

NESA SC
EXPLORE • EXPAND • EXCEL



NORTHEASTERN
SOUTH CAROLINA



The North Eastern Strategic Alliance (NESA) is a non-profit economic development organization dedicated to assisting companies interested in relocating or expanding their operations to Northeastern South Carolina.



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We assist companies interested in relocating or expanding their operations in Northeastern South Carolina.



COORDINATION

Expansion projects can be a daunting task for any company. NESAs are committed to using our resources and vast network to the company's advantage. By coordinating with state and local government agencies, permitting entities, utilities, and other allies, we work to make the process as seamless as possible.



SITE SELECTION

NESA helps identify the best buildings or sites based on the company's needs. In partnership with our county economic developers, we also provide extensive site data, due diligence information, and guided site tours in order to optimize the site evaluation process.



RESEARCH & DATA

NESA has access to numerous databases and various resources that provide valuable economic, workforce, tax, and other cost information for location analysis and market evaluations.



INCENTIVES

NESA coordinates with county and state allies in the development of competitive incentives packages.



WORKFORCE

Through resources offered by the South Carolina Technical College System, S.C. Works, and ReadySC, northeastern South Carolina has the resources to provide companies with a world-class workforce that will ensure productivity and profitability.



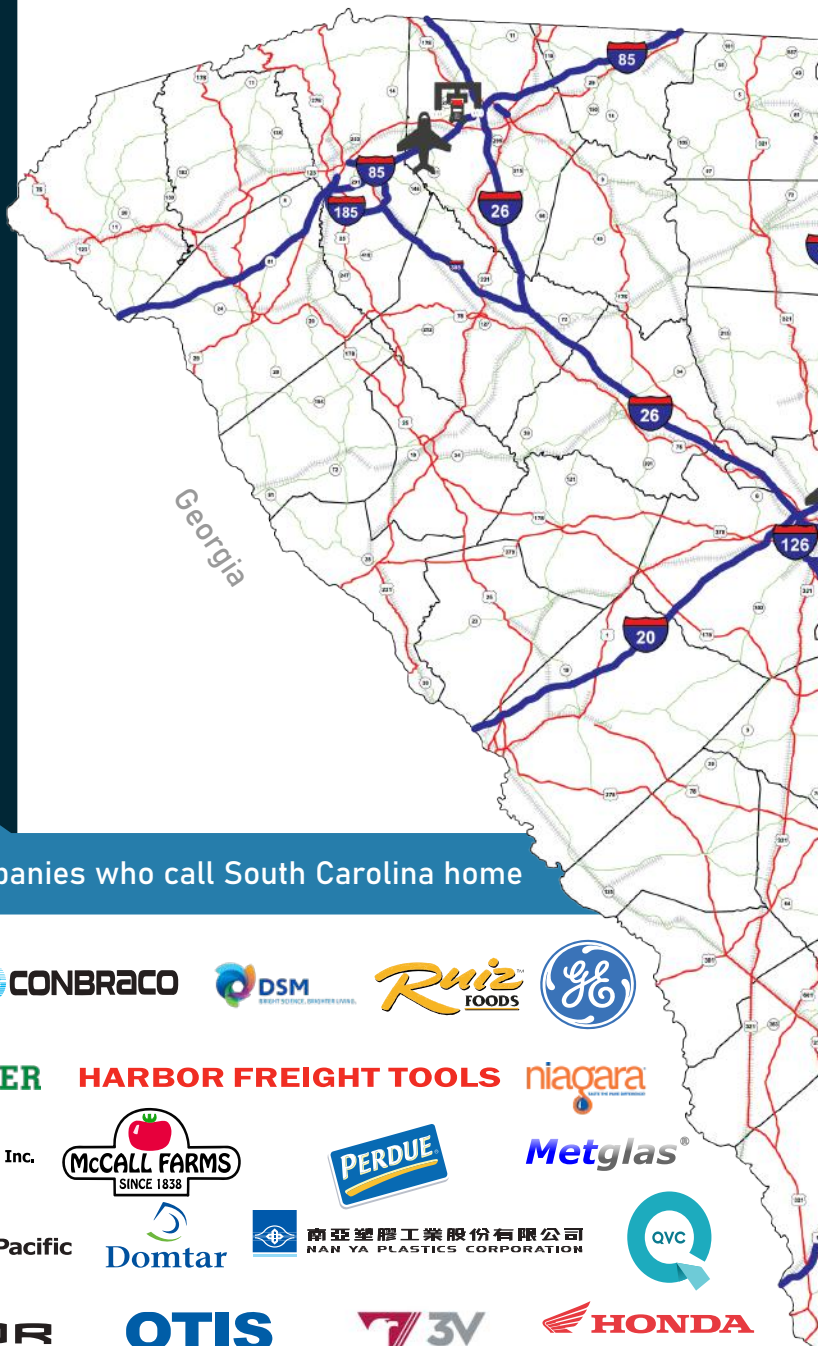
RETENTION & EXPANSION

Along with our county partners and other allies, we maintain relationships with existing industry and provide ongoing support by providing local economic data, offering networking opportunities, and identifying additional incentives that may be available.

NORTHEASTERN SC

CHESTERFIELD -- DARLINGTON -- DILLON -- FLORENCE

GEORGETOWN -- HORRY -- MARION -- MARLBORO -- WILLIAMSBURG



Companies who call South Carolina home



SCHAEFFLER

HARBOR FREIGHT TOOLS

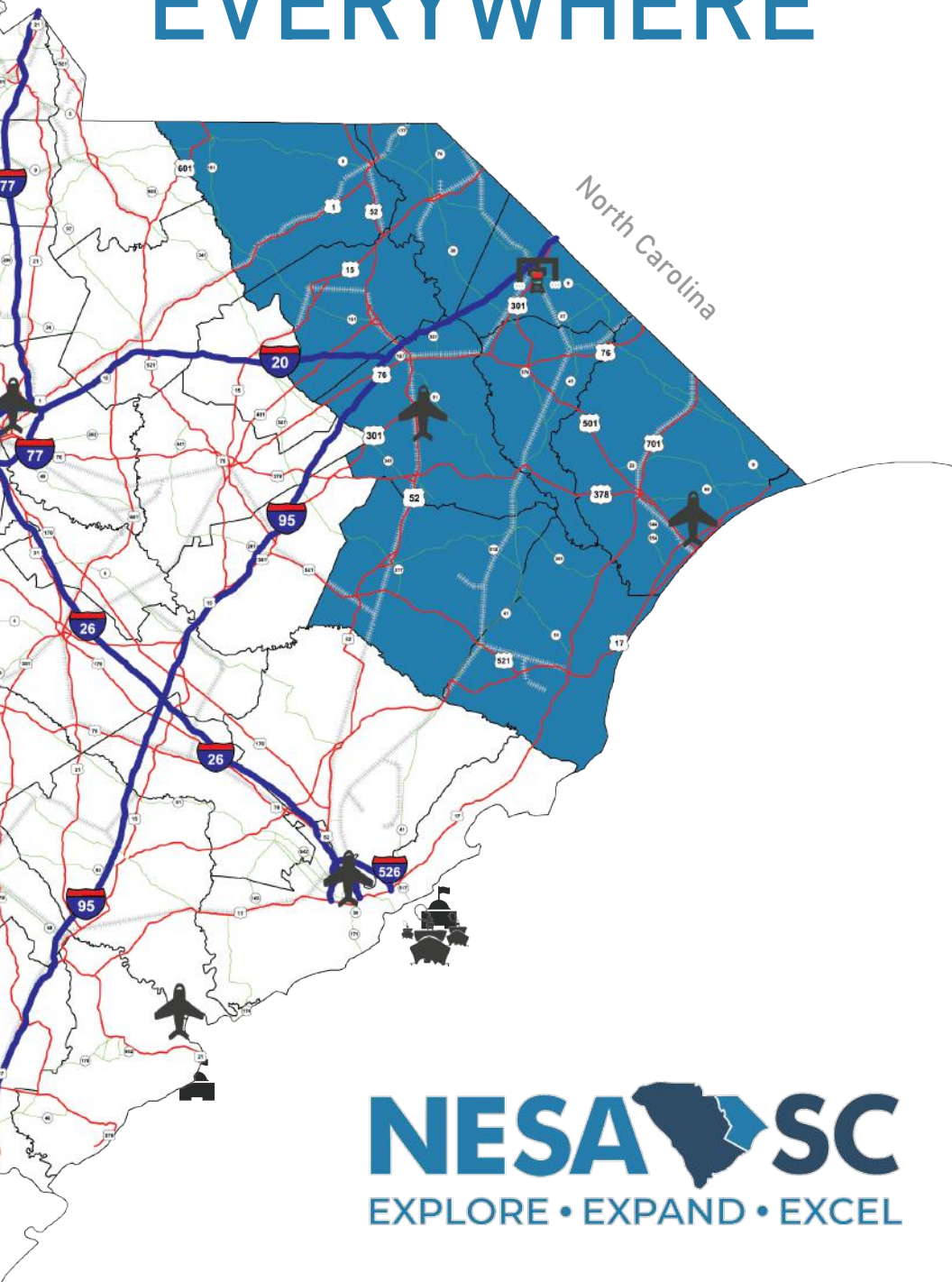


NUCOR

OTIS



THE MIDDLE OF EVERYWHERE



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REGIONAL ADVANTAGES



▶ Highway Access

Northeastern South Carolina's vast system of four-lane divided highways create a network of efficient truck routes to the region's two interstate highways, I-95 and I-20. Not only does this optimize freight movement, but it also expands a company's workforce radius, granting access to a larger labor pool.

Railroad Access ◀

Home to the largest CSX rail yard in the state, Northeastern South Carolina has more than 350 miles of rail that traverses the region. Localities across the region have made a concerted effort to identify and develop industrial sites with railroad access to reduce opportunity costs for future rail users.

▶ Proximity to Airports

Two commercial airports serve South Carolina's northeastern region. Myrtle Beach International Airport offers direct flights to more than 50 destinations while Florence Regional Airport provides direct flights to nearby Charlotte Douglas International Airport, connecting the region to more than 170 destinations across the globe. Other nearby airports include Charleston International Airport and Columbia Metropolitan Airport.

Industrial Sites ◀

NESA and its member counties have dedicated tremendous financial resources to preparing its communities for future industry. As a result, extensive engineering and infrastructure due diligence has been completed and many industrial properties are "shovel ready".

▶ Expedited Permitting

South Carolina Department of Environmental Services (DES) administers the issuance of federal permits in the state. DES gives priority to the permitting review of new facilities. Less than 1% of environmental permits in South Carolina are challenged.



▶ Inland Port Dillon

Owned and operated by the South Carolina Ports Authority, Inland Port Dillon is a rail-connected extension of the Port of Charleston. With competitive drayage rates, intermodal rail service, and easy access to I-95, Inland Port Dillon reduces costs for port-related logistics companies operating in northeastern South Carolina.



Average time on terminal

9 minutes



Direct rail access
to the Port of Charleston



Served by more than
10 international
ocean carriers

COMPATIBLE INDUSTRIES



ADVANCED MANUFACTURING

Companies located in Northeastern South Carolina utilize the region's well-trained and industrious workforce to produce all-terrain vehicles, MRIs, aircraft components, machinery, structural steel, and much more. Nearly one-tenth of the region's labor force is employed in manufacturing operations, which is a concentration rate 10% higher than the national average.



SCHAEFFLER



AGRIBUSINESS

With hundreds of years of agricultural heritage, an ideal location halfway between Miami and New York, and within 10 hours of more than a third of the entire population of the United States, Northeastern South Carolina is a prime location for processing, harvesting, and distributing food and beverage products, raw materials, and other natural resources along the East Coast.





DISTRIBUTION & LOGISTICS

Northeastern South Carolina is located halfway between Miami and New York City, making it an ideal place for moving products throughout the East Coast. The region is already home to numerous distribution centers serving the retail and wholesale markets. Inland Port Dillon has been a game-changer for the region that has granted companies access to international markets via the Port of Charleston.



ENGINEERED MATERIALS

Originating as a world leader in textile production, Northeastern South Carolina now has a vastly diversified portfolio of engineered materials producers. From industrial chemicals and virgin plastics to fiberglass pools and synthetic fibers, engineered material production and handling operations are well-equipped with an experienced workforce within the region.



LIFE SCIENCES

Northeastern South Carolina is home to a variety of life sciences and medical companies. Not only do numerous regional medical centers and teaching hospitals such as the Medical University of South Carolina, McLeod Health, and Tidelands Health serve the region, but Northeastern South Carolina is also home to various pharmaceutical, nutraceutical, and other organic chemical manufacturing companies.



WORKFORCE TRAINING

Northeastern South Carolina combines one-of-a-kind training and education facilities with personalized support services to enhance South Carolina's nationally recognized workforce development program. The result is a well-trained, highly skilled workforce that's ready to go to work on Day 1, and a pipeline of talent that will grow your company for years to come.



Primary Education

Education is the talent generator for tomorrow's workforce, and in northeastern South Carolina the future is bright. Thanks to opportunities for advanced learning – like the South Carolina Governor's School of Science and Mathematics, special public academies studying STEM education and dual-enrollment programs – companies can enjoy a pipeline of future workers.



Southeastern Institute of Manufacturing and Technology (SiMT)

A first of its kind advanced manufacturing center located on the campus of Florence-Darlington Technical College, SiMT exists to partner with businesses to provide training and manufacturing technology solutions. From manufacturing startup assistance and consulting services to training space and technology for existing industries, it's a facility you have to see to believe.

Horry-Georgetown Technical College Advanced Manufacturing Centers

In response to industry demands, two advanced manufacturing centers offer careers in service and production careers, such as Machine Tool Technology, mechatronics, CNC and Welding.

Home to 7 universities and colleges, our region is dedicated to training the next generation for the jobs that await them.

Coastal Carolina University



Coker University



Francis Marion University

Florence-Darlington Technical College



Horry Georgetown Technical College

Northeastern Technical College



NORTHEASTERN
TECHNICAL COLLEGE

Williamsburg Technical College



PROGRAMS OF INTEREST

Ready SC

Established in 1961, readySC™ is one of the oldest and most experienced workforce training programs in the United States. As an integral part of the South Carolina Technical College System, readySC™ develops, implements, and manages custom workforce training programs to support smooth, rapid start-up of operations. They will work with you to screen, recruit, and train employees to meet your demands.

Apprenticeship Carolina

Apprenticeship Carolina™, a division of the South Carolina Technical College System, works to ensure all employers in South Carolina have access to the information and technical assistance they need to create demand-driven registered apprenticeship programs. The program offers consultants at no cost to employers.

In Northeastern SC...

...an average of
7,000
high school students graduate per year

...on average, approximately
6,500
postsecondary awards are granted per year

...there are
30
Manufacturing or Material Moving related programs

...nearly
750
students of these programs graduate per year

QUALITY OF LIFE



As workforce needs continue to drive location decisions, employers need to know they will be able to draw the employees they need. Northeastern South Carolina offers excellent entertainment, healthcare, places to live, and more.



Whether it's time for rest, relaxation, or recreation, Northeastern South Carolina stands ready with scenic destinations, leisurely activities, and action-packed events...

Each of the nine counties in Northeastern South Carolina have their own unique assets which make them great places to work and enjoy life to the fullest.

The region offers beautiful sandy beaches, lush state parks, historical sites, and local hot spots. Popular outdoor activities include hunting, fishing, hiking, wildlife photography, and sporting events. Mix in local theaters, concerts, farmers' markets, botanical gardens, restaurants, and breweries for even more relaxing activities to enjoy.

In addition to local destinations, the region's location halfway between New York City and Miami on I-95 allows for quick and easy access to destinations along the east coast while destinations to the west can be accessed via I-20.

HEALTHCARE



A healthy family is a happy family, and Northeastern South Carolina is blessed with quality healthcare professionals and ever improving and expanding facilities.

There are excellent healthcare facilities located across the region offering general, trauma, and specialized services including, among others, the region's largest employer (McLeod Health), a regional acute care facility (MUSC Health Florence Medical Center), and a level I trauma care center (Grand Strand Medical Center).

ENTERTAINMENT



From the racetrack to sandy beaches and fine dining to fine fairways, there's something for everyone in the Northeastern South Carolina.

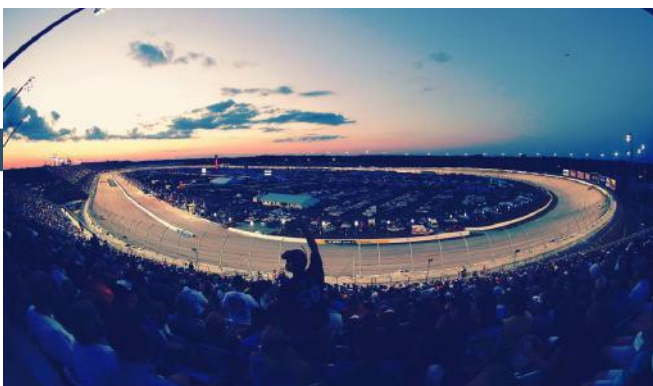
There are a variety of entertainment options in the region. Interested in sports? The region is home to national championship collegiate teams, minor league baseball, and one of NASCAR's most historic tracks, Darlington Raceway. Additionally, there are a wide variety of outdoor entertainment options from the sandy beaches of Myrtle Beach to the beautiful Carolina Sandhills National Wildlife Refuge.

ARTS & CULTURE



To those interested in the arts, Northeastern South Carolina has a multitude of options to keep you entertained.

Art Fields, an internationally acclaimed art competition, attracts thousands of artists and art enthusiasts from around the world to the region every year. Showcasing the region's local art, culture, and history are galleries, museums, festivals, farmer's markets, historic sites, and more.



COMPETITIVE INCENTIVES

Incentives are offered through the South Carolina Department of Commerce and our county partners. Corporate income tax credits and property tax reductions are generally the most common types of incentives that are awarded. The following is not a comprehensive listing of all available incentive options.

Corporate Income Tax Credits

In addition to a low corporate income tax rate of 5%, South Carolina provides credits that, in some cases, can completely eliminate a company's corporate income tax liability for up to 15 years.

Job Tax Credits (JTC)

- ▶ Credit against corporate income tax
- ▶ Amount varies based on county, they can be as low as \$1,500 per employee and as high as \$26,000 per employee, but cannot exceed 50% of the year's tax liability
- ▶ The company must create a monthly average of 10 net new jobs unless it is a service related facility

Research & Development Tax Credits

- ▶ Credit equal to 5% of the taxpayer's qualified research expenses
- ▶ Credit may not exceed 50% of the company's remaining tax liability

Green Initiative Credits

- ▶ Numerous tax credits available to companies for certain environmentally-friendly initiatives

Sales Tax Exemptions

- ▶ Manufacturing production machinery and applicable repair parts
- ▶ Manufacturing materials that become an integral part of the finished product
- ▶ Coal, coke, or other fuel for manufacturers, transportation companies, electric power companies, and processors
- ▶ Industrial electricity and other fuels used in manufacturing tangible personal property
- ▶ Research and development equipment
- ▶ Manufacturers' air, water, and noise pollution control equipment
- ▶ Packaging materials

Property Tax Incentives

Property taxes are only levied by local governments. A company's property tax liability is a function of property value (less depreciation), assessment ratio, and millage rate. The South Carolina Department of Revenue determines the fair market value of a company's property.

Fee-in-Lieu of Taxes (FILOT)

- ▶ Locks the property tax rate for up to 30 years if investment is at least \$2.5 million, or up to 40 years if investment is over \$150 million in a single facility
- ▶ Reduces the property tax assessment ratio to 4% for real and personal property if investment is over \$150 million in a single facility

Special Source Revenue Credits

- ▶ Further offsets property tax liability
- ▶ Determined on a case-by-case basis by the county

Property Tax Exemptions

- ▶ South Carolina exempts three classes of property from local property taxation: all inventories, intangible property, and pollution control equipment

Other Discretionary Incentives

The following discretionary incentives may be available and are awarded on a case-by-case basis.

Job Development Credits (JDC)

- ▶ Quarterly reimbursement of a discretionary percentage of employees withholding taxes for 10 years
- ▶ Maximum reimbursement of \$3,250 per employee per year
- ▶ Based on wages and physical location within the state

Port Tax Credits

- ▶ Credit against corporate income tax or withholding tax
- ▶ Based on SC port volume increases

Cash Grants

- ▶ Highly discretionary, can be used for infrastructure, land acquisition and other eligible expenses

PARTNERS

We are proud partners with utilities, banks, existing companies, and more who have a vested interest in the economic development of Northeastern South Carolina.



Blue Cross Blue Shield



Duke Energy



Grand Strand Water &
Sewer Authority



MPD Electric Cooperative



Santee Cooper



Santee Electric
Cooperative



Dominion Energy



Anderson Brothers Bank



Farmers Telephone
Cooperative



Harbor Freight Tools



Honda of South Carolina
Manufacturing



Horry Electric
Cooperative



Horry Telephone
Cooperative



Lynch River
Electric Cooperative



McLeod Health



Myrtle Beach Area
Chamber of Commerce



Sonoco

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