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Date: 10/2/2013 5:33:46 PM
Subject: ED LS: Duke picks 3 SC sites for Development Study (2 articles)

Duke Energy picks 3 S.C. sites for development study

Staff Report

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Published Oct. 1, 2013

Three sites in South Carolina have been picked to participate in Duke Energy Progress' 2013 [Site Readiness Program](#) aimed to prepare locations for industrial development.

The largest site consists of 500 acres close to Interstate 20 and near the town of Lugoff in Kershaw County. The second location is a 48-acre site in Anderson County, off Interstate 85 and near the Georgia-South Carolina border. The third is a 162-acre site in York County known as Lakemont Business Park. It's behind the S.C. welcome center and near the Carowinds amusement park on Interstate 77.

The Kershaw property, which is known as the Emanuel Site for the family that owns it, is less than five miles from Interstate 20.

"The Site Readiness Program offers our area an outstanding opportunity to assist in diversifying our economy and adding jobs," said Peggy McLean, director of [Kershaw County economic development](#). "It strengthens our ongoing efforts to attract industry and investments."

[York County economic development](#) director Mike Farris said the Duke Energy program "is a progressive effort" toward making the site more competitive and attractive for new industry and jobs.

"It works in sync with our strategy to diversify York County's economy," Farris said.

Duke Energy's selection of the Anderson County site "puts this area on a fast track for marketing," said Burriss Nelson, president and CEO of [Anderson County Economic Development Corp.](#)

Duke Energy has hired Greenville-based [McCallum Sweeney](#), an economic development consulting firm, to conduct a four-month assessment of the three sites.

The utility also will work with professional land-use planners to develop conceptual plans for the site. Duke Energy, McCallum Sweeney and the planners will later present recommendations in a final report to county officials.

The recommendations can cover a range of issues from transportation infrastructure to utilities.

After the sites' state of readiness has advanced, the company's Energy's Business Development Team will market the property to companies looking to expand or relocate their operations.

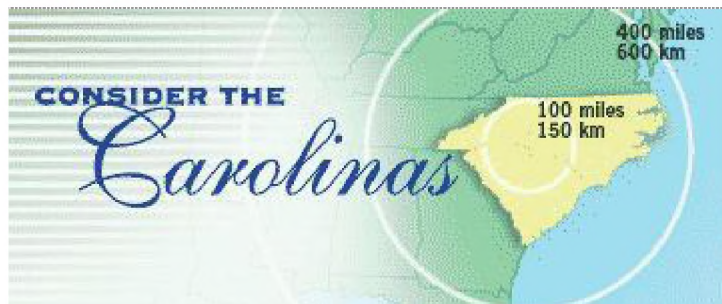
"Our competitive edge comes from offering our customers affordable and reliable electricity," said Stu Heishman, Duke Energy's vice president of economic and business development. "The cost of electricity is a big part of an industry's budget. Not only are our prices competitive in the Southeast, they are below the national average."

About three dozen counties in North Carolina and South Carolina applied for the site program, Duke said. In the first round of picks, announced May 28, Duke Energy selected these sites in South Carolina:

- The CW Love Industrial Park, 200 acres of former farmland located in Marlboro County, southwest of McColl, four miles from the North Carolina state line.
- The Tech Foundation Park site, 143 acres of woodlands in Darlington County, halfway between the cities of Darlington and Florence, close to Interstate 95 and U.S. Highway 52. The site includes a short line rail.
- The Jeff Price Industrial Site in Dillon County, 170 acres of undeveloped land between the towns of Dillon and Little Rock. The parcel has access to electricity, gas, and telecommunications.

- The McLendon Young site, 215 acres of undeveloped land in Florence County, 10 miles south of Florence. The site fronts I-95 near the Honda manufacturing plant, making it an ideal location for an automotive supplier or manufacturing facility.
- The Howard B. Smith site in Marion County, a 250-acre piece of property located north of the town of Marion, near U.S. Highway 501 and I-95.

Consider the Carolinas



The Duke Energy Carolinas Economic Development team provides hands-on, high-quality services tailored to meet the needs and unique business requirements of any client. Services are performed timely, accurately, confidentially and always free of charge. Duke Energy is committed to providing all customers with a continuous flow of service and expertise and to quickly responding to new opportunities. We stand ready to connect you with the best resources and sites in the Carolinas.

Welcome!

Welcome to Duke Energy Carolinas! This region of Duke Energy serves approximately 4 million customers across 58,000 square miles in North Carolina and South Carolina. Our utility rates are some of the lowest in the nation: 20 percent - 30 percent below the U.S. national average. Our Economic Development and Business Development teams are available to serve all specific business development, economic development and site selection needs.

Economic Development Team

Our team of Economic Development professionals covers the entire service territory of Duke Energy Carolinas. Each member on our team has over 20 years of experience in the economic development arena or utility industry. Whether you are a site selection consultant or company that is self performing its site selection effort, our team of experts can help you with:

- ⊗ Industrial building searches and screening
- ⊗ Greenfield and/or brownfield industrial site searches and screening
- ⊗ Demographic and detailed community data
- ⊗ Product development via our Site Readiness Programs
- ⊗ Preparation of RFPs (Request For Proposals)
- ⊗ Custom economic development information and GIS maps
- ⊗ Site visits, along with state, regional and local community meeting coordination

Business Development Team

Our team of Business Development professionals covers the entire 104,000 square-mile service territory of Duke Energy, which includes North Carolina, South Carolina, Florida, Indiana, Ohio and Kentucky. Each team member has both national and international experience in industrial recruitment. The Business Development team specializes in:

- ⊗ Targeted industrial recruitment
- ⊗ Product development
- ⊗ Initial or early phase project development and coordination
- ⊗ Industrial building searches and screening
- ⊗ Greenfield and/or brownfield industrial site searches and screening
- ⊗ Site visits, along with state, regional and local community meeting coordination

Confidentiality

All of our work with site selection consultants, corporate clients and economic development professionals is protected in order to preserve confidentiality. We welcome the opportunity to work with you and are accustomed to executing non-disclosure agreements upon request by our clients.

Reliable, Safe, Affordable Electricity

Given the stability and financial strength of Duke Energy Corporation, we can assure you that our transmission and distribution systems deliver safe, high quality, reliable and affordable electric service. Our service availability is among the highest in the nation – 99.97 percent. According to the Southeastern Electric Exchange's (SEE) Distribution Reliability Report, Duke Energy's System Average Interruption Frequency Index (SAIFI) ranks high among other utility companies in low frequency outages.

Duke Energy

Duke Energy Carolinas is part of the Duke Energy Corporation that collectively serves North Carolina, South Carolina, Florida, Indiana, Ohio and Kentucky. Headquartered in Charlotte, N.C., Duke Energy Corporation is one of the largest electric power holding companies in the United States. Duke Energy is a Fortune 250 company listed on the New York Stock Exchange under the symbol DUK.

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