certified site at I-95, the new 100,000 sq. ft. "spec" building, the Foreign-Trade Zone (FTZ) status, the many airport improvements including the terminal building and runway upgrades, runway extension, Instrument Landing System (ILS) certification, GPS at all active runways, ADS-B tower, property tax incentives, multi-county park designations, additional land acquisition for future runway extension will all assist in Colleton's economic success.

Coupled with our product development initiatives the partnership with education has resulted in a \$90 million schools facilities program which addresses our deteriorating school buildings and a new high school complex. Additionally, this office has been instrumental in securing \$3 million for a new workforce training center which is to provide certified skills that meet the needs of business and industry.

New companies such as **Jaxco Industries** (2006), **Hammernill Glass** (2007), **K&M Tire Distribution** (2007), **Pioneer Boats** (2008), **ArborGen** (2008), **Marketing Services International** (2009), and **Amelia Bay** (2010) have made Colleton County their new home.

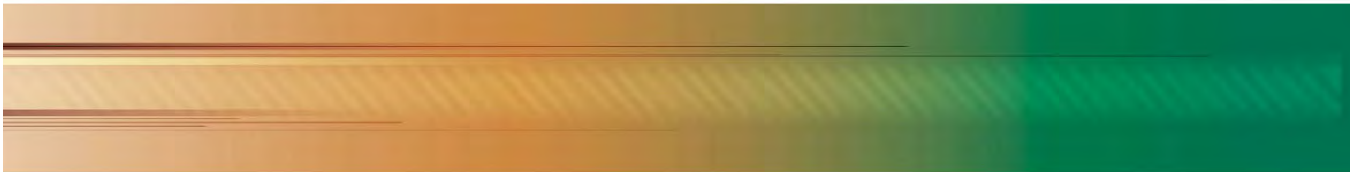
The accomplishments of our recent past are the result of the partnership which has been formed. We need to continue to build bridges, not silos.

It has been my honor to serve Colleton County and extend my appreciation to Colleton County Council and Administration, the Colleton County Economic Alliance Board, and the Colleton County Resource and Development Board for their leadership, guidance, and support.



Sincerely,

Peter H. Arnot
Executive Director



2009-2010 6th Annual Economic Development Report

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 Colleton County Resource & Development Board

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2009 - 2010 Board of Directors

2009 - 2010 Board of Directors

Colleton County Resource and Development

Allen Bell

Retired

Travis Godley

Coastal Glass Distributors

Todd Litchfield

South Carolina Electric & Gas

Vic Nettles

Palmetto Environmental, Inc.

David Smalls

Walterboro-Colleton Chamber of Commerce

Mark Walling

Coastal Electric Cooperative

Sabrina Williams

Bright Matthews Law Firm

Colleton County Economic Alliance

Travis Godley

(Colleton County Resource & Development Board)

Becky Hill

Colleton County Treasurer
(Walterboro-Colleton Airport Commission)

Larry Hinz (Utility)

Coastal Electric Cooperative

Todd Litchfield (Utility)

South Carolina Electric & Gas

Robert Mixon (Small Business)

United Country Real Estate

Mitch Mongell (Medical)

Colleton Medical Center

Lee Petrolawicz (Finance)

South Carolina Bank & Trust

Ken Sarley (Existing Industry)

ABB / Optimum Nutrition

David Smalls (Chamber of Commerce)

Walterboro-Colleton Chamber of Commerce

Leila Williams (Education)

Colleton County School District

Bill Young (Municipal)

City of Walterboro

Organization

Organization



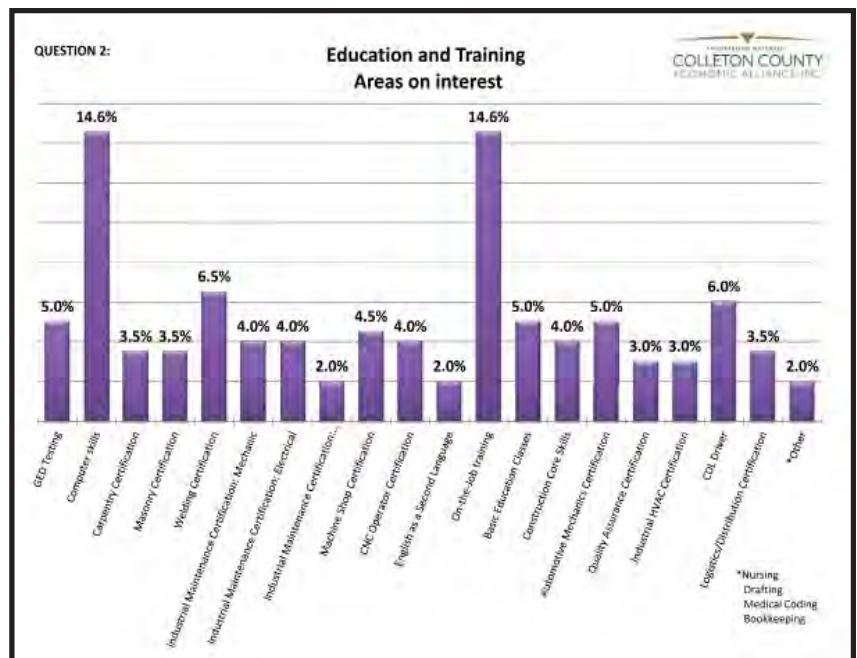
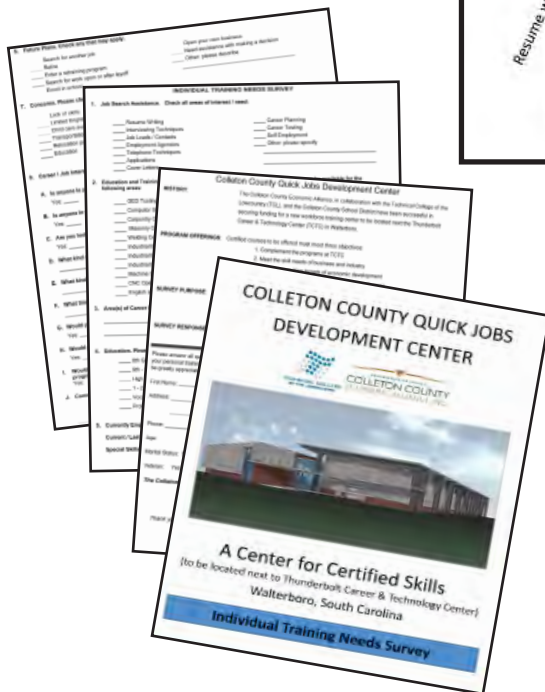
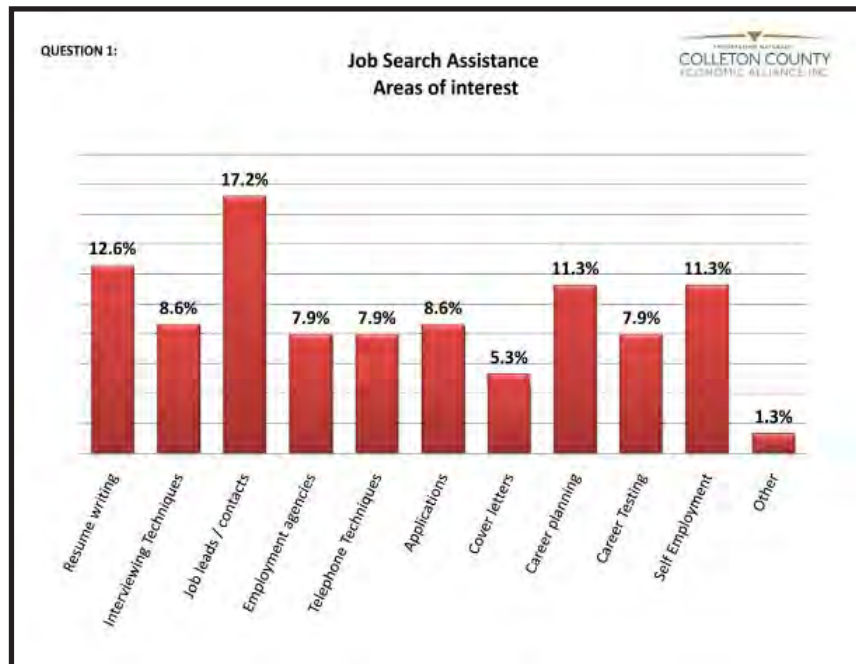
100,000 sq. ft. "spec" building at Colleton County Commerce Center Park

- ▼ Construction of new 100,000 sq. ft. "spec" building begins in July and is completed in November
- ▼ Received 17 bids for gravity sewer line at new Colleton County Quick Jobs Training Center. Project also eliminates Thunderbolt Career & Technology Center sewer lagoon system. Low bid: \$384,000
- ▼ SCE&G / SCANA contributes \$12,500 for updating Colleton's marketing material
- ▼ Colleton County Economic Alliance received Award of Excellence from Southern Economic Development Council (SEDC) for its new marketing publication
- ▼ University of South Carolina Salkehatchie and Colleton County Economic Alliance host annual Industry Appreciation event
- ▼ Governor Mark Sanford visits Colleton County spec building site and discusses workforce training center efforts and issues
- ▼ Colleton County Council approves \$36,000 contract with R.M. Moore to Gyro Trac 40 acres at Colleton County Commerce Center
- ▼ Acquired 84 acres (western half) of Colleton County Commerce Center
- ▼ Colleton County Commerce Center re-certified as a Level IV "shovel ready" industrial site



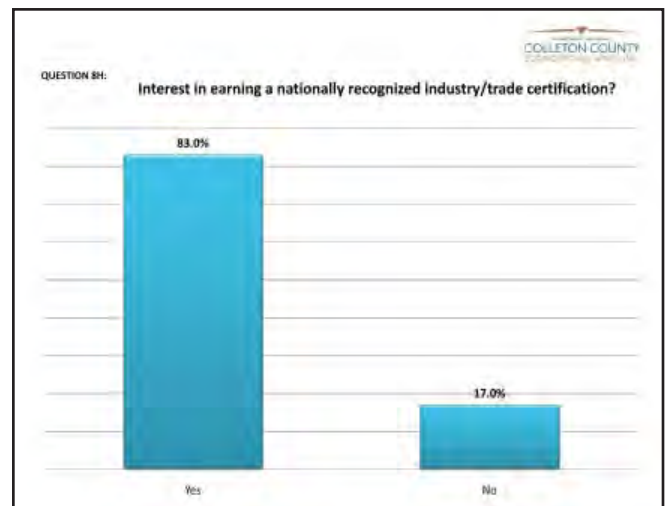
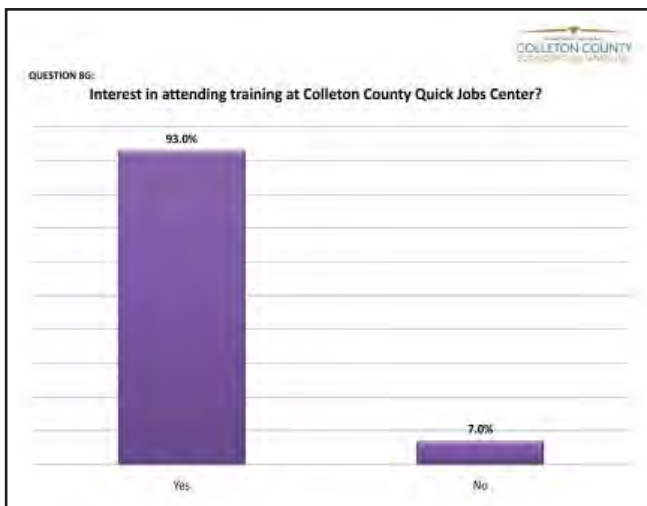
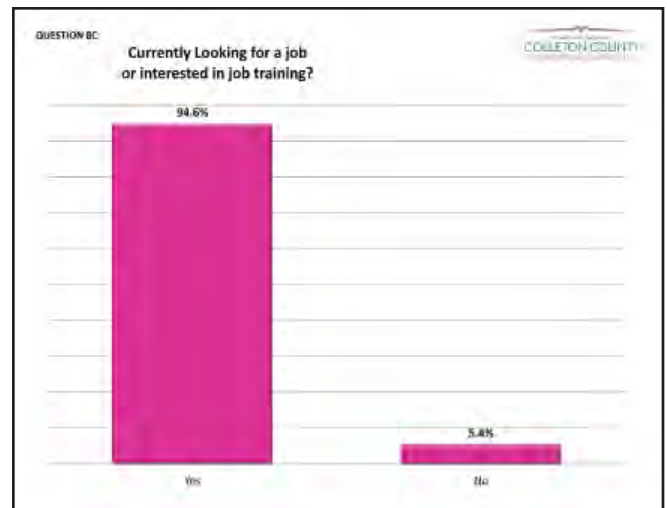
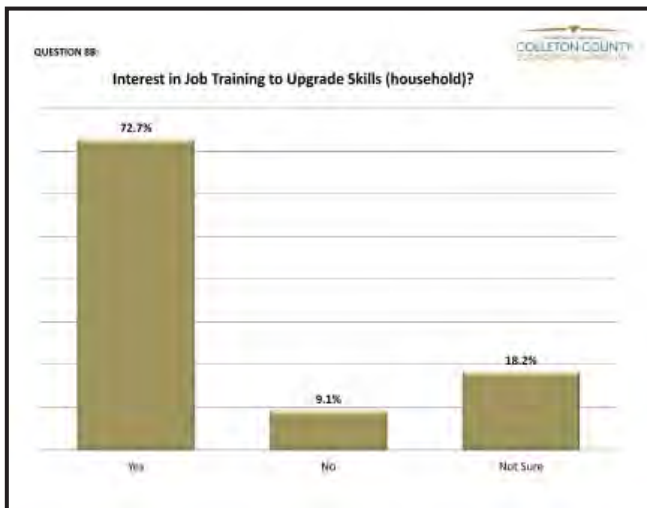
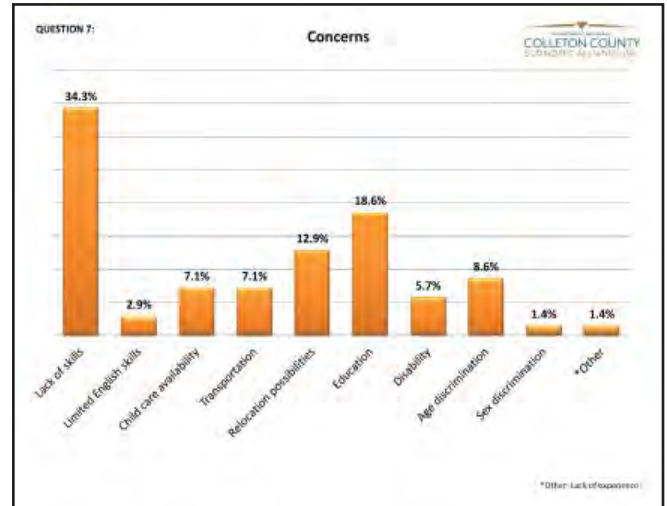
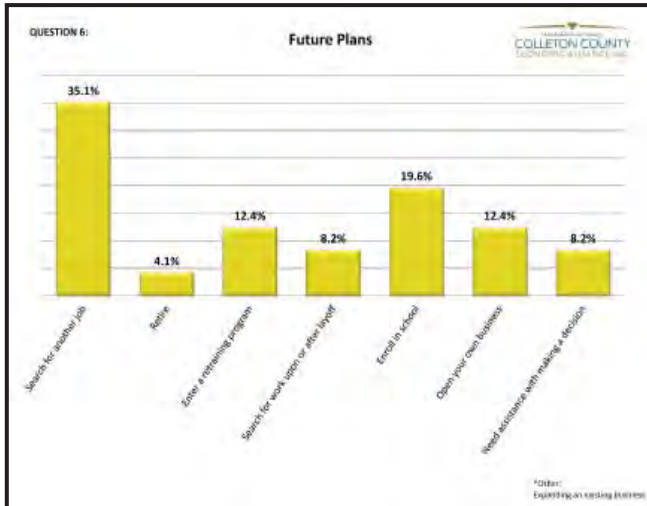
Organization

- ▼ Secured final United States Army Corps of Engineers permit to fill one-acre wetland for the new Colleton County Quick Jobs Training Center
- ▼ Economic Development Administration(EDA) approved plans to construct Colleton County Quick Jobs Training Center
- ▼ Conducted survey of employment seekers at the South Carolina Employment Security Commission Colleton One Stop Center; Results indicated significant needs and personal desires for increased local workforce training ; Average age of respondents: 39



Selected survey results conducted by the Colleton County Economic Alliance at the Colleton OneStop Center

Organization



Selected survey results conducted by the Colleton County Economic Alliance at the Colleton OneStop Center

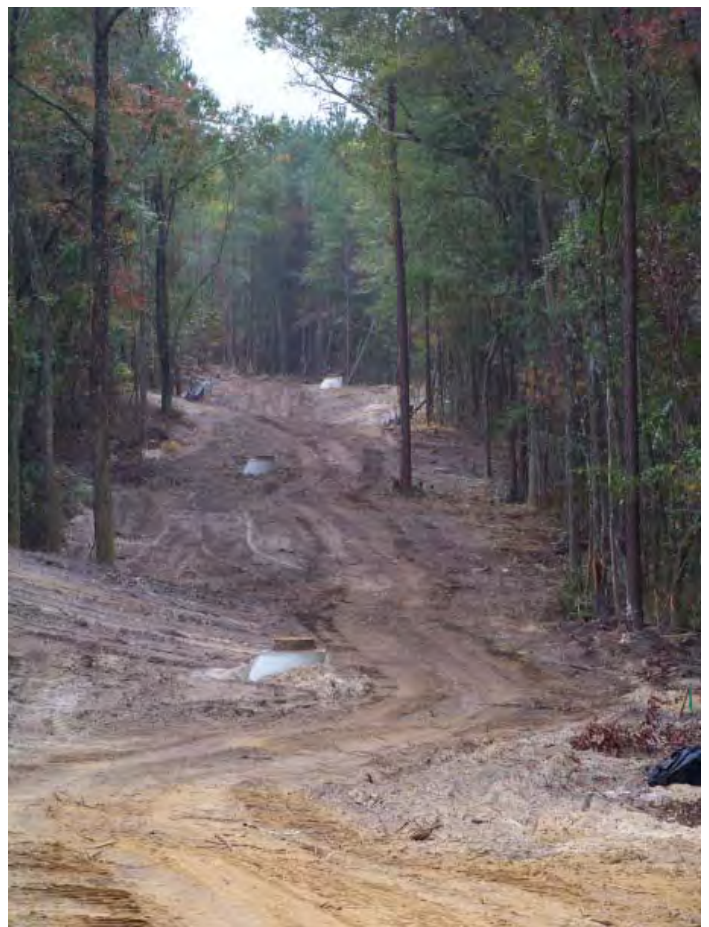
Organization



Architectural rendering of the new Colleton County Quick Jobs Training Center



Economic Development Executive Director Peter Arnoti and Governor Mark Sanford in discussion at the Colleton County Commerce Center Park.



Gravity sewer line construction at the new Colleton County Quick Jobs Training Center and Thunderbolt Career & Technology Center

Organization



Representatives from 42 construction firms attend pre-bid meeting for the new Colleton County Quick Jobs Training Center



Ground breaking for the new Colleton County Quick Jobs Training Center; Colleton County Council Chairman Joe Flowers; South Carolina Department of Commerce Secretary Joe Taylor; Colleton County School Superintendent Leila Williams; Technical College of the Lowcountry Commissioner David Smalls; LPA Architect David Willoughby; Colleton County Economic Alliance Executive Director Peter Arnot

Organization

- ▼ Announced the location of Amelia Bay, LLC of Atlanta to establish tea extracting operations in Colleton County
- ▼ Multi-county park agreement with Charleston County updated to include new Boeing site
- ▼ Secured \$100,000 grant from South Carolina Budget and Control Board for gravity sewer line at Colleton County Quick Jobs Training Center
- ▼ Secured an additional \$400,000 in Community Development Block Grant funds to cover cost overruns expected at the Colleton County Quick Jobs Training Center
- ▼ Coastal Electric Cooperative contributes \$33,750 of utility tax credits for Colleton County Commerce Center
- ▼ Received commitment of \$6,000 from Palmetto Economic Development Corporation for Colleton County Commerce Center park re-certification
- ▼ Received \$6,000 from SCE&G / SCANA for upgrading Colleton County Economic Alliance web site
- ▼ Charles Bridges, United County Realty, recognized as 2009 Colleton County Economic Ambassador
- ▼ After 29 months of frustration, ground breaking of Colleton County Quick Jobs Training Center takes place in March 2010
- ▼ Notified that Colleton County Commerce Center is now officially recognized as a Foreign-Trade Zone (FTZ) 21 - a four-year process



Gyro Trac at work on 40 acres of the Colleton County Commerce Center Park



South Carolina Senate President Pro Tempore Glenn F. McConnell, South Carolina House of Representatives Speaker Robert W. Harrell, Jr., South Carolina Ambassador for Economic Development Charles Bridges, Governor Mark Sanford

Education

Education



Colleton County School Superintendent Leila Williams speaking at the new Colleton County High School Athletic Complex dedication, September 2009

- ▼ Superintendent Charles Gale and Thunderbolt Career & Technology Center Director Bob McKinnon retire after years of service to Colleton County public education
- ▼ Colleton Improvement Collaborative and Salkehatchie Arts Center selected to receive \$174,920 grant from USDA
- ▼ Colleton County High School Class of 2009 earned \$1,993,620 in college scholarships
- ▼ Dedication of new Colleton County High School athletic complex
- ▼ Colleton County High School Band of Blue places first at Carolina Lowcountry Tournament of Bands and Grand Championship at Hartsville Tournament of Bands
- ▼ Black Street Early Childhood Education Center renovation dedicated



Construction of the new Colleton County High School in progress

Education



Colleton County High School Chorus joins with other high school and college singers from across the country and professional musicians to perform Mozart's Solemn Vespers at Carnegie Hall, New York. The concert was presented by Distinguished Concerts International New York. March 2010

- ▼ Thunderbolt Career & Technology Center secures \$40,000 grant for virtual CNC training
- ▼ Four (4) Colleton County teachers achieve National Board Certification for Professional Teaching Standards
- ▼ Colleton County High School 170-member Band of Blue performs at Mardi Gras Endymion Parade in New Orleans, Louisiana; one of only 15 bands selected; February 2010
- ▼ Colleton County High School chorus performs at Carnegie Hall, March 2010
- ▼ Four (4) Thunderbolt Career & Technology Center students participate in state HOSTA competition



Colleton County High School Band of blue performs at Mardi Gras Endymion Parade in New Orleans, Louisiana, February 2010



- ▼ Thunderbolt Career & Technology Center awarded Palmetto Gold Award (one of eighteen centers in South Carolina); Graduation rate of 99.1% of 116 12th grade students in graduating class; State average is 95.4%
- ▼ Colleton County School Board approves school uniforms for all grades beginning 2010-2011 school year
- ▼ Construction of school facilities including new high school proceeds

The Press and Standard
Friday May 28, 2010

Looking great!

Kids show off the future fashion at CCHS

By LINDA SALSBERY
lsalsberry@lowcountry.com

As soon as the six students were done modeling clothing that fits the new school uniform policy, they changed back into their jeans, which don't fit the policy. Denim is what many of the students and adults in the audience were wearing.

Colleton County High School conducted an information session on the uniform policy Monday to, as Cliff Warren, principal, put it, "alleviate any misunderstandings."

Much of the policy, adopted in April by the Colleton County School District Board of Education, was printed on a handout. Warren said the entire policy is on the school district website, www.colleton.k12.sc.us. He said the purpose of the session was to start day one of the 2010-2011 school year with everyone on the same page. The district, he said, has contacted all area vendors about the uniform policy.

For shirts, he said, "The only colors allowed to be worn at Colleton County High School are white, navy, light blue and gray." They must be solid color, have a collar and be tucked in to bottoms (pants, shorts, skirts) of solid black, navy or khaki.

Emblems on clothes he said are OK if not offensive and no larger than a half dollar (one and a half inches). The half dollar rule also applies to define "large" pendants and earrings.

Denim jeans, low-rise pants and baggy pants are against policy. "I know our young ladies like low-rise pants — those are not allowed," Warren said.

After he talked about the policy, he called Anthony Singleton, Katelyn Ackerman, John Payne, Kelly Simmons, Eric Kirkland and Veronica Bastian to the stage to model proper dress to meet the uniform policy. The shorts were knee length, shoes had matching laces, shirts with collars that were tucked in. If their pants had belt loops, they wore belts. No one wore large jewelry.

After the brief fashion show, Warren took questions, first saying he recognizes that there is a lot of debate about uniforms. "My job is to enforce what the board has enacted," he said. Several people wanted to know the date of the next board meeting, scheduled for June 15.

Audience members asked if staff have to wear uniforms (no, but there is a staff dress code), if the policy applies after school (nothing in the policy about that), and if book bags are allowed (again, nothing in policy). One adult asked, "How are denim jeans distracting to the learning process?" One parent held up a pair of pants and asked, "Is this knacker?"

Warren considered the pants knacker. He added that in enforcing the uniform policy the school will "not be nitpicking, but looking to be consistent."

STYLING & POSING: A representative of Colleton County High School has modeled color-coded tops with collars in white, navy, light blue or gray while dressed with the same color in pants. Shirts must be solid black, black or navy. Showing acceptable attire for next year as Anthony Singleton, Eric Kirkland, Kelly Simmons, Katelyn Ackerman, Veronica Bastian and John Payne.

MODEL STUDENTS: John Payne, left, and Anthony Singleton pose in the main hall of the high school after they have walked the main-auditorium stage showing what students will be allowed to wear next year when the uniform policy takes effect.



County and Community

County and Community



US Congressman James E. Clyburn visits Colleton Medical Center to learn of Colleton's economic development initiatives

- ▼ United States Congressman James E. Clyburn visits Colleton Medical Center to learn of County's economic development and medical initiatives
- ▼ City of Walterboro awarded \$2.385 million for upgrade of city sewer system
- ▼ South Carolina Department of Transportation received \$171 million to complete 4-laning of US 17 through Colleton County
- ▼ Goodwill Industries opens new center on Robertson Boulevard employing 27 workers
- ▼ South Carolina Bank & trust donated \$2,500 to Colleton County Arts Council
- ▼ Colleton County received \$146,918 Justice Assistance grant from South Carolina Department of Public Safety
- ▼ Colleton County Council approves additional \$111,000 for Quick Jobs Training Center to secure \$400,000 Community Development Block Grant funds

County and Community



Edisto Beach

- ▼ U.S. Army Corps of Engineers provide provisional approval of Pavilion Pier at Edisto Beach
- ▼ Construction is completed at new Bojangles
- ▼ Colleton County Council received \$199,916 USDA grant for Farmer's Market project
- ▼ Regional SLED Office to locate Major Crimes Investigations Unit to Walterboro after negotiations with Colleton County are completed
- ▼ Seventy-five (75) volunteers collect 355 bags of trash as part of Keep Colleton Beautiful campaign
- ▼ Colleton County Council approves 2010-2011 \$36 million budget
- ▼ Colleton County Council approved \$2.5 million contract for new baseball/softball facilities; Secures \$78,000 from South Carolina Department of Parks, Recreation, and Tourism for new pavilion



New and Existing Industry

New and Existing Industry



Colleton Medical Center completes addition of new psychiatric unit



RBC Linear building acquired by Paper Converters



Carolina Visuals manufactures flags for Stanley Cup Hockey Championship



- ▼ Amelia Bay, LLC to locate operations in Colleton County. Company acquired 400+ acres for tea farm. Company provides tea extracts for beverage industry. Company to construct 50,000 sq. ft. production facility and employ 10-12
- ▼ Dayco Products announced closing and loss of 95 jobs as of July 2010
- ▼ Colleton Medical Center adds 20 jobs with new in-patient psychiatric rehabilitation center
- ▼ NovaPak is acquired by Pretium Packaging
- ▼ Paper Converters acquires former RBC Linear building on Thunderbolt Drive
- ▼ Carolina Visuals (second largest U.S. flag manufacturer) provided flags for the Stanley Cup hockey championship game

Lowcountry Regional Airport

Lowcountry Regional Airport



Colleton County Council Chairman Joe Flowers, Former Walterboro-Colleton Airport Commissioner MaryAnne Cannady, United States Senator Lindsey Graham, and City of Walterboro Mayor Bill Young dedicate ILS at Lowcountry Regional Airport

- ▼ Instrument Landing System (ILS) is certified by the Federal Aviation Administration and dedicated by Senator Lindsey Graham
- ▼ Walterboro-Colleton Airport Commission agrees to lease 19 acres of property on Sidneys road to local soccer association
- ▼ Bid solicitations initiated for 10 unit T-hangars
- ▼ ADS-B Tower construction complete; Currently one of 59 General Aviation airports in the U.S. with such technology
- ▼ Airport security fencing project is completed



ADS-B tower



New T-hangar construction



Security fence construction

Marketing and Media

Marketing and Media



Updated marketing piece receives Award of Excellence by SEDC

- ▼ SCE&G /SCANA contribute \$12,500 for updated marketing material
- ▼ Colleton County's new marketing piece received Award of Excellent by the Southern Economic Development council in Atlanta, Georgia
- ▼ Attended World Food Expo in Chicago as part of World Economic Development Alliance (WEDA) marketing initiatives
- ▼ Received \$6,000 from Palmetto Economic Development corporation to complete Level IV Colleton County Commerce Center Level IV park recertification
- ▼ Received \$6,000 from SCE&G / SCANA for updating web site
- ▼ Participated in Seattle Boeing supplier recruiting trip with Palmetto Economic Development Corporation; met with 30 companies
- ▼ Participated with SCE&G in Atlanta marketing meeting with site selection consultants and industrial brokers

100,000 sq. ft.+ Tilt-Up Spec Building
"Georgia Ports...South Carolina Incentives"
at I-95 Exit 62

The Colleton-area region is bounded by Charleston County on the north and the Savannah area to the south.

SITE:

- 260 acres (150.2 hectares) / Shovel ready
- Phase I Site Drainage - Complete
- 500,000 Elevated Water Tank
- Zoning: PDD, all utilities at site
- Foreign-Trade Zone
- 1 Hour: Port of Charleston, SC
- 1 Hour: Port of Savannah, GA

BUILDING

- 100,000 ft² (9290 m²) expandable
- 48' x 48' column spacing
- 30' clear under beam (eave)
- 58,000 sq. ft. finished 6" super flat metal fiber reinforced perimeter flooring
- 22 Knock-out doors
- LEEDS points eligible

FOR SALE OR LEASE

COLLETON COUNTY ECONOMIC ALLIANCE, INC.
 Waterboro, South Carolina

phone: 843.549.9597
 email: info@cceainc.com
 www.cceainc.com

Advertisement place in Georgia Ports AnchorAge magazine

Marketing and Media

The Press and Standard
Tuesday, July 14, 2009

QUICK JOBS CENTER
Arnoti: approval is 50-50

PHOTOGRAPH BY JAMES HARRIS FOR THE PRESS AND STANDARD

The Press and Standard
Tuesday, August 4, 2009

Dayco to close; 95 may lose jobs

Dayco, a major manufacturer of automotive parts, is set to close its plant in the area, which could result in the loss of 95 jobs.

The Press and Standard
Tuesday, August 4, 2009

INDUSTRIAL PROGRESS
Walls fly up for gigantic spec building

Construction is well advanced on a massive new building, with walls rising high into the air.

The Press and Standard
Friday, January 23, 2010

Airport to expand hangar space

The airport authority is planning a major expansion of its hangar facilities to accommodate growing demand.

The Press and Standard
Friday, August 14, 2009

OPINION
Boost from Boeing

The Quick Jobs Center will be key to landing jobs, providing a significant boost to the local economy.

The Press and Standard
Friday, September 18, 2009

ECONOMIC DEVELOPMENT
Arnoti, Sanford tour Colleton Commerce Center

The Press and Standard
Tuesday, October 27, 2009

THE ECONOMY
Center for jobs is a go

New jobs center will be adjacent to the school system's TTC Center, signaling a positive economic outlook.

The Press and Standard
Friday, October 30, 2009

Airport, new center could help land jobs

The combination of a new airport and a nearby business center is expected to attract new investment.

The Press and Standard
Tuesday, Nov. 24, 2009

QUICK JOBS CENTER
Forty-two construction firms represented at pre-bid conference for new job center

The Press and Standard
Tuesday, March 16, 2010

Groundbreaking for Quick Jobs Center held - finally

The long-awaited groundbreaking ceremony for the Quick Jobs Center took place today.

The Press and Standard
Friday, October 30, 2009

QUICK JOBS CENTER
Local business survey to provide input on better workers

A survey of local businesses is being conducted to gather input on the needs of the workforce.

The Press and Standard
Tuesday, Nov. 24, 2009

ECONOMIC DEVELOPMENT
Industry interested in Westvaco land

Several industry groups have expressed interest in a large tract of land owned by Westvaco.

The Press and Standard
Tuesday, March 9, 2010

INDUSTRIAL RECRUITMENT
Arnoti returns from Seattle, recruiting Boeing suppliers

Arnoti has returned from a successful recruitment trip to Seattle, where he met with Boeing suppliers.

The Press and Standard
Saturday, February 6, 2010

News
Realtor wins ambassador award

Charles Bridges has been honored as the S.C. Ambassador for Economic Development for his contributions to the community.

The Press and Standard
Friday, June 18, 2010

Smoaks factory churns out flags

The Smoaks factory is producing a large quantity of flags for the U.S. military.

Demand for U.S. flag is high, says Waltz

REC NETWORK NEWS
Lowcountry Who's Who: Peter Arnoti
Connecting the Dots in Colleton County

Colleton County has been working hard to return to the goal of the 2008 Education and Economic Development Act (EEEDA) by...

IN THIS ISSUE

- Education Update
- Who's Who: Peter Arnoti & Colleton County
- Business
- Upcoming Events

The Press and Standard
Friday, August 14, 2009

QUICK JOBS CENTER
Council approves purchase of another 60 acres on McLeod Road

The local council has approved the purchase of an additional 60 acres for the Quick Jobs Center.

The Press and Standard
Friday, January 22, 2010

COUNTY COUNCIL
Quick Job money is supplied

The county council has approved funding for the Quick Jobs Center.

Wetland concerns delayed building project for a year

Concerns over wetlands have delayed a major building project for over a year.

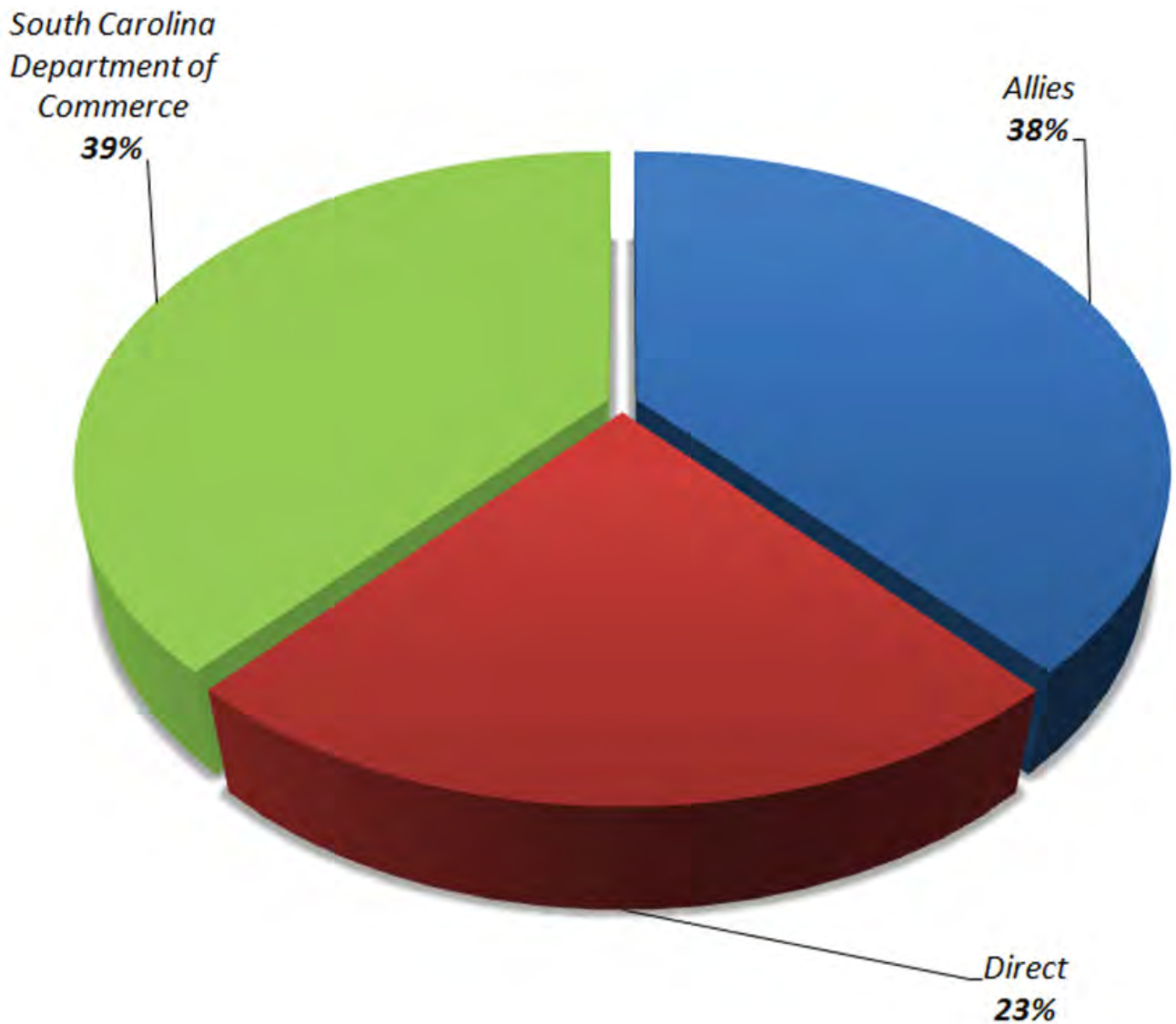
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Prospect Inquiry Profile

Prospect Inquiry Profile

Leads Generated July 2009 - June 2010

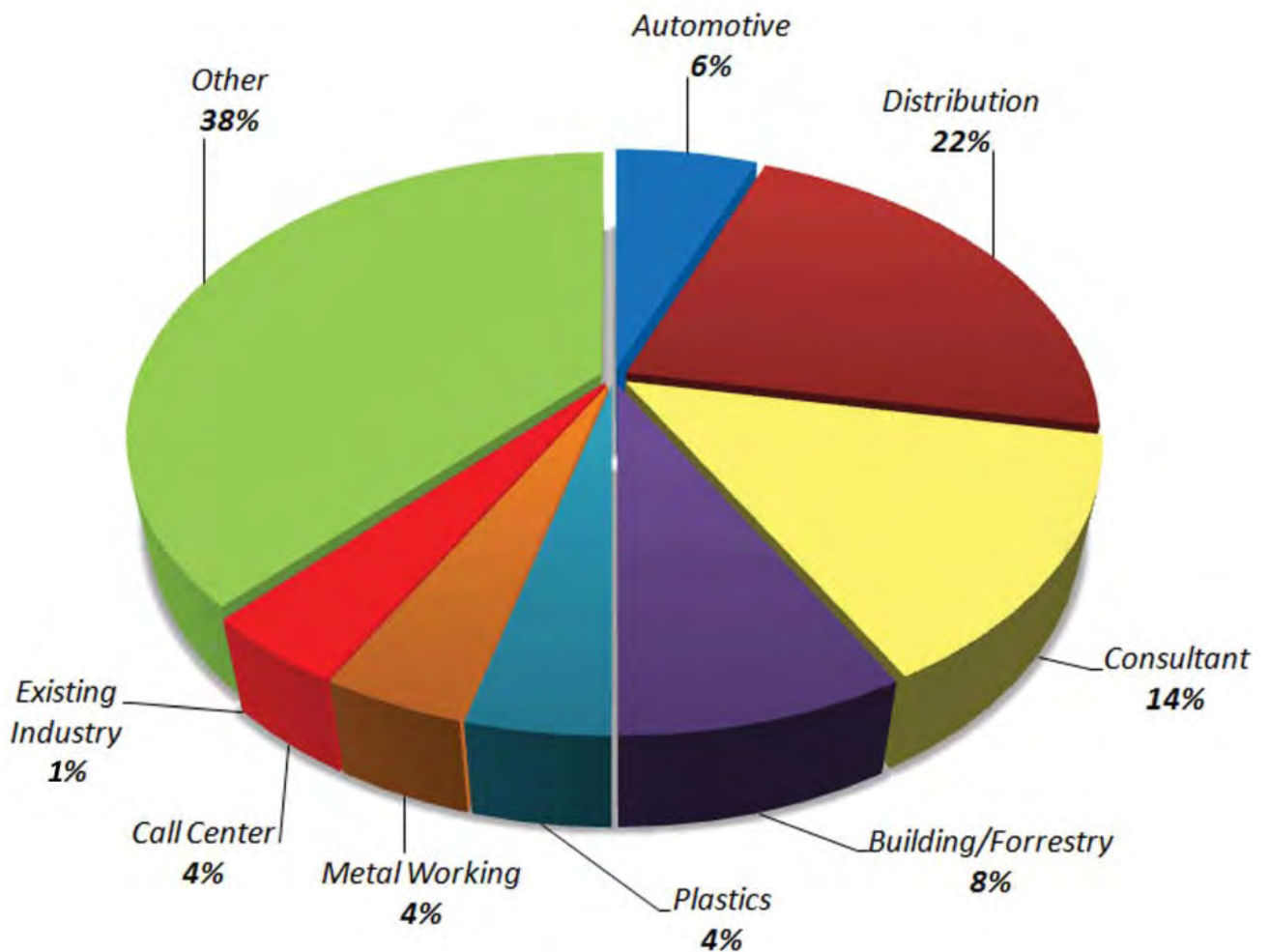
Source of Leads



Prospect Inquiry Profile

Leads Generated July 2009 - June 2010

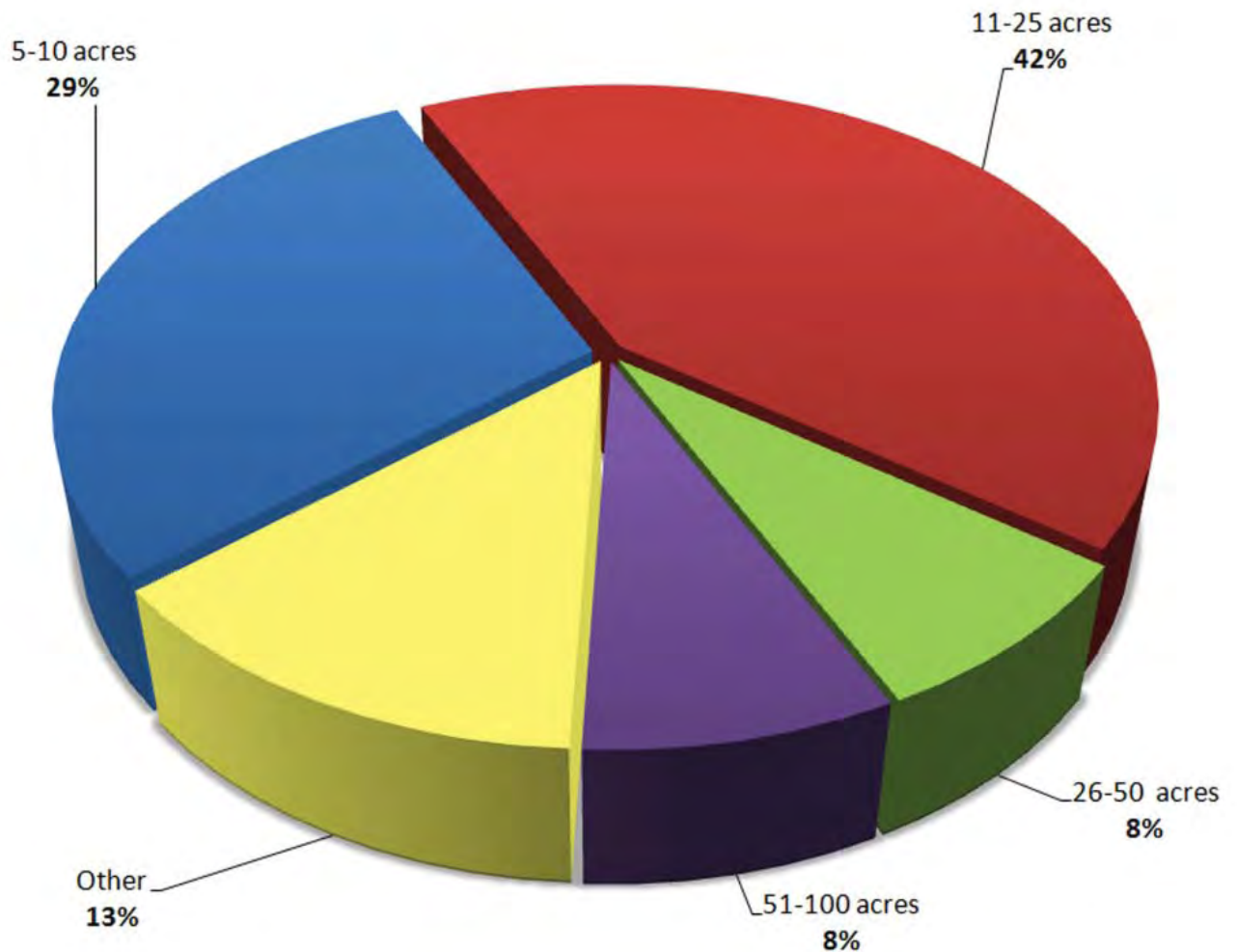
Industry Sector



Prospect Inquiry Profile

Leads Generated July 2009 - June 2010

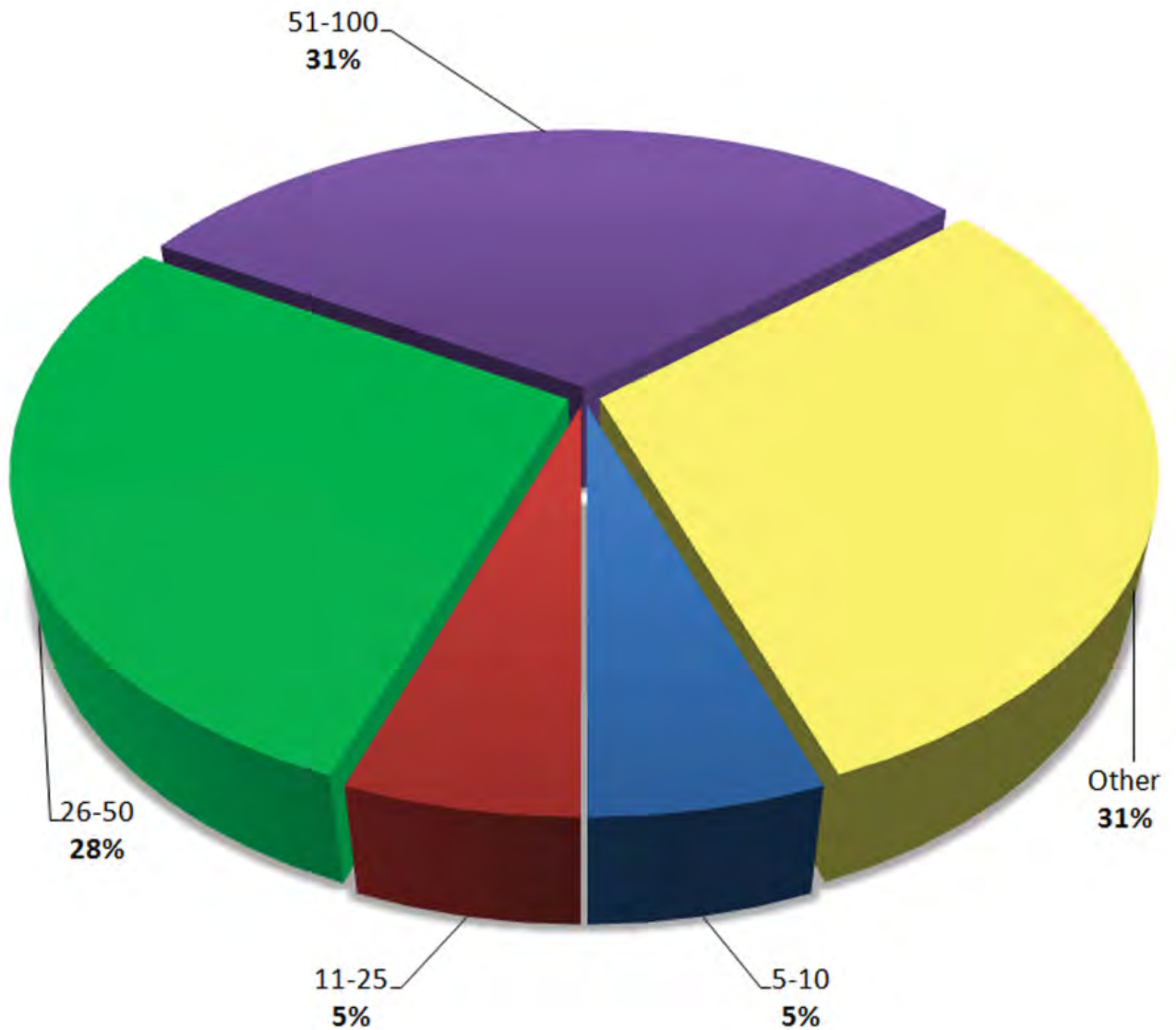
Land Requirements



Prospect Inquiry Profile

Leads Generated July 2009 - June 2010

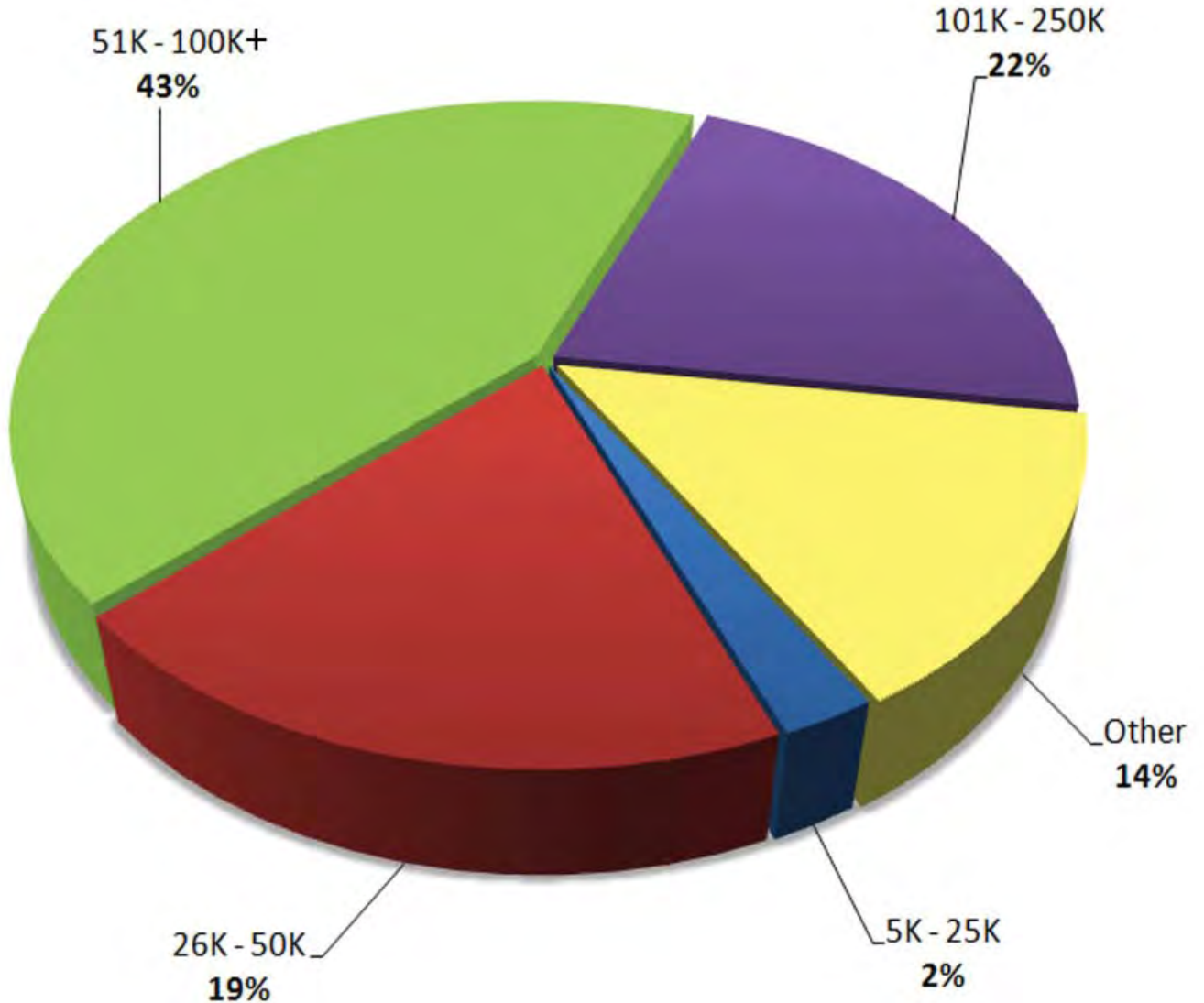
Job Potentials



Prospect Inquiry Profile

Leads Generated July 2009 - June 2010

Square Footage Requirements



Prospect Inquiry Profile

Leads Generated July 2009 - June 2010

Capital Investments

