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NESA Overview

The North Eastern Strategic Alliance (NESAs) is a regional economic development organization that serves a nine-county region in the northeast corner of South Carolina.

NESA's primary objective is to significantly enhance the quality of life for residents of the region by creating additional jobs and capital investment within the existing industry base as well as through recruitment of new companies and expansion of tourism related development.

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Comments from the Chairman



With the many holiday festivities and activities in the region, it is apparent we have many reasons to be thankful. I would like to take this opportunity to thank those who have helped make 2006 such a successful year for the North Eastern Strategic Alliance. First, many thanks to our private sector sponsors (see side bar p. 3). With your support and leadership, we have been able to recruit and hire four employees and have made substantial progress towards achieving our key initiatives. Under the leadership of Executive Director Jeff McKay, the NESAs office has become more organized and focused on regional economic development. Also to be commended are Marianne Langley, Administrative Coordinator; Misti Humphries, Investor Relations and Marketing Coordinator; and the most recent addition to the staff, Ronald D. Carter, Jr., Business Development Coordinator.

Next, I would like to personally thank each of the nine counties (see side bar p. 3) which are part of the alliance for their continued support. The local developers, county council members, and local legislators are also to be commended for a successful year. Finally, let me express my sincere gratitude for the leadership and support of our NESAs Board of Directors (see side bar p. 2). The NESAs Board is comprised of members of the executive committee, representatives from each of the member counties, and appointees from top contributing companies. This group has been faithful to serve on committees pursuing NESAs key initiatives. The collective strength and experience of this group of business leaders is what ensures NESAs ongoing success.

It is an honor to serve such a strong and talented NESAs team! Great things are anticipated in the coming year and I look forward to working closely with you to make these dreams realities and launch our region into a new era of social and economic success and prosperity. We strongly believe that our efforts in the region will yield an unparalleled increase in job creation and infrastructure improvement. Wishing you happy holidays & a prosperous new year,

J. Yancey McGill
Chairman, NESAs Executive Committee

NESA Board Members

(*Executive Committee)

Senator J. Yancey McGill*

Mr. Billy Alford*

Mr. James Alford

Mr. Wesley Blackwell

Mr. James E. Brogdon

Dr. Fred Carter*

Mr. Loyd Daniel

Mr. Vernie Dove

Mr. Fred DuBard*

Ms. Liz Gilland

Mr. Wayne Gray

Mr. Mike Hagg

Mr. Sel Hemingway

Mr. James "Pat" Howle

Dr. Ronald Ingle*

Representative Doug Jennings*

Mr. Floyd Keels

Senator Hugh Leatherman*

Mr. E. LeRoy "Toy" Nettles, Jr.

Mr. Edwin P. Rogers, Jr.

Mr. K.G. "Rusty" Smith, Jr.

Ms. Mindy Taylor

Mr. Richard Treme

Mr. Doug Wendel*

Mr. Frank Willis*

Representative William Witherspoon*

NESA Committee Reports

NESA has five committees that are composed of knowledgeable individuals who work with NESA staff members to pursue and achieve NESA's key initiatives. The following progress reports were issued at the Legislative Delegation luncheon held on Wednesday, November 8 at Francis Marion University:

- I-73 Committee—Doug Jennings, committee chair, introduced Mitchell Metts, SCDOT Project Engineer, to the delegation. Mr. Metts gave an overview of the southern route and explained the obstacles that remain in finalizing the complete route. Mr. Metts assured the committees that environmental considerations are being taken into account and that several private/public financing proposals are being explored.
- International Airport Committee—Fred DuBard, committee chair, informed the delegation that the FAA has approved the airport study pending a matching grant from Horry County. The three part study (feasibility, location, and funding) will commence immediately following funding.
- Power Generation Facility Committee—Senator Hugh Leatherman, committee chair, reported that the coal fueled power generation facility on the Pee Dee River will be a \$987 million project that will provide 1,400 temporary construction jobs and 100 permanent jobs. Site preparation has begun.
- International Trade Center Committee—Doug Wendel, committee chair, advised the delegation that land for the facility has been purchased and that they are awaiting a \$2 million federal grant to proceed. Mr. Wendel also emphasized that the success of the trade center and international airport are dependent on one another.
- Tourism Committee—Doug Wendel presented Chair Billy Alford's report to the delegation. He informed the delegation that the committee will try to identify every component of tourism in each of the NESA counties for future initiatives.

MARKETING UPDATE

We are pleased to announce that virtual tours of available buildings in the NESA region are now available online. Ronald Carter has spent the last few months capturing photos and video of the interior of various buildings across the region. We are currently in the process of posting these online and hope to have tours of over thirty buildings by year's end. Another fine example of NESA's ongoing commitment to comprehensively market the available product in the region.

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Myrtle Beach Area Chamber
Pee Dee Electric Cooperative
Pepsi-Cola
Progress Energy
Santee Cooper
Santee Electric Cooperative
Strand Capital
Wachovia

NESA Region Counties

Chesterfield County
Darlington County
Dillon County
Florence County
Georgetown County
Horry County
Marion County
Marlboro County
Williamsburg County

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Johnson Controls Breaks Ground in Florence

Johnson Controls, a *Fortune 100* company, has selected the Pee Dee Touchstone Energy Commerce City as its newest location in North America. "After an extensive selection process, we found the Florence County region to be our best choice from an economic perspective for our distribution requirements in the Southeastern part of the country," said Brian Kessler, Vice President and General Manager of the North American power solutions division of Johnson Controls.

The \$35 million distribution facility, located on I-95 in Florence County, will provide batteries for the automotive market and will bring 200 new jobs to the region. Modification of an existing building and construction of a new facility will begin immediately; the plant is tentatively scheduled to begin operations by May 2007.

The NESA team attended the groundbreaking ceremony for the facility on October 11. Johnson Controls was warmly welcomed by a notable assembly of state and local leaders including Governor Mark Sanford, Senator Hugh Leatherman, Senator Yancey McGill, Florence County Council Chairman K.G. "Rusty" Smith, Jr., and E. Leroy "Toy" Nettles, president and chief operating officer of Pee Dee Electric Cooperative. "The North Eastern Strategic Alliance joins the Florence Economic Development Partnership and Florence County in welcoming Johnson Controls to our region. We wish them great prosperity and hope their success in our region will lead to future expansions and job growth," says NESA Executive Committee Chair Senator Yancey McGill.



Johnson Controls Groundbreaking Ceremony

SC Ambassadors for Economic Development in the NESAs Region

Chesterfield County

Glen L. Mosack
Conbraco Industries, Inc

Darlington County

C. Gordon McBride
Attorney

Dillon County

Todd Davis
Senior Financial Concepts

Florence County

E. Leroy Nettles Jr.
Pee Dee Electric Cooperative, Inc.

Georgetown County

John Grover
International Paper

Horry County

Dodd Smith
Metglas Solutions

Marion County

Randy Knors
Road Rescue

Marlboro County

Larry G. Perugini
Mohawk Industries

Williamsburg County

Larry Wilson Crabtree
Firestone Building Products

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Counties Salute Existing Industry

“You can’t spell success without SC!” This was the official tagline for the 16th annual South Carolina “Industry Appreciation Week”. This week, designated by Department of Commerce, recognizes and salutes the state’s existing industry base. Existing industry is crucial to our thriving efforts to enhance economic development and quality of life. From the products and services they offer to the stable employment base they provide, existing industries are vital to the economic health of the region. The adjacent side bar lists the “Ambassadors for Economic Development” within the NESAs region. These local leaders are selected by the governor’s office for their commitment and contributions to sustain or improve economic development during the previous calendar year. Realizing the importance of the existing industry base to the local economy, each of the counties in the NESAs region hosted an industry appreciation event. Many diverse and exciting events were held across the region. The highlights below showcase some of the events in the NESAs region. NESAs salutes all existing industries & the “Ambassadors for Economic Development” within our region!

Industry Appreciation Events in the NESAs Region

- ✓ Chesterfield County honored their existing industries with a golf tournament and BBQ dinner at Craig Park. An exciting moment of the day was when Mr. J. W. Hayes sank a hole-in-one to win a 2006 Chevrolet Impala Super Sport car.
- ✓ Darlington County hosted a luncheon and golf tournament at the Darlington Country Club. The team from Nucor Steel emerged as the first place winners followed by the teams from Georgia Pacific in second place and Wellman Industries who took third place.
- ✓ Florence County Economic Development Partnership hosted a reception and program, presented by Dr. Matthew Martin, at Francis Marion University. A highlight of the evening was when Senator Hugh Leatherman announced that Johnson Controls had chosen Florence County.
- ✓ Marion County hosted a luncheon for their existing industries at Dry Dock Restaurant in Marion. The keynote speaker was Dr. Peggy Torrey, Deputy Secretary for Workforce, SC DOC.



Marlboro County Economic Development Partnership’s BBQ Dinner

Available Industrial Parks in the NESAs Region

Chesterfield County

Carolina's Centre Industrial Park
(197 acres)

Darlington County

Darlington County Industrial
Complex (100 acres)

Dillon County

I-95 Gateway Industrial Park
(460 acres)

Florence County

Pee Dee Touchstone Industry
Commerce City (700 acres)

Georgetown County

Georgetown County Business
Center (580 acres)

Horry County

Loris Commerce Centre
(168 acres)

Marion County

Marion County Industrial Park
(276 acres)

Marlboro County

Marlboro County Industrial Park
(236 acres)

Williamsburg County

Williamsburg Cooperative
Commerce Centre (140 acres)

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Grand Opening of Carolinas Centre

NESA welcomes Carolinas Centre Industrial Park, a 197 acre park located on SC Highway 9, to the list of "shovel ready" sites available for new and expanding businesses. Grand opening ceremonies were held on November 2. Mayors Andrew R. Ingram (Cheraw) and John H. Douglas (Chesterfield) cut a specially designed ribbon signaling the official opening of the park. The two towns purchased 361 acres from three landowners for the industrial park, which is strategically located in the center of South and North Carolina between the towns of Cheraw and Chesterfield. The Carolinas Centre Industrial Park is a first in South Carolina whereas two municipalities have partnered in the development. No other industrial parks in South Carolina are jointly owned by two municipalities. NESA congratulates Chesterfield County not only making history, but also for illustrating the true benefits of persistence and teamwork. The adjacent side bar lists some of the larger industrial parks in the NESAs region. For a complete list of available industrial sites, please visit www.scbusinesscorner.com.

Marketing the NESAs Region

The NESAs Region was well represented at the 80th Annual Joint Meeting of the Southeast US/Japan Association Conference (SEUS) in Orlando, Florida. Senator Yancey McGill, Senator Hugh Leatherman and Representative William Witherspoon attended the conference and led the NESAs delegation in efforts to market our region. The event allowed the NESAs delegation to share opportunities in the region with a variety of individual Japanese firms and corporations; and the results were very beneficial. The NESAs delegation also hosted a dinner for 16 conference attendees from South Carolina. Senator Leatherman spoke at the South Carolina reception and emphasized NESAs's desire to foster Japanese relationships within our region. Mr. Dane Espenschied, Senior Vice President of Honda of South Carolina Manufacturing, was a featured speaker at the event and gave high praise for Honda's experiences within our area. Overall, the SEUS event was very successful in making new contacts, building new relationships, and also thanking our existing Asian friends for their continued support of our regional economy.



Senator McGill (Left) and Senator Leatherman (Right) at SEUS

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NESA Welcomes Wachovia's Support

Wachovia has joined the increasingly large list of corporations partnered with NESA to promote regional economic development. It is clear that Wachovia realizes the outstanding benefits that it stands to gain from NESA's success in developing new business and industrial enterprises. Wachovia, headquartered in Charlotte, NC, has assets of \$700 billion and 110,000 employees, making it the fourth largest bank holding company in the United States. The NESA staff and executive committee looks forward to working with Wachovia to make our region better for all through regional economic development.

3V Announces Expansion in Georgetown

The Georgetown County Economic Development office announced that 3V Inc. plans to invest \$15 million in its manufacturing operation in Georgetown. This capital investment in new building and equipment is expected to occur over the next five years. 3V Inc. anticipates that this project could result in approximately 20 additional job opportunities for area residents.

John Centioni, an Executive Vice-President with 3V Inc., stated "We greatly appreciate the county's effort to create economic conditions that benefit the community and its business partners. This potential investment will modernize our facility with upgraded equipment."

"We are pleased 3V Inc. will be investing capital resources and creating new engineering and skilled technician positions in Georgetown County. They have discovered that a qualified workforce exists in our region that enables them to be successful here," Georgetown County Council Chairman Sel Hemingway said. "Helping existing industries prosper and creating jobs for our residents is important to Georgetown County."

Jim Jerow, Georgetown County Economic Development Commission Chairman, said "3V's decision to expand here in Georgetown County speaks volumes for our manufacturing environment. Their research and development center for specialty chemicals in Georgetown has enabled them to stay ahead of their competition. We support their efforts to grow here and create exciting opportunities for our people."

Headquartered in Georgetown, 3V Inc. is a global manufacturer of specialty chemicals and has operated in Georgetown County for almost 30 years. Today, the company provides well over 200 jobs to area residents. 3V Inc. serves markets ranging from paper, detergents, textiles, cosmetics, and water treatment, to plastics. To learn more, visit www.3v.com.

NEWS from the CORNER is published regularly by the North Eastern Strategic Alliance. Articles and data contained herein were adapted from information submitted by counties in the region. To submit content for this newsletter, please contact Marianne Langley at mlangley@scbusinesscorner.com or 843-661-4669. Contents © NESA, 2006.