

STATE OF SOUTH CAROLINA)
)
COUNTY OF NEWBERRY)

NEWBERRY CLERK OF CRT
SEP 17 '26 AM 8:42

AN ORDINANCE AUTHORIZING A MULTI-COUNTY INDUSTRIAL/BUSINESS PARK AGREEMENT BY AND BETWEEN NEWBERRY COUNTY, SOUTH CAROLINA AND GREENWOOD COUNTY, SOUTH CAROLINA TO INCLUDE CERTAIN PROPERTY OWNED BY PROJECT PEARL DUST, OR ITS AFFILIATES OR ASSIGNS, AND OTHER MATTERS RELATED THERETO.

WHEREAS, Newberry County, South Carolina ("Newberry") and Greenwood County, South Carolina ("Greenwood") (collectively, "Counties") as authorized under Article VIII, Section 13(D) of the South Carolina Constitution and Section 4-1-170 of the Code of Laws of South Carolina, 1976, as amended ("Act"), have jointly developed a Multi-County Industrial/Business Park ("Park"); and

WHEREAS, pursuant to the Title 4, Section 1 of the Code of Laws of South Carolina, 1976, as amended ("Park Act"), the County and Greenwood County entered into that certain Master Agreement Governing the Greenwood-Newberry Industrial Park between Greenwood County, South Carolina, and Newberry County, South Carolina, effective Dec. 31, 2012 (as amended, modified, and supplemented, collectively, "Master Park Agreement") whereby the County and Greenwood County agreed to develop a joint county industrial or business park eligible to include property located in either the County or Greenwood County ("Park").

WHEREAS, in response to requests from Project Pearl Dust, the request has been made that the Multi-County Industrial/Business Park include Project Pearl Dust by and through a Multi-County Industrial Park Agreement with the Counties; and

WHEREAS, the County having determined that an enlargement of the boundaries of the Park would promote economic development and thus provide additional employment and investment opportunities within said Newberry and Greenwood counties, desires to enlarge the boundaries of the Park to include therein certain property, as described in greater detail on the attached Exhibit A and located in Newberry County ("Project Pearl Dust 2026 Property").

NOW, THEREFORE, BE IT ORDAINED BY THE NEWBERRY COUNTY COUNCIL:

Section 1. Statutory Findings. Based solely on information provided to the County by the Company, it is hereby found, determined, and declared by the County Council as follows:

- (a) The Project will constitute a "project" as that term is referred to and defined in the Act, and the County's actions herein will subserve the

- purposes and in all respects conform to the provisions and requirements of the Act;
- (b) The Project is anticipated to benefit the general public welfare of the County by providing services, employment, recreation, or other public benefits not otherwise adequately provided locally;
 - (c) 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;
 - (d) The purposes to be accomplished by the Project, i.e., economic development, creation of jobs, and addition to the tax base of the County, are proper governmental and public purposes;
 - (e) The inducement of the location or expansion of the Project within the County and State is of paramount importance, and
 - (f) The anticipated benefits of the Project to the public will be greater than the costs.

Section 2. Inclusion of Project and Enlargement of the Park. This ordinance does hereby authorize and grant inclusion of Project Pearl Dust 2026 Property into the Multi-County Industrial Park of the Counties. The County Council Chair, or the Vice Chair in the event that the Chair is absent, and the Clerk to the County Council are authorized to execute any documents and take any further actions as may be reasonably necessary to complete the inclusion into the Park boundaries. This will be pursuant to the terms of the Master Park Agreement and a companion Ordinance passed by the Greenwood County Council.

Section 3. Removal of Property from the Park. The Company may request, from time to time, that a portion of the Property be removed from the Park. In each case, the Counties authorize removal of that portion of the Property upon receipt of a written request from the Company. No further action by either the Newberry County Council or the Greenwood County Council is required.

Section 4. Savings Clause. If any portion of this Ordinance is deemed unlawful, unconstitutional or otherwise invalid, the validity and binding effect of the remaining portions are not affected.

Section 5. Authorization for County Officials to Execute Documents. The County Council Chair, or the Vice Chair, in the event the Chair is absent, and the Clerk to the County Council are authorized to execute any documents and take any further actions as may be reasonably necessary to complete removal of a portion of the Property from the Park.

Section 6. General Repealer. Any prior ordinance, resolution or other act of Newberry County Council, the terms of which are in conflict with this Ordinance, is, only to the extent of that conflict, repealed.

Section 7. Effectiveness. This ordinance takes and remains in effect after third and final reading and public hearing.

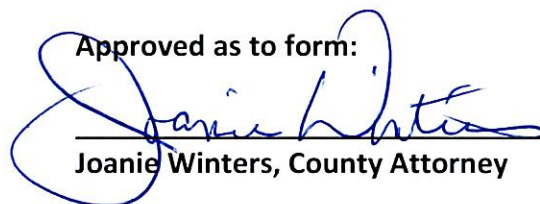
NEWBERRY COUNTY COUNCIL

By: 
Robert Shealy, Chairman

(SEAL)

ATTEST:


Andrew Wigger, Clerk to Council

Approved as to form:

Joanie Winters, County Attorney


William Theodore Luckadoo
County Administrator

1st Reading: August 19, 2026

2nd Reading: September 2, 2026

Public Hearing: September 16, 2026

3rd Reading: September 16, 2026

EXHIBIT A
Legal Description of the Property

EXHIBIT B
Master Park Agreement