
**SC Infrastructure Investment Program
Grant Application Package
For The
Town of Great Falls

Collection System Upgrade and
Carolina Adventure World Connection**

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**SC INFRASTRUCTURE INVESTMENT PROGRAM
GRANT APPLICATION PACKAGE
FOR THE
TOWN OF GREAT FALLS
COLLECTION SYSTEM UPGRADE AND CAROLINA ADVENTURE WORLD
CONNECTION**

Attachments:

- 1. Application Narrative**
- 2. Preliminary Engineering Cost Estimate**
- 3. Project Location and Service Area Maps**
- 4. Funding and Other Commitments**
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**ATTACHMENT 1
APPLICATION NARRATIVE
FOR THE
TOWN OF GREAT FALLS
COLLECTION SYSTEM UPGRADE AND CAROLINA ADVENTURE WORLD CONNECTION**

GENERAL

Great Falls, a small town located in the Piedmont section of South Carolina, was founded in the early 1900's. With three "booming" Republic Cotton Mills, people flocked from farming towns far and wide for work and a place to raise their families. As the textile industry in South Carolina began to decline, the three mills closed (circa 1980), pushing the Town of Great Falls into an extreme economic regression. People and families were forced to vacate in search of stable work leaving the population scarce. US Census data indicates a population decline of over 40%, since the mills closed. Currently there are few employers and a very limited tax base. Approximately 22% of the homes in town are vacant, and approximately 95% of commercial and industrial space is vacant. As a result, the Town of Great Falls has a poverty rate of 22.5%, and the mean per capita income is 43% lower than the South Carolina state average.

Decades later, the Town of Great Falls is a key component of a nearly 20-mile-long cluster of rural communities positioned to both capitalize and contribute to the tremendous growth occurring along the I-77 corridor (the Target Area) (See Figure 1 in Attachment 3). However, the Target Area requires sewer infrastructure to accommodate development opportunities for new businesses, job creators and work force housing.

Much of the wastewater collection system for the Town of Great Falls was built in the 1940's to support the textile mills and mill villages that are located in the Town. As a result of the system age, many parts of the system have outlived their useful life, are in poor repair, and are in need of replacement. Due to the development style of the mill

villages, portions of the system serving residential areas are difficult to access (i.e., located in backyards along property lines) which impedes maintenance activities.

A reliable wastewater treatment plant (WWTP) and collection system is critical to the health and wellbeing of residents and is an essential catalyst for impending economic development projects in the Target Area. The proposed wastewater infrastructure improvements and the expansion of wastewater service to new users will enhance pump health and safety as well as help protect the natural resources in the area by reducing the potential for sewage spills and leakage. In addition these proposed improvements will provide greater access to wastewater for residents by extending service to areas that currently do not have sewer as well as attract new investment to stimulate the Target Area's economy.

Upon announcing the rural infrastructure program at a press conference at the Great Falls Town Hall on October 28, 2021, Governor Henry McMaster noted that outdated or poor infrastructure inhibits many cities and towns from reaching their full potential. He is quoted as saying *"the right water and sewer assets in a county such as this one can transform a tax base...that means good jobs, good schools, strong families, and a safe and vibrant community, and that means happiness and prosperity for all of our people."* (<https://governor.sc.gov/news/2021-10/gov-henry-mcmaster-proposes-500-million-investment-rural-infrastructure-improvements>)

This narrative will clearly delineate the various needs for the proposed projects, describe in detail the development activities to be served by the proposed projects, address the proposed project's feasibility and outline the positive impact (namely resiliency, environmental protection and economic growth) upon the Target Area.

This proposed project for the Town of Great Falls includes upgrades to the Town's existing collection system to increase reliability as well as an extension of the system

to enhance economic development opportunities to areas that currently do not have sewer service. The project has three major components:

1. Upgrade Collection System
2. Promote Economic Development
3. Expand System to Underserved Areas

NEED

There is tremendous growth potential along the I-77 corridor stemming from the Columbia, SC and Charlotte, NC metro areas. Within this corridor is a 20-mile stretch spanning from Fairfield and Chester Counties (the Target Area) which is poised to establish itself as an outdoor recreation and tourist destination that will act as a catalyst for the redevelopment of historic Great Falls and stimulate the regional economy. Additionally, the Target Area has significant opportunity for growth as it is perfectly located for the development of affordable work force housing to meet the needs of job creation along I-77 from Columbia to Rock Hill. ***One potential deterrent to facilitating this development is access to safe and reliable wastewater collection and treatment services.***

The Town of Great Falls can become the hub of an ecosystem that will feature outdoor recreation, tourism and hospitality offerings. Numerous synergistic projects are currently operating and/or under development in the Target Area that will attract visitation, put heads in beds, and create much-needed jobs in what is predominantly a lower middle income (LMI) region. The development initiatives described herein will create access to outdoor recreational activities and create nature-based tourism opportunities. In doing so, they directly align with objectives outlined in *The South Carolina Statewide Comprehensive Outdoor Recreation Plan (SCPRT)* (<https://p.widencdn.net/bzuwqi/2019-South-Carolina-SCORP-FINAL>), which prioritizes the preservation of outdoor recreation as an amenity to meet the demand of a growing population in the State.

Existing Treatment Facilities: The Great Falls WWTP (SC0021211) is located along Rocky Creek; however, it discharges into the Cedar Creek Reservoir which discharges into the Catawba River. Figure 2 in Attachment 3 illustrates the Town of Great Falls wastewater treatment system and service area. The NPDES permit is included in the Total Maximum Daily Loads (TMDL) for the Catawba River. This facility is permitted to discharge 1.40 million gallons per day (MGD) of wastewater, however the current estimated average flow is only 0.35 MGD (25% of rated capacity). Under separate funding opportunities (SC RIA infrastructure grant, SRF Principal Forgiveness Loan), the Town is enhancing the reliability of the existing treatment process. The WWTP's excess capacity provides an opportunity to extend sewer service to underserved areas and support substantial growth and development in the Target Area.

Existing Collection System: The projects proposed for implementation under this funding request are focused on the wastewater collection system and have two primary objectives which include improving environmental protection as well as creating economic growth.

- 1. Improve Environmental Protection** by replacing outdated and/or failing portions of the Town's collection system.
 - a. Portions of the existing 24-inch influent gravity sewer line that runs parallel to Rocky Creek are in poor repair and have outlived their useful life. This influent line was partially replaced during a previous upgrade (2001), however, it could not be completed because sufficient funds were not available. During rainfall events, this line is subject to infiltration and inflow (I&I) creating a risk of sewer system overflows (SSOs), particularly in the older sections. This project will complete the replacement of this critical line which will help avoid spills into Rocky Creek. Failure of the infrastructure can lead to sanitary sewer overflows

(SSOs) which are a public health hazard. This project includes additional necessary improvements to the influent pump station, which has been subject to considerable leakage. These leaks have caused subsidence of areas near the pump station and needs to be repaired to prevent further damage and/or spills.

- b. Wastewater lines in certain areas of Great Falls are constructed of clay pipe, which are subject to failure due to their age. These wastewater lines have exceeded their useful life and can no longer provide reliable service to various residential villages and commercial centers in Great Falls. This includes, but is not limited to, several mill villages, the downtown commercial district, and the 3 existing mill sites that are owned by the Town. Under this segment of the project, the old lines connected to the mill sites will be replaced and extended to newer portions of the Town's collection system, so that these sites will have reliable service for redevelopment activities.
- c. As stated above, failure of this infrastructure can lead to SSOs. Unfortunately, there are a plethora of potential health risks and environmental concerns associated with SSOs. According to the United States Environmental Protection Agency:
 - i. *Because SSOs contain raw sewage they carry bacteria, viruses, protozoa (parasitic organisms), helminths (intestinal worms), and inhaled molds and fungi. As a result, they may cause diseases ranging in severity from mild gastroenteritis (causing stomach cramps and diarrhea) to life-threatening ailments such as cholera, dysentery, infections, hepatitis, and severe gastroenteritis.*

2. **Create Economic Growth** by extending the collection system to underserved areas.

- a. A large commercially zoned property in the Target Area (commonly known as Carolina Adventure World or CAW) currently manages wastewater with a septic system which has a 10,930 gpd capacity. The facility is currently operating at 91% of that capacity. This property is located off Exit 46 at I-77 and Camp Welfare Road in the Town of Winnsboro (Fairfield County). It is approximately 15 miles away from the nearest wastewater service offered by the Town of Winnsboro. Fortunately, it is located approximately 4.5 miles to the existing service lines of the Great Falls WWTP.

The connection of CAW to the Town's wastewater system will eliminate a septic tank system currently in use by the facility which was installed in 2009. Eliminating the septic system will eliminate the potential risk of a future septic tank or drain field failure and protect nearby water sources (Big Wateree Creek, Litter Wateree Creek, and Lake Wateree). The connection to the Town's wastewater system will allow for additional development at the property which is currently limited by the 10,930 gpd capacity of the existing system. The current excess capacity of the septic system is only 1,000 gpd. Based on the SCDHEC Unit Contributory Loadings, demand from planned developments at this location will grow from 25,000 gpd to 100,000 gpd over a 5-year period. Without sewer service, the alternative would require the construction of multiple additional septic tank and drain field systems that would compound the risk of contamination to nearby water sources. Not only is sewer a preferable solution from an environmental aspect, but it is also questionable if demand could be met without it.

- b. Expanding the Town of Great Falls wastewater service to serve this location offers multiple benefits:
 - i. CAW is a major employer of Great Falls residents. Extending sewer service to CAW will preserve these jobs and facilitate development activity that will create additional jobs.
 - ii. Multiple commercial customers from the property will generate additional sewer flow and sewer fees that will help sustain plant operations and protect residents from rate increases.
 - iii. The development activity at this location is synergistic with the numerous nature-based tourism opportunities already in progress in Great Falls (i.e., Duke Energy's Catawba-Wataree Recreational Enhancements "white water", SC Parks, Recreation & Tourism's New State Park, and the new 3.5-mile Walking Trail part of the Carolina Thread Trail). Together they will help define the Target Area as a destination and propel the regional economy.
 - iv. The final portion of the proposed project includes replacement of wastewater lines in downtown Great Falls and reconnecting 3 existing mill sites that are owned by the Town of Great Falls. The infrastructure that has exceeded its useful life, and these improvements will provide capacity for the revitalization of these 3 mill sites.

**PROJECT
DESCRIPTION**

The Town of Great Falls is proposing to replace approximately 2,100 linear feet of 24" gravity sewer trunk line along Rocky Creek as well as reconnection to the pump station wet well at the WWTP. Five manholes would be replaced, and there would be improvements to the influent pump station to prevent leakage and further damage and/or spills. Figures 3 and 4 in Attachment 3 illustrates the proposed project.

The proposed project includes the installation of a new 180,000 gpd pump station on Camp Welfare Road in close proximity to CAW property. Approximately 24,000 LF of 8-inch force main will be installed and connected to the existing force main. The 8-inch force main will run from the pump station to Camp Welfare Road, North along Camp Welfare Road (towards Wateree Road), Northwest along Wateree Road (towards Hwy 200) and approximately 2,000 LF Northeast (paralleling an existing force main) before connecting to the existing force main as illustrated in Figure 5 in Attachment 3. The existing Hwy 200 pump station would also be upgraded.

The proposed project also includes replacement of approximately 1,600 linear feet of 8" gravity sewer line and seven manholes for connection to Mill Site 1, replacement of approximately 1,800 linear feet of 8" gravity sewer line and ten manholes for connection to Mill Site 2 and replacement of approximately 2,400 linear feet of 8" gravity sewer line and eight manholes for connection to Mill Site 3. Figure 6 in Attachment 3 illustrates the proposed project.

FEASIBILITY

Though no delays are anticipated at this time some potential delays include supply chain issues and availability of construction labor. Our projected schedule has construction complete in May 2025. All construction would take place in the existing easements and/or rights-of-way except for the pump station site and force main easement needed for the CAW connection. The Town of Great Falls will have a contract in place for engineering services for the CAW connection by October 2022, which will allow this project to be able to be prepared to start construction soon after the grants are awarded.

The replacement of a portion of the 24-inch influent gravity sewer line as well as improvements to the influent pump station would eliminate the potential failure of this influent gravity line due to the fact that it is past its useful life. The alternatives evaluated include no action which would result in the existing infrastructure

continuing to degrade and result in SSOs and failures. The infrastructure would continue to degrade and a catastrophic failure would eventually occur in the system, which would most likely result in much higher repair costs as well as environmental and health hazard conditions. The second alternative evaluated includes building a pump station and pumping the wastewater directly to the WWTP. This is a much more costly project, and is therefore, not feasible.

The connection of CAW to the Town's wastewater system which will eliminate a septic tank system currently in use by the facility. Eliminating the septic system will eliminate the potential risk of a future septic tank failure as well as allow CAW to expand their facilities. Based on the current size of the septic tank, CAW is unable to complete their planned expansion. The no action alternative would require CAW to maintain at capacity and repair the septic tank as the need arises. The second alternative includes the construction of multiple septic systems to treat the wastewater generated by the planned development. This is not a viable option for CAW.

The replacement of wastewater lines in downtown Great Falls and reconnecting 3 existing mill sites will provide capacity for the revitalization of these 3 mill sites. The no action alternative would result in the existing infrastructure continuing to degrade and result in SSOs and failures. The infrastructure would continue to degrade and a catastrophic failure would eventually occur in the system, which would most likely result in much higher repair costs as well as environmental and health hazard conditions. In addition this would prohibit growth and development in downtown Great Falls. The other alternative evaluated includes cured in place pipe (CIPP). Utilizing CIPP was not a viable option due to the condition of the existing wastewater lines.

Investing in an existing wastewater treatment system with excess capacity is far less expensive than ground up development of a new wastewater treatment system.

The Town of Great Falls is proposing a large wastewater project for their system. This is a large endeavor for the Town, but the Town believes it will provide substantial benefits to the Town and Chester County. The Town would not be able to complete all the projects included in this proposed SCIIP application in the event the state RIA grant was not received to help the Town leverage these funds.

The Town is interested in implementing the “dig once” plan and would be willing to work with the incorporation of broadband conduit during their construction project.

BENEFITS/IMPACT The proposed project would address the regional solutions, water quality, resilience, other aging infrastructure, and capacity priorities for SCIIP applications.

Regional Solutions: Based upon the most recent map developed by the Central Midlands Council of Governments, the northwest corner of Fairfield County does not have a service provider for wastewater treatment and collection. The Town of Great Falls has had discussions Mitford Water and Sewer District, which is the service provider closest to this area. Based upon these discussions, Mitford does not want to get into the wastewater business.

The Town has a long-standing working relationship, and previous wastewater disposal agreement with Fairfield County, which is the County where portions of this project are located (CAW and surrounding properties). Given the size of Fairfield County and the location of its current and proposed future sewer infrastructure development, the County is unable to provide wastewater service to its northern region. Building a wastewater collection system for this region will expand access to wastewater service for other residents in this area. Fairfield County and Chester County recognize the benefits of this regional solution for wastewater access and fully support this expansion of service (see attached letters from each County).

Water Quality: The proposed project includes the replacement of a portion of the 24-inch influent gravity sewer line as well as improvements to the influent pump station would aid in reducing the amount of I/I entering the Town's collection system, which would in turn aid in reducing the potential for SSOs. Reducing SSOs would aid in resolving existing and potential regulatory and health issues with SSOs.

Resilience: The proposed project will repair a portion of the 24-inch influent gravity sewer line as well as improvements to the influent pump station which will result in a much more resilient system that will not be subject to extensive I&I during storm events.

Other aging infrastructure: The Town's influent gravity sewer line has exceeded its useful life. The influent line runs parallel to Rocky Creek and was partially replaced during a previous upgrade, but sufficient funds weren't available to complete the upgrade. This project will complete the replacement of this critical line which will help avoid spills into Rocky Creek.

Capacity: The proposed project will improve wastewater service for existing residents while preparing for future opportunities. There are two primary areas within the Target Area where development activities are planned (Zone 1 and Zone 2). Some of the current and planned development activities for each zone are outlined below.

Zone 1

Southern Entertainment Development (SE Dev) is currently developing the 2,600-acre CAW property with the objective of transforming it from a single tenant use into a collective of multiple uses offering distinct outdoor recreation attractions and amenities. This development includes improvements to CAW, and the imminent development of four new businesses slated to open between 2023-2025 (pending wastewater service). Additionally, several hundred acres of land has been identified for the development of a unique lifestyle community for outdoor enthusiasts (Figure 7

in Attachment 3). The development and its tenants will generate sewer fees that will help sustain plant operations, mitigate residential rate increases, and facilitate business development that will generate jobs and tax revenues for the State and County. SE Dev is committed to satisfying the Town's 15% match requirement for the sewer extension component of the project. A commitment letter from SE Dev is included in Attachment 4.

Projects within Zone 1 requiring sewer

1. CAW, which opened in 2007, is a 2,600-acre off-road motorsports adventure park that attracts tens of thousands of visitors to the region annually. At this time, CAW offers 100 miles of trails for off-highway vehicles (OHV) such as side-by-sides, dirt bikes and ATVs; ATV and dirt bike equipment rentals; overnight rental accommodations featuring cabins, RV sites and tent camping; a Welcome Center serving as a camp store with a small counter-service food menu; and numerous off-road events, competitions and races. Currently, more than 60% of CAW employees live in Great Falls. New ownership desires to improve and expand its existing offerings as follows:
 - a. Build 50 additional RV sites.
 - b. Build 10 additional cabins.
 - c. Develop 25 miles of new trails.
 - d. Develop competition and event areas to host local, regional and national events.
2. Carolina Country Outdoor Resort (CCOR) is a luxury RV resort that is currently in the design phase and slated for development in 2023-2024 (pending sewer service):
 - a. A family friendly music and entertainment themed resort that will leverage the nationally recognized Carolina Country Music Fest brand.
 - b. Perfectly situated to serve the tens of thousands of RV enthusiasts that travel the I-77 corridor each year.

- c. A considerable opportunity to drive regional and national tourism to South Carolina.
 - d. Planned Amenities to include:
 - i. 300 full-service RV sites (to include water, electric and sewer)
 - ii. 50 Cabins
 - iii. Tent sites
 - iv. Clubhouse featuring a restaurant and indoor recreation
 - v. Pool facilities and water park
 - vi. Event center for group gatherings
 - vii. Recreational courts (pickle ball, shuffleboard, basketball, etc.)
 - viii. Non-motorized recreational trails for hiking and biking
 - ix. Outfitter with shuttle services to Great Falls, White Water, Lake Wateree and other local attractions.
3. Arrowhead Tavern & Pavilion is a full-service restaurant and outdoor amphitheater currently under development. Phase one is scheduled to open in 2023. Some of the amenities and offerings Arrowhead Tavern & Pavilion will feature are (full scope pending sewer):
- a. 200-250 restaurant seats
 - b. Outdoor biergarten
 - c. 2,000-person amphitheater for concerts and performing arts
4. Trail Boss Off-Road Performance Center is a full-service performance shop for off-road vehicles under development with a planned opening in late 2022. Trail Boss Off- Road features:
- a. Full-service performance shop for off-road vehicles
 - b. Dealership
 - c. Pro-Shop
 - d. Adventure Outfitter

5. Range Theory is a veteran owned, competitive shooting sports facility and training academy currently under development. Opening date TBD. Some of the amenities Range Theory will feature are:
 - a. Clubhouse
 - b. Retail Pro-Shop
 - c. Dining and Lodging

6. Other Development Concepts (Phase 2) (Pending Sewer)
 - a. Corporate Retreat Center
 - b. Lifestyle Residential Community

Additional Wastewater Demands for SE Dev:

Current/Existing Businesses	Current Usage	Phase 1 - Total Projected Gallons Per Day (GPD)			
		Year 1	Year 2	Year 3	Year 4
CAW	10,699	16,471	14,059	-	41,229
CCOR RV Resort	-	18,153	26,428	26,918	71,499
Arrowhead Tavern & Pavilion	-	6,216	5,716	9,748	21,680
Trail Boss	-	640	696	1,056	2,392
Range Theory	-	485	3,344	9,252	13,081
TOTAL	10,699	25,494	36,184	46,974	108,652
Current Capacity	10,980	10,980	10,980	10,980	10,980
Shortfall	281	-14,514	-25,204	-35,994	-97,672

Capital Investment & Economic Impact:

The collective capital investment for the five projects noted above (excluding Phase 2) exceeds \$35,000,000 and the majority of which will be invested in the local economy. These projects will be transformational for the Town of Great Falls as well as greater Fairfield and Chester Counties. Existing local businesses will benefit from additional spending on convenience, gas, lodging, grocery, retail, construction materials and various services during the development period and thereafter.

Jobs:

The combined projects will generate immediate job creation with considerable growth of full-time positions over a five-year period:

Combined Businesses	Yr. 1	Yr. 2	Yr.3	Yr. 4	Yr. 5
Executive	5	7	14	16	17
Managerial	8	18	25	32	33
Full & Part Time Hourly	35	80	90	147	162
Total Job Creation	48	105	129	194	211

Projections indicate wages 25-30% higher than per capita income levels for Fairfield and Chester Counties

Tax Revenues:

The combined projects will generate an estimated \$65 million in revenue and \$4.2 million in sales tax revenues over the first five years of operation. This is in addition to other direct revenue taxes, including but not limited to, accommodations tax, real and personal property tax, fuel tax as well as withholding tax related to job creation. This tax revenue will provide benefits at the state and local level and will ultimately improve quality of life for residents and provide funding for education, infrastructure, and other critical state and county services.

Zone 2

Currently, in the Town of Great Falls, there are three major projects underway, all centered around outdoor recreation and nature-based tourism. Each project constitutes a major investment of capital and other resources made by both private industry (Duke Energy) and the S.C. Parks, Recreation & Tourism (SCPRT) into the Great Falls community. While each project has numerous components within, they can be summarized as follows:

1. Duke Energy's Catawba-Wateree Recreational Enhancements (white water)
 - a. This approximately \$70 million project features scheduled flow releases creating Class I and II rapids for individuals, or families seeking

- adventure, or a leisurely paddle down the river as well as, Class III and IV rapids for experienced kayakers.
 - b. These enhancements include three public water access points, a restored Visitor Center, and the following amenities: restrooms, 100+ parking spaces, trash & recycling, informational kiosks, docks for non-motorized personal watercraft, fishing piers, picnic facilities, etc.
 - c. Majority of the amenities are scheduled to open in coordination with the recreation flow releases in Spring 2023.
2. SCPRT New State Park
- a. A New 600-acre state park is being built on Dearborn Island (Big Island) to provide tourists with additional hiking/walking trails and campgrounds.
 - b. The Park will feature a pedestrian bridge that will connect the island to downtown Great Falls.
3. New 3.5-Mile Walking Trail - Part of the Carolina Thread Trail
- a. A new, 3.5-mile walking trail is currently being constructed on the old CSX rail bed that runs along the Catawba River and reservoirs alongside downtown Great Falls.
 - b. This trail will be the terminus/trailhead of the north/south spine of the Carolina Thread Trail (CTT), an expanding network of 350 miles of trails that touches 15 counties, 2 states, and 2.9 million people.
 - c. The CTT has placed their highest priority on this corridor, which will ultimately connect Great Falls to Statesville, NC.

All three of the above projects are projected to yield huge benefits to the Great Falls community and economy. It is estimated that the whitewater activities alone will bring \$3.1-\$4.6 million to the town annually. (See Figure 8 in Attachment 3)

The synergistic developments above have presented a rare opportunity for the redevelopment and renaissance of Great Falls. To exploit this opportunity, Great Falls is actively working with two major developers on a comprehensive Master Redevelopment Plan for the Town.

1. White Horse RD, and its subsidiaries, are South Carolina based government contracted manufacturers of equipment and other products for the United States Military and law enforcement agencies nationwide. Phase one plans call for the re-development of Mill Site 3 into a state-of-the-art manufacturing, production and logistics campus for their line of proprietary ballistic protection equipment. White Horse projects that this manufacturing facility can be up and operating in a 12–18-month time frame, and the project will create 200 full time jobs. Future phases would include the development of company headquarters on Mill Site 1 and additional manufacturing and production facilities. All told White Horse expects to create 400 jobs over a 4 to 5-year period. White Horse recognizes the need for sewer infrastructure in the Town and is committing to providing Great Falls with funding to satisfy the 15% match related to their project(s).
2. The Sherbert Group is a real estate development firm renown both nationally and in South Carolina for the rehabilitation and redevelopment of historic mills and mill towns. Their projects in South Carolina have created significant positive economic impact and have garnered numerous awards. Most notably, in 2018, Gov. Henry McMaster, the S.C. Department of Archives and History, and Preservation South Carolina presented the Honor Award to the Sherbert Group for their Drayton Mills project near Spartanburg, SC.

In 2022, The Sherbert Group formed Great Falls Development (GFD), LLC and are currently working with the Town on residential, hospitality, retail and other commercial uses.

White Horse and GFD recognize the opportunity to leverage major projects led by Duke Energy, SCPRT, and numerous nature-based tourism initiatives in the region to spur the renaissance of Great Falls. Downtown development will focus on vacant Mill Site 2 and a comprehensive reprogramming of the downtown commercial district. This will feature a diverse combination of businesses, attractions, hospitality and events with connectivity to said nature-based activities.

Details on the projects in Zone 2 that require sewer:

- Historic Downtown
 - 120,000 square feet of commercial/retail
 - **25,000-30,000** restaurant/event (indoor)
 - **10,000** boutique food processor/brand incubator
 - **10,000** museum and visitors center (in progress)
 - **40,000** mixed craft/artisan's row
 - **30,000** community performance arts (acquisitions complete, in planning phase)
- Trail system and State Park to connect to nature-based tourism projects (completion 2023)
 - Carolina Thread Trail
 - State Park
 - Duke Energy Recreational Enhancements (Catawba-Wateree Project)
- Mill Site 3:
 - 180,000 industrial, manufacturing, & logistics government manufacturing firm (White Horse Research and Development)
- Mill Site 2:
 - 120 units (150,000 sqft) of class A work force and affordable housing and 75 lodging hospitality rooms
- Mill Site 1:
 - Office headquarters complex in phases up 300,000 sf.
 - Additional residential and commercial

- Lodging and hospitality
- Green space and a park

Capital Investment & Economic Impact:

Preliminary projected development costs and capital to be invested over a 10-year period is:

Phase 1: Mill Site 3

- \$35-40 Million Investment (White Horse RD)

▪ Phase 2: Historic Downtown Great Falls and Mill Site 2

- \$23 Million Investment (includes trail and greenway)
- \$35 Million Investment in Mill Site 2

▪ Phase 3: Mill Site 1

- \$32 Million Investment

All three phases would result in a complete redevelopment of the town, attract new businesses, spur a renaissance of the mill villages, and draw new residents looking for an affordable yet well located town to live in. The re-building of Great Falls will be transformational for the Town as well as Fairfield County and Chester County.

Additional Wastewater Demands for Great Falls Redevelopment:

		Total Projected Gallons Per Day (GPD)			
	Current Usage	Phase 1	Phase 2	Phase 3	All Phases
Downtown	-	71,025	-	-	71,025
Mill Site 1	-	-	-	43,900	43,900
Mill Site 2	-	-	43,850	-	43,850
Mill Site 3	-	-	6,295	-	6,295
TOTAL	0	71,025	50,145	43,900	165,070

Jobs:

The projected jobs in the table below include downtown commercial businesses and Mill Sites 1, 2 and 3. Future development of offices in Mill Site 1 could significantly increase these projections.

Projected Job Creation: Great Falls Master Redevelopment

	Year 1	Year 2	Year 3	Year 4	Year 5
Executive	11	10	16	20	21
Managerial	23	15	21	24	26
Full & Part-Time Hourly	154	245	281	421	611
Total Jobs (all businesses)	188	270	318	464	657

Tax Revenues / Tax Base:

Similar to Zone 1, the projects will generate millions of dollars in tax revenue in the form of sales tax, accommodation tax, real and personal property tax, fuel tax, as well as withholding tax related to job creation. It will also provide desperately needed tax base to support local schools and tax revenue necessary to support other critical services provided by the Town of Great Falls and Chester County.

In conclusion, the extension and restoration of the Great Falls wastewater collection system will serve as a crucial catalyst for igniting the economy in the target area through job creation, tourism, residential migration, and commerce. This narrative and the projects described within it clearly align with Governor McMaster's goal for improving and rehabilitating infrastructure that allows for underdeveloped communities to flourish.

**ATTACHMENT 2
PRELIMINARY ENGINEERING COST ESTIMATE
FOR THE
TOWN OF GREAT FALLS
COLLECTION SYSTEM UPGRADE AND CAROLINA ADVENTURE WORLD CONNECTION**

The proposed project is detailed in the Attachment 1 Application Narrative, and the following tables outline the detailed cost estimate for the proposed project. The Town of Great Falls proposes to fund this project utilizing \$8,822,847 of SCIIP grant funds, \$500,000 of RIA funds, and the remaining funds will be from the Town of Great Falls.

SCIIP Application for Great Falls**Estimated Project Costs****Town of Great Falls****August 9, 2022**

Item	Description	Construction	Engineering	Estimated Project Costs
Project A	Sewer Extension to CAW	\$3,603,750	\$360,375	\$3,964,125
Project B	Sewer Influent Line Repairs	\$2,044,325	\$204,433	\$2,248,758
Project C	Connect Mill Sites	\$3,788,125	\$378,813	\$4,166,938
SCIIP Application Estimated Costs		\$9,436,200	\$943,620	\$10,379,820
Grant Funding	85%			\$8,822,847
Great Falls Required Match	15%			\$1,556,973
Less RIA Grant				\$500,000
Great Falls Matching Funds				\$1,056,973

Cost Estimate
CAW Pump Station & Force Main

<u>Item</u>	<u>Quantity</u>	<u>Unit</u>	<u>Description</u>	<u>Cost</u>	<u>Total</u>
1	1	LS	Bonds, Mobilization & Insurance (Approx. 5% of Total)	\$140,000	\$140,000
2	1	LS	180,000 GPD Pump Station	\$500,000	\$500,000
3	24,000	LF	8" Sewer Force Main (Including Fitting, joint Restraints, Etc.)	\$75	\$1,800,000
4	120	LF	Bore & Jack 16" Steel Casing	\$400	\$48,000
5	8	EA	Air Release Valve Manholes	\$10,000	\$80,000
6	300	CY	Rock Excavation	\$300	\$90,000
7	1	LS	Upgrade Existing Hwy 200 Pump Station	\$150,000	\$150,000
8	1	LS	Erosion and Sediment Control	\$40,000	\$40,000
9	1	LS	Traffic Control	\$10,000	\$10,000
10	250	LF	Remove & Replace Pavement (Driveways)	\$100	\$25,000
Subtotal					\$2,883,000
Contingencies (25%)					<u>\$720,750</u>
Estimated Sub-Total Cost & Contingencies					\$3,603,750
Engineerng @ 10 %					\$360,375
Total Project Costs					<u>\$3,964,125</u>

Cost Estimate
Great Falls WWTP Influent Gravity Sewer Replacement

<u>Item</u>	<u>Quantity</u>	<u>Unit</u>	<u>Description</u>	<u>Cost</u>	<u>Total</u>
1	1	LS	Bonds, Mobilization & Insurance (Approx. 5% of Total)	\$66,000	\$66,000
2	10	LF	24" DIP Gravity Sewer (0-6 FT) (P-401 Lined)	\$390	\$3,900
3	106	LF	24" DIP Gravity Sewer (6-8 FT) (P-401 Lined)	\$410	\$43,460
4	540	LF	24" DIP Gravity Sewer (8-10 FT) (P-401 Lined)	\$430	\$232,200
5	639	LF	24" DIP Gravity Sewer (10-12 FT) (P-401 Lined)	\$450	\$287,550
6	748	LF	24" DIP Gravity Sewer (12-14 FT) (P-401 Lined)	\$475	\$355,300
7	65	LF	24" DIP Gravity Sewer (14-16 FT) (P-401 Lined)	\$510	\$33,150
8	1	EA	5' Diameter Epoxy Lined Manhole (12-14 FT)	\$15,000	\$15,000
9	1	EA	5' Diameter Epoxy Lined Manhole (14-16 FT)	\$17,500	\$17,500
10	3	EA	5' Diameter Epoxy Lined Manhole (16-18 FT)	\$20,000	\$60,000
11	3	EA	Connection to Existing Manhole	\$5,000	\$15,000
12	1	LS	Temporary Bypass Pumping	\$50,000	\$50,000
13	2,108	LF	Removal / Disposal of Existing 21" Gravity Sewer	\$50	\$105,400
14	9	EA	Removal / Disposal of Existing Manholes	\$3,500	\$31,500
15	1	LS	Erosion and Sediment Control	\$40,000	\$40,000
16	1	EA	Temporary Construction Entrance / Exit	\$4,500	\$4,500
17	2,500	LF	Silt Fence	\$6	\$15,000
18	1	LS	Grassing	\$12,000	\$12,000
Subtotal					\$1,387,460
Contingencies (25%)					<u>\$346,865</u>
Estimated Sub-Total Cost & Contingencies					\$1,734,325
Engineering @ 12 %					\$173,433
Total Project Costs					\$1,907,758

Cost Estimate
Great Falls WWTP Influent Pump Station Improvements

<u>Item</u>	<u>Quantity</u>	<u>Unit</u>	<u>Description</u>	<u>Cost</u>	<u>Total</u>
1	1	LS	Bonds, Mobilization & Insurance (Approx. 5% of Total)	\$12,000	\$12,000
2	1	LS	Metal Roofing System w/ Trusses	\$37,500	\$37,500
3	1	LS	HVAC Modifications	\$32,000	\$32,000
4	1	LS	Removal / Disposal of Existing Pipe & Fittings	\$15,000	\$15,000
5	80	LF	12" Discharge Force Main Piping (P-401 Lined)	\$1,200	\$96,000
6	4	EA	12" Flanged DIP Fittings (P-401 Lined)	\$3,500	\$14,000
7	1	LS	Concrete Coring	\$5,000	\$5,000
8	1	LS	Temporary Bypass Pumping	\$17,500	\$17,500
9	1	LS	Remove & Replace Pavement	\$7,500	\$7,500
10	1	LS	Erosion and Sediment Control	\$10,000	\$10,000
11	1	LS	Grassing	\$1,500	\$1,500
Subtotal					\$248,000
Contingencies (25%)					<u>\$62,000</u>
Estimated Sub-Total Cost & Contingencies					\$310,000
Engineering @ 12 %					\$31,000
Total Project Costs					\$341,000

Town of Great Falls Gravity Sewer Replacement - Mill Sites
Preliminary Cost Estimate

Project No.:					
Item No.	Est. Qty.	Unit	Description	Unit Price	Total
<u>Mill Site No. 1</u>					
1	1	LS	Bonds, Mobilization & Insurance (Approx. 5% of Total)	\$40,000.00	\$40,000.00
2	1	LS	Erosion & Sediment Control	\$35,000.00	\$35,000.00
3	1	LS	Traffic Control	\$25,000.00	\$25,000.00
4	1	LS	Temporary Bypass Pumping	\$25,000.00	\$25,000.00
5	600	LF	8" Gravity Sewer (0-6' Deep)	\$100.00	\$60,000.00
6	500	LF	8" Gravity Sewer (6-8' Deep)	\$125.00	\$62,500.00
7	500	LF	8" Gravity Sewer (8-10' Deep)	\$150.00	\$75,000.00
8	3	EA	4' Dia. Manhole (0-6' Deep)	\$3,000.00	\$9,000.00
9	2	EA	4' Dia. Manhole (6-8' Deep)	\$3,500.00	\$7,000.00
10	2	EA	4' Dia. Manhole (8-10' Deep)	\$4,000.00	\$8,000.00
11	10	EA	Abandon Existing Manholes	\$1,000.00	\$10,000.00
12	15	EA	4" Sewer Service Connections	\$3,500.00	\$52,500.00
13	360	CY	Rock Excavation	\$300.00	\$108,000.00
14	1,600	LF	Remove & Replacement Pavement	\$100.00	\$160,000.00
15	4,400	SY	Roadway Milling / Resurfacing	\$35.00	\$154,000.00
<u>Mill Site No. 1 Sub-Total</u>					\$831,000.00
<u>Mill Site No. 2</u>					
1	1	LS	Bonds, Mobilization & Insurance (Approx. 5% of Total)	\$45,000.00	\$45,000.00
2	1	LS	Erosion & Sediment Control	\$35,000.00	\$35,000.00
3	1	LS	Traffic Control	\$25,000.00	\$25,000.00
4	1	LS	Temporary Bypass Pumping	\$25,000.00	\$25,000.00
5	600	LF	8" Gravity Sewer (0-6' Deep)	\$100.00	\$60,000.00
6	650	LF	8" Gravity Sewer (6-8' Deep)	\$125.00	\$81,250.00
7	550	LF	8" Gravity Sewer (8-10' Deep)	\$150.00	\$82,500.00
8	4	EA	4' Dia. Manhole (0-6' Deep)	\$3,000.00	\$12,000.00
9	3	EA	4' Dia. Manhole (6-8' Deep)	\$3,500.00	\$10,500.00
10	3	EA	4' Dia. Manhole (8-10' Deep)	\$4,000.00	\$12,000.00
11	12	EA	Abandon Existing Manholes	\$1,000.00	\$12,000.00
12	18	EA	4" Sewer Service Connections	\$3,500.00	\$63,000.00
13	400	CY	Rock Excavation	\$300.00	\$120,000.00
14	1,800	LF	Remove & Replacement Pavement	\$100.00	\$180,000.00
15	4,900	SY	Roadway Milling / Resurfacing	\$35.00	\$171,500.00
<u>Mill Site No. 2 Sub-Total</u>					\$934,750.00

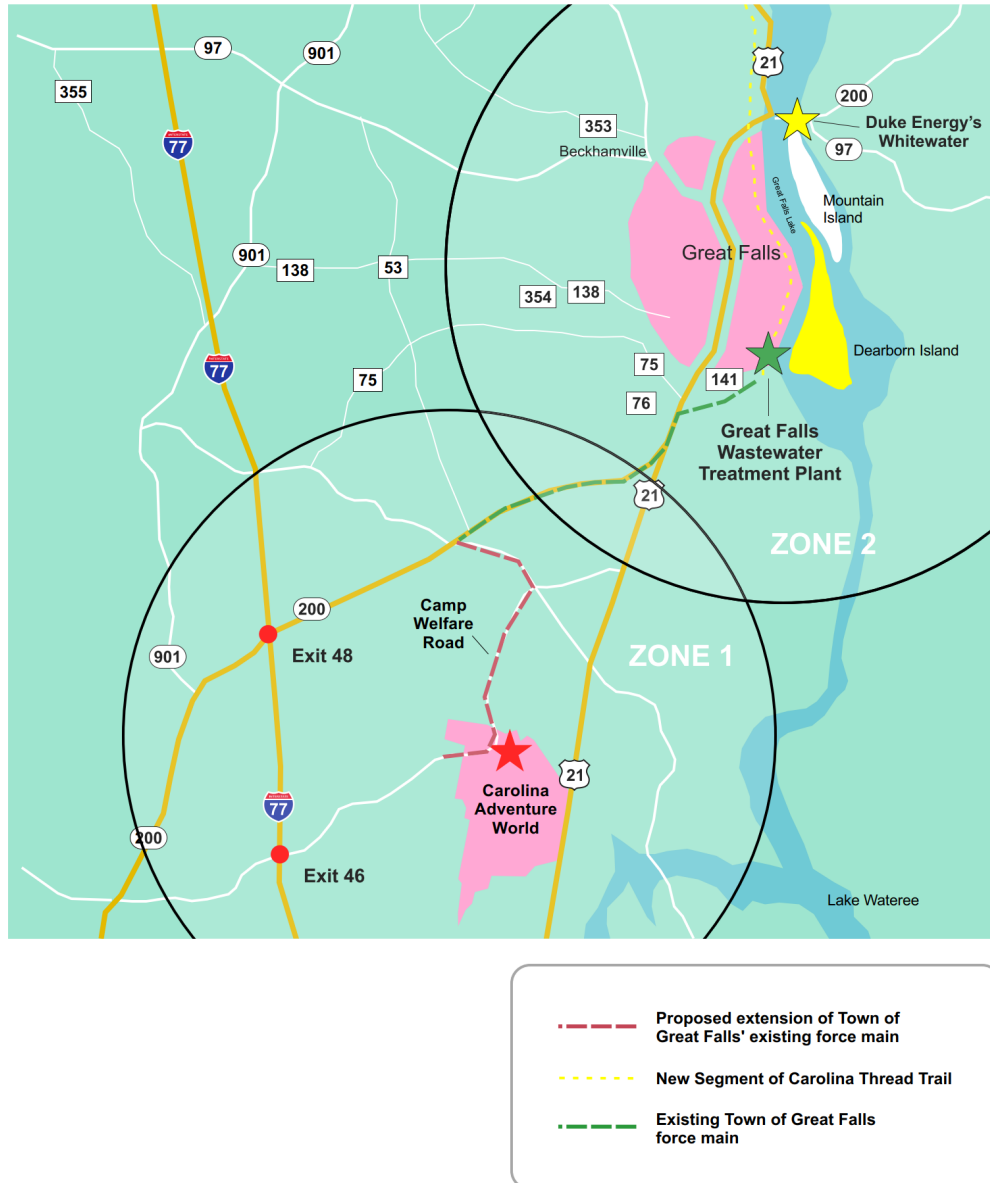
Town of Great Falls Gravity Sewer Replacement - Mill Sites
Preliminary Cost Estimate

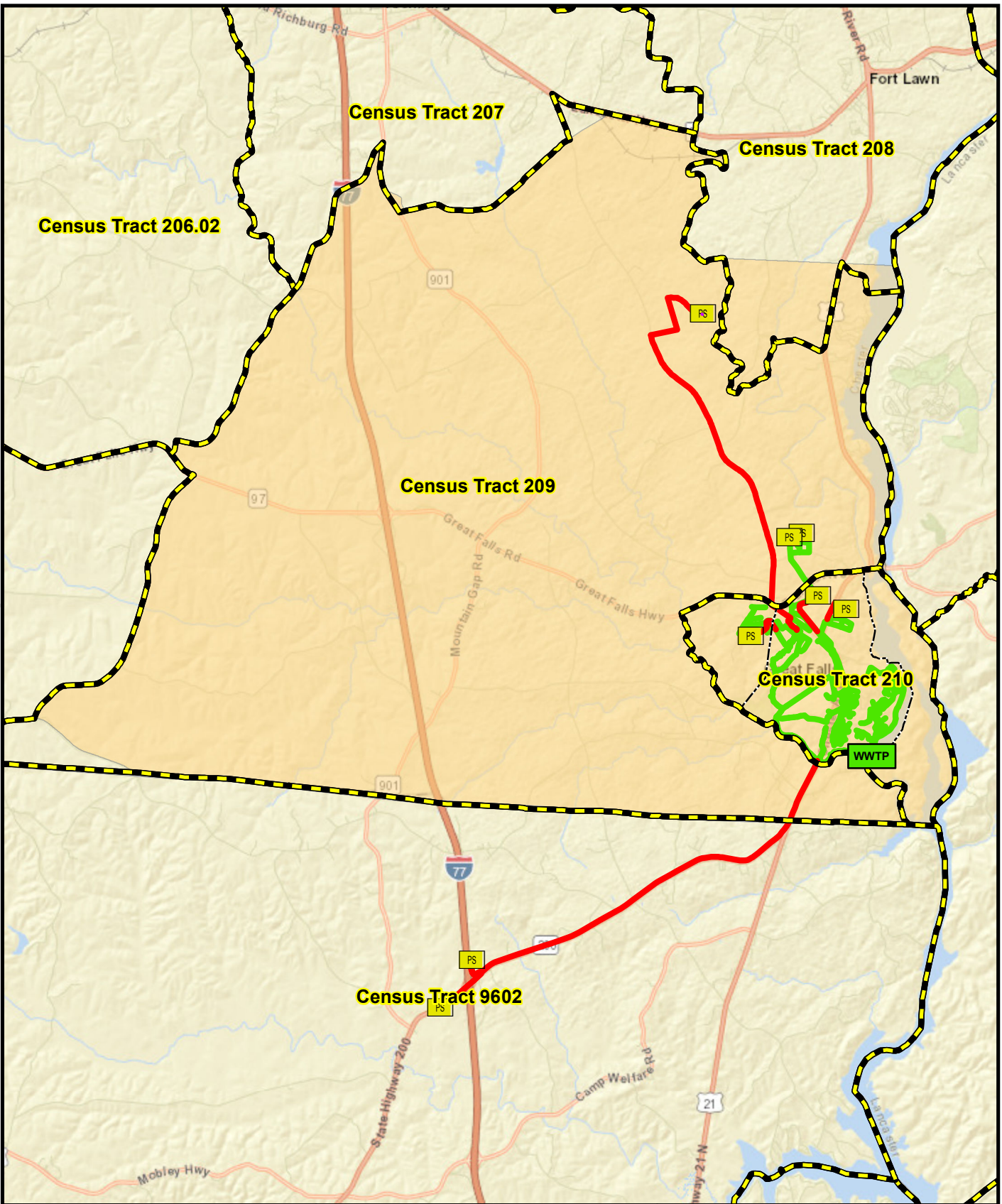
Project No.:					
Item No.	Est. Qty.	Unit	Description	Unit Price	Total
			<u>Mill Site No. 3</u>		
1	1	LS	Bonds, Mobilization & Insurance (Approx. 5% of Total)	\$125,000.00	\$125,000.00
2	1	LS	Erosion & Sediment Control	\$35,000.00	\$35,000.00
3	1	LS	Traffic Control	\$25,000.00	\$25,000.00
4	1	LS	Temporary Bypass Pumping	\$25,000.00	\$25,000.00
5	800	LF	8" Gravity Sewer (0-6' Deep)	\$100.00	\$80,000.00
6	800	LF	8" Gravity Sewer (6-8' Deep)	\$125.00	\$100,000.00
7	800	LF	8" Gravity Sewer (8-10' Deep)	\$150.00	\$120,000.00
8	2	EA	4' Dia. Manhole (0-6' Deep)	\$3,000.00	\$6,000.00
9	3	EA	4' Dia. Manhole (6-8' Deep)	\$3,500.00	\$10,500.00
10	3	EA	4' Dia. Manhole (8-10' Deep)	\$4,000.00	\$12,000.00
11	6	EA	Abandon Existing Manholes	\$1,000.00	\$6,000.00
12	4	EA	4" Sewer Service Connections	\$3,500.00	\$14,000.00
13	2,200	CY	Rock Excavation	\$300.00	\$660,000.00
14	200	LF	Remove & Replacement Pavement	\$100.00	\$20,000.00
15	750	SY	Roadway Milling / Resurfacing	\$35.00	\$26,250.00
			<u>Mill Site No. 3 Sub-Total</u>		\$1,264,750.00
			SUBTOTAL		\$3,030,500.00
			CONTINGENCIES (25%)		\$757,625.00
			TOTAL Estimated Construction Costs		\$3,788,125.00
Engineering					\$378,812.50
Total Estimated Project Costs					\$4,166,937.50

ATTACHMENT 3
PROJECT LOCATION AND SERVICE AREA MAPS
FOR THE
TOWN OF GREAT FALLS
COLLECTION SYSTEM UPGRADE AND CAROLINA ADVENTURE WORLD CONNECTION

Figure 1 illustrates the Target Area Zones. Figure 2 illustrates the service area for the Town of Great Falls wastewater system. Figure 3 illustrates the influent wastewater line project and service area and Figure 4 illustrates the influent pump station. Figure 5 illustrates the connection to CAW and the service area. Figure 6 illustrates the connections to the mill sites and the service area. Figure 7 illustrates Zone 1, and Figure 8 illustrates Zone 2.

Figure 1
Target Area





Date: March 9, 2022
Author: LCS

AECom



South Carolina State Plane, NAD 83
Zone 3900, International Feet

1 inch = 2 miles

0 2 4 Miles

FIGURE 2
Great Falls, SC
Sewer System Map



Figure 3
Sanitary Sewer Improvements
Influent Gravity Line Replacement
and
Influent Pump Station Improvements

Legend

- tl_2020_45_tract20
- Great Falls
- County Line
- Great Falls Service Area
- New Manhole
- Influent Pump Station
- New 24" Gravity Sewer

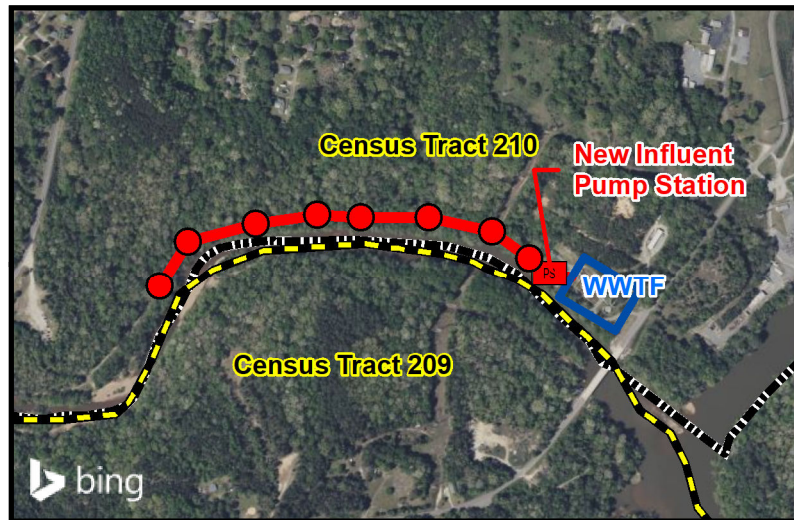


South Carolina State Plane, NAD 83
Zone 3900, International Feet

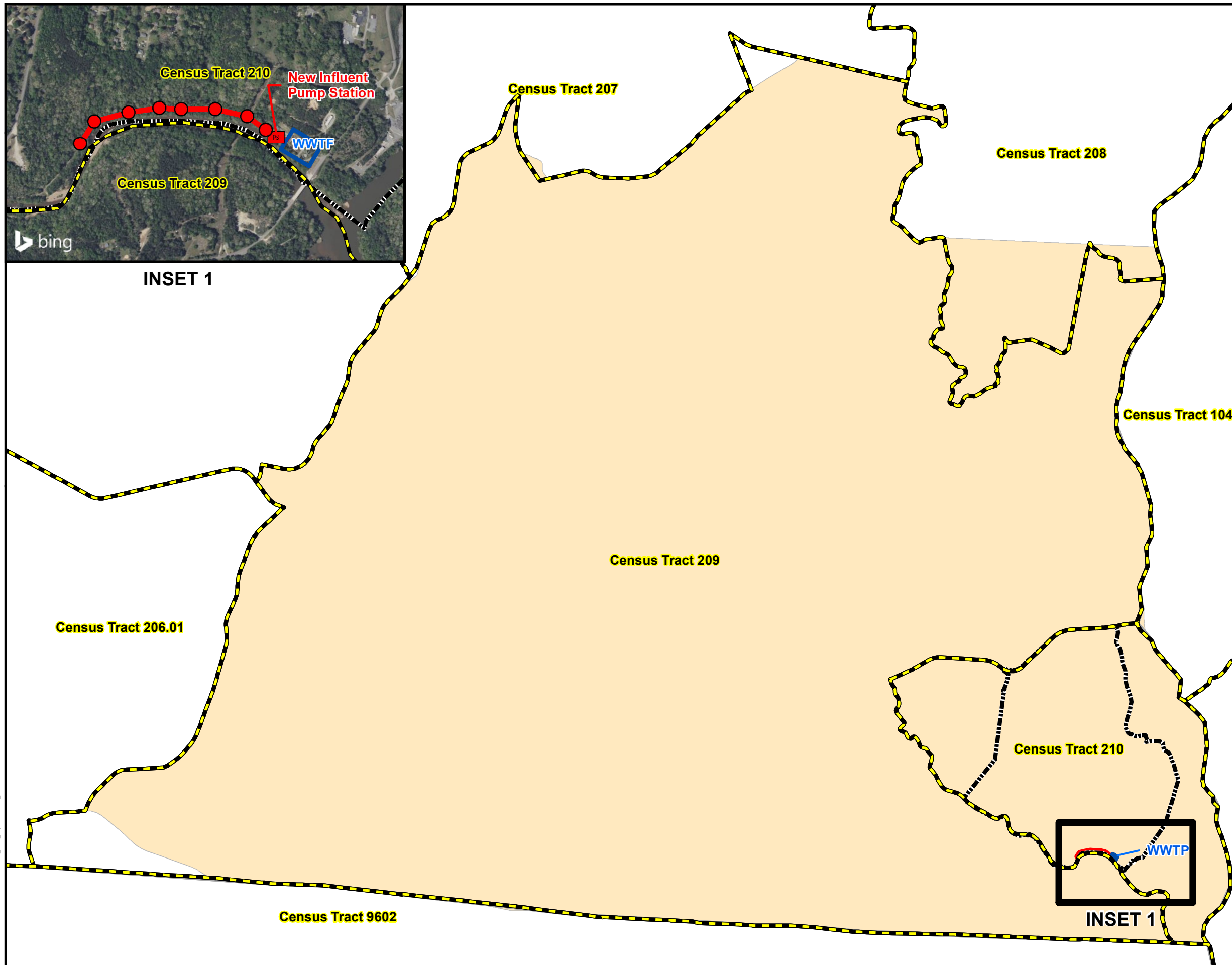
1 inch = 6,000 feet
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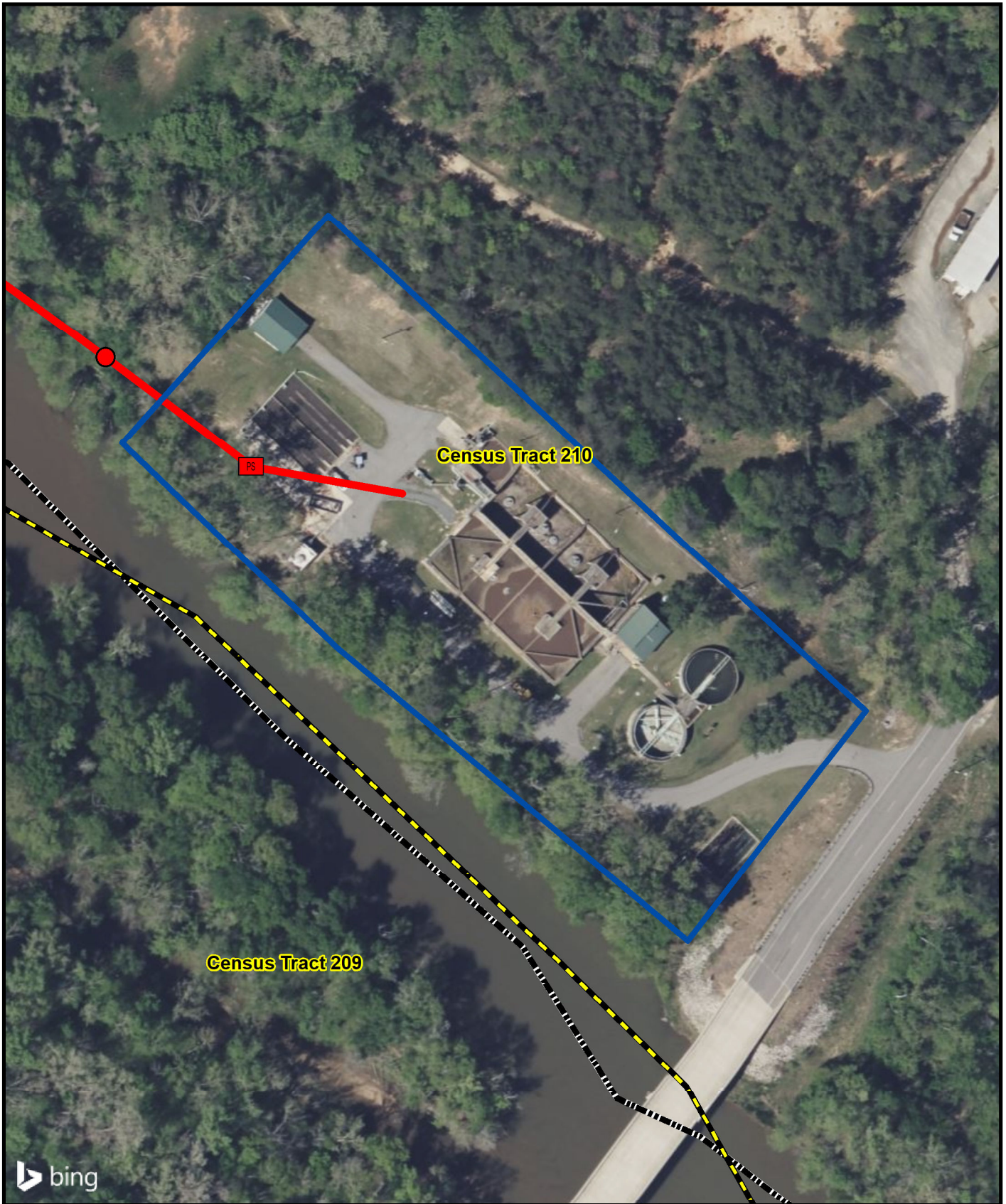
Date: August, 2022
Author: LCS

AECOM



INSET 1





bing

Date: March 9, 2022
Author: LCS



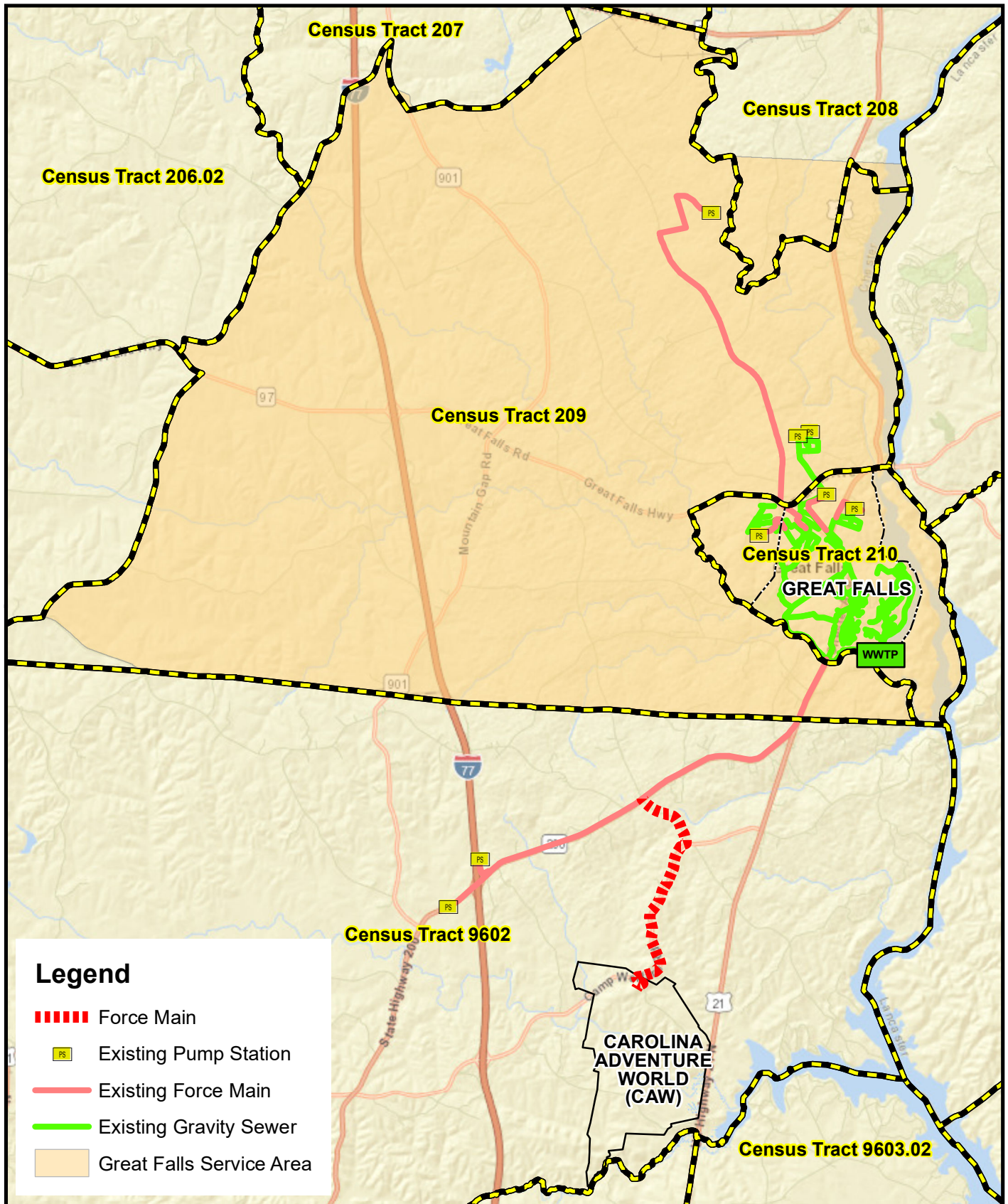
South Carolina State Plane, NAD 83
Zone 3900, International Feet

1 inch = 100 feet

0 100 200 Feet

AECOM

FIGURE 4
WWTP Influent PS



Date: March 9, 2022
Author: LCS

AECOM

FIGURE 5
Great Falls, SC
Carolina Adventure World
Connection



Figure 6 Sanitary Sewer Improvements To Serve Mill Sites

Legend

- New 8" Gravity Sewer
- Mill Sites
- County Line
- Great Falls Service Area
- Existing Pump Station
- Existing Force Main
- Existing Gravity Sewer



South Carolina State Plane, NAD 83
Zone 3900, International Feet

1 inch = 2,000 feet

0 2,000 4,000
Feet

Date: August, 2022
Author: LCS

AECOM

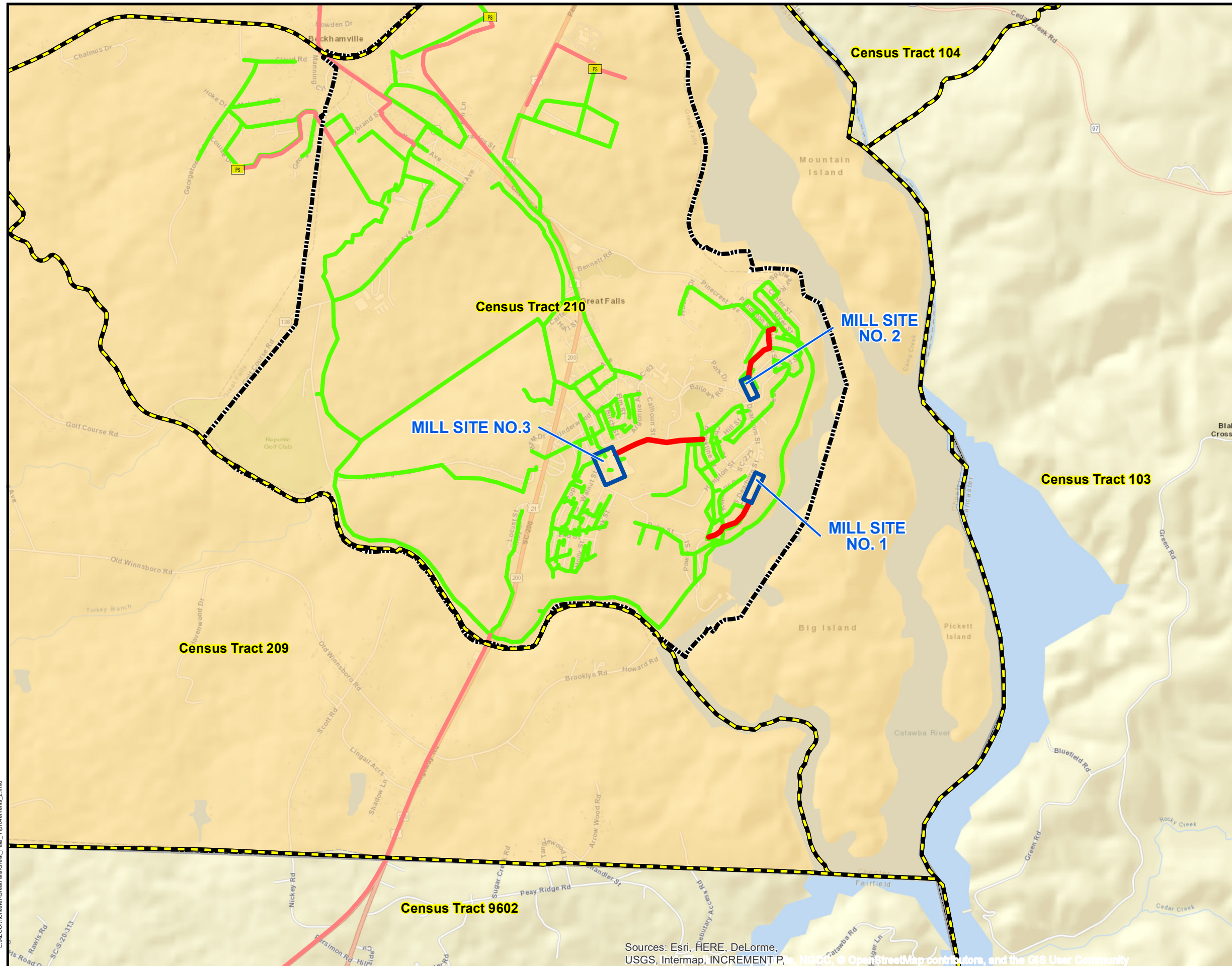
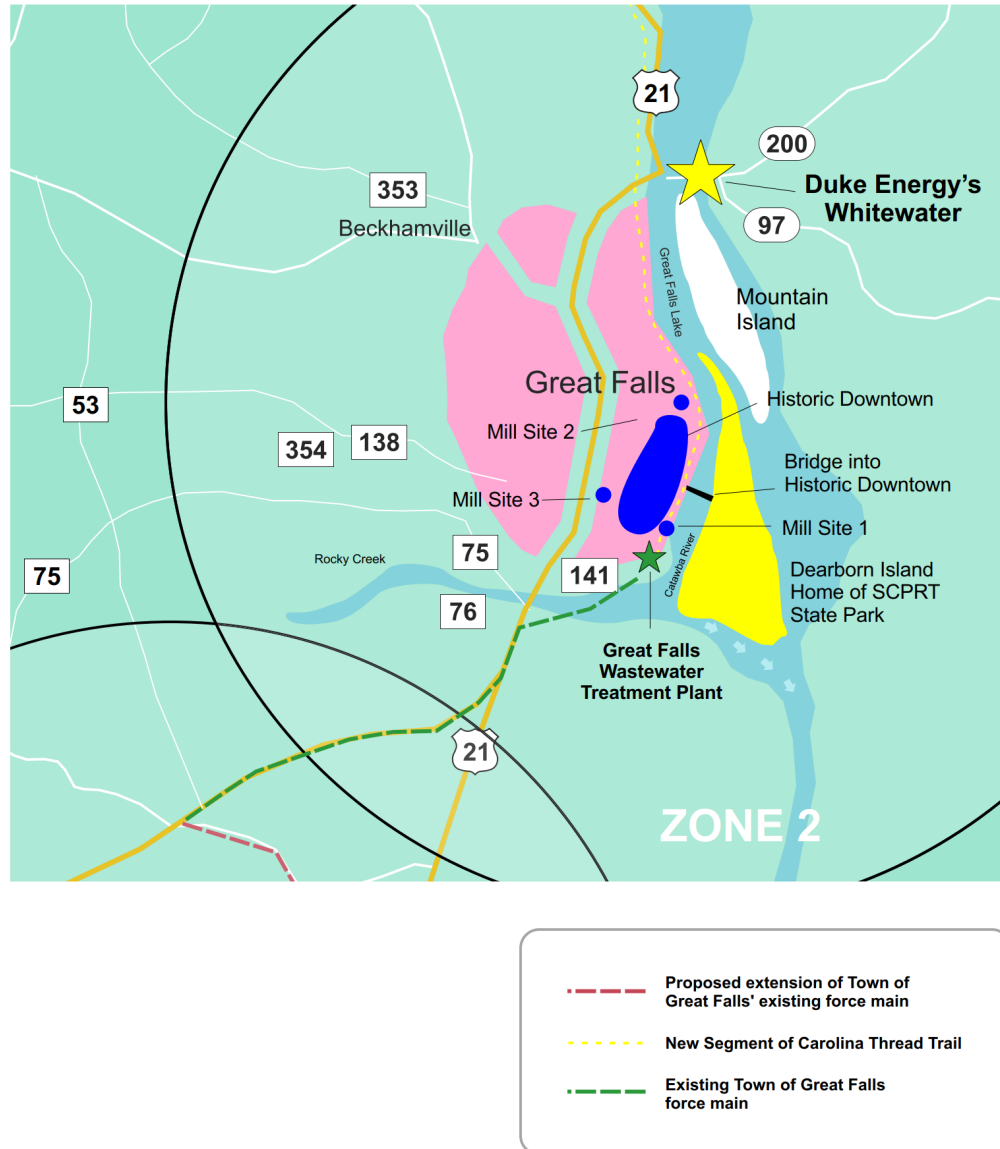


Figure 7
Target Area Zone 1



Figure 8
Target Area Zone 2



**ATTACHMENT 4
FUNDING AND OTHER COMMITMENTS
FOR THE
TOWN OF GREAT FALLS
COLLECTION SYSTEM UPGRADE AND CAROLINA ADVENTURE WORLD CONNECTION**

The following includes a letter outlining the Town of Great Falls' funding commitment for the proposed project. Also attached is a letter from the Town documenting that land will be required for construction. In addition, there are letters of commitment from the businesses discussed in the narrative as well as letters of support for the proposed project.

Town of Great Falls' Letter of Commitment

September 12, 2022

SC Rural Infrastructure Authority
Ms. Bonnie Ammons
1201 Main Street
Suite 1600
Columbia, SC 29201

RE: South Carolina Infrastructure Investment Act (SCIIP) Infrastructure Project
Financial Commitment letter for Additional Funds

Dear Ms. Ammons:

The Town of Great Falls has available funds to be used for a portion of the project costs for the proposed project with proposed funding from the SCIIP as follows:

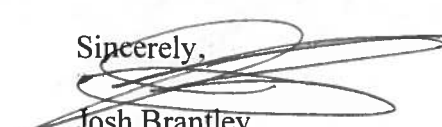
Estimate of Probable Project Cost-	\$10,379,820
Local Participation (15%) -	<u>(\$1,556,973)</u>
Total Amount of Proposed SCIIP Grant -	\$8,822,847

Less RIA Grant -	<u>(\$500,000)</u>
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Town of Great Falls Obligation -	\$1,056,973
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Funds in the amount of \$1,056,973 are available from the Town and will be accessible as soon as the project is awarded.

Sincerely,



Josh Brantley
Mayor

Town of Great Fall' Land Ownership Documentation

September 12, 2022

SC Rural Infrastructure Authority
Ms. Bonnie Ammons
1201 Main Street
Suite 1600
Columbia, SC 29201

RE: Collection System Upgrade and Carolina Adventure World Connection

Dear Ms. Ammons:

Please accept this letter as certification from the Town of Great Falls that there will be easements required for the wastewater lines for the mill sites as well as land required for the pump station and connection with Carolina Adventure World. Carolina Adventure World will deed the land required for the project to connect to the Town's system.

Sincerely,

A handwritten signature in dark ink, appearing to read "Josh Brantley", with several overlapping loops and a long horizontal stroke extending to the right.

Josh Brantley
Mayor

Business Commitment Letters

Letter 1: Carolina Adventure World (CAW)

Letter 2: Carolina Country Outdoor Resort (CCOR)

Letter 3: Arrowhead Tavern & Pavilion

Letter 4: Trail Boss Off-Road Performance Center

Letter 5: Range Theory

Letter 6: Southern Entertainment Development



Ms. Bonnie Ammons
SC Rural Infrastructure Authority
1201 Main Street
Suite 1600
Columbia, South Carolina 29201

Dear Ms. Ammons:

Carolina Adventure World ("CAW") understands that the Town of Great Falls is applying for RIA funding through the South Carolina Infrastructure Investment Program (SCIIP) to provide sanitary sewer improvements to their system. CAW also understands that for the Town of Great Falls to submit an acceptable application for these funds, the Town of Great Falls must have certain information and commitments from prospective customers. I trust that the following information and commitments will meet the Town of Great Falls' needs in this matter.

CAW is an existing business that opened in 2007. The total approximate capital investment in CAW will exceed thirteen million dollars (\$13,000,000.00), including planned improvements such as additional RV sites, cabins, roads, trails, and general infrastructure. CAW is committed to employing 37 full-time, permanent employees by *January 1, 2028*.

There is currently no access to public sewer service near our location. This is a limiting factor to our ability to grow and create jobs. Access to sewer is preferable to expanding on-site wastewater collection systems. We are committed to being a customer if Great Falls expands sewer service to our area.

We appreciate your consideration of the Town of Great Falls' application for their sewer Project and the major impact it will have on our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer Eickmeyer". The signature is fluid and cursive, with a long, sweeping horizontal line extending to the right.

Jennifer Eickmeyer
Project Coordinator

CAROLINA COUNTRY

OUTDOOR RESORT

Ms. Bonnie Ammons
SC Rural Infrastructure Authority
1201 Main Street
Suite 1600
Columbia, South Carolina 29201

Dear Ms. Ammons:

Carolina Country Outdoor Resort (CCOR) writes to support the Town of Great Falls application to the SC Rural Infrastructure Authority for funding through the South Carolina Infrastructure Investment Program (SCIIP). If awarded, these grants will allow the Town of Great Falls to make necessary improvements to their wastewater collection system and to expand sanitary sewer services to underserved areas.

CCOR is a luxury-RV & camping resort with a country music theme that will be located adjacent to Carolina Adventure World. CCOR is perfectly located along the I-77 corridor to attract the tens of thousands of RV owners and camping aficionados that drive by our exit each year. It will also serve as an outdoor get away for the growing populations of Columbia and Charlotte. Plans that are currently in design call for 300 RV Sites, 30 Cabins, 50 Camping sites, restaurants, general store, clubhouse, swim/water park, dog park, comfort stations, laundry, playground, athletic courts, and trails for hiking and biking.

The capital investment budget is \$13,750,00.00 for plans described above. We are committed to creating 30 new full-time, or full-time equivalent jobs within 24 months, and 50 jobs within 48 months after opening for business. None of this can happen without the expansion of wastewater collection capacity in our area.

We are committed to utilize Great Falls wastewater services if they are expanded to the area. We are hopeful that this commitment and the other information contained herein will satisfy Great Falls requirements and bolster their application to the SCRIA for SCIIP.

Sincerely,



Robert B. Durkin

Manager

Carolina Country Outdoor Resort
443 Arrowhead Road
Winnsboro, South Carolina 29180



Ms. Bonnie Ammons
SC Rural Infrastructure Authority
1201 Main Street
Suite 1600
Columbia, South Carolina 29201

Dear Ms. Ammons:

Arrowhead Tavern & Pavilion ("ATP") understands that the Town of Great Falls is applying to the SC Rural Infrastructure Authority for funding through the South Carolina Infrastructure Investment Program (SCIIP) to assist the Town of Great Falls in providing sanitary sewer improvements to their system. ATP also understands that in order for the Town of Great Falls to submit an acceptable application for these funds, the Town of Great Falls must have certain information and commitments from prospective customers. I trust that the following information and commitments will meet the Town of Great Falls' needs in this matter.

ATP is in the process of completing construction of a full-service restaurant with an outdoor amphitheater for live music and events. The approximate capital investment is \$1,500,000. We are committed to employing 37 full time, permanent employees by *January 1, 2028*

We are fully committed to utilizing the Town of Great Falls sewer service once it is extended to our area. This will be a much better solution than other alternatives such as more septic.

Sincerely,

A handwritten signature in black ink, appearing to be 'Dylan Helka', written over a horizontal line.

Dylan Helka

General Manager
Arrowhead Tavern and Pavilion



Ms. Bonnie Ammons
SC Rural Infrastructure Authority
1201 Main Street
Suite 1600
Columbia, South Carolina 29201

Dear Ms. Ammons:

We write to support Great Falls application to the SC Rural Infrastructure Authority for funding through the South Carolina Infrastructure Investment Program (SCIIP).

Our team is currently in the process of developing phase one of a business named Trail Boss Off Road Performance Center ("TBOR"). We are located at 1565 Arrowhead Rd., Winnsboro, S.C.

Trail Boss will construct a state-of-the-art service center, pro-shop and storage area. Trail Boss will offer a full suite of maintenance, repair, and performance enhancement services to Off-road (OHV) and Recreational Vehicle (RV's) owners. There are also plans to provide outfitter services to create greater exposure and access to the outdoor sports for the local and tourist populations.

The approximate capital investment required to open is \$2,100,000.00. We are committed to hiring 19 full time, permanent employees by December 31, 2027. We are also committed to utilizing sewer services provided by the Town of Great falls if they are successful in their efforts of expanding service to our area.

Sincerely,

Shane Von Hager
General Manager, Trail Boss Off Road

RANGE THEORY

Sport-Focused Training & Competition

1750 Arrowhead Road; Winnsboro, SC 29180
(704) 641-2827 | rangetheory.com

Ms. Bonnie Ammons
SC Rural Infrastructure Authority
1201 Main Street
Suite 1600
Columbia, South Carolina 29201

August 31, 2022

Dear Ms. Ammons:

Range Theory understands that the Town of Great Falls is applying to the SC Rural Infrastructure Authority for funding through the South Carolina Infrastructure Investment Program (SCIIP) to assist the Town of Great Falls in providing sanitary sewer improvements to their system. Range Theory also understands that for the Town of Great Falls to submit an acceptable application for these funds, the Town of Great Falls must demonstrate commitments from prospective customers. I trust that the following information and commitments will meet the Town of Great Falls' needs in this matter.

Range Theory will construct a world class competitive shooting sports facility and training academy located on Camp Welfare Road across from Carolina Adventure World. The approximate capital investment to fully develop the concept will be in excess of \$2,000,000. We project that our business will create 19 full time or full-time equivalent positions by *January 1, 2028*.

We are committed to utilizing the Town of Great Falls wastewater service should it be extended to our area. This would be preferable to alternative on-site wastewater collection alternatives and would greatly enhance our ability to fully develop the business concept. We appreciate your consideration of our commitment, and look forward to the opportunity to attract tourism, generate tax revenues and create jobs in Fairfield County, SC

Sincerely,



Brenden Byrnes

Managing Partner



Ms. Bonnie Ammons
SC Rural Infrastructure Authority
1201 Main Street
Suite 1600
Columbia, South Carolina 29201

Dear Ms. Ammons:

Southern Entertainment Development understands that the Town of Great Falls is applying to the SC Rural Infrastructure Authority for funding through the South Carolina Infrastructure Investment Program (SCIIP). If awarded, these grants will allow the Town of Great Falls to make necessary improvements to their wastewater collection system and to expand sanitary sewer services to underserved areas. We understand that for the Town of Great Falls to submit an acceptable application for these funds, it must have certain information and commitments from prospective customers. We trust that the following information and commitments will meet the Town of Great Falls needs in this matter.

We are the developer of a commercial property located in an underserved area at the juncture of Camp Welfare Rd and 1515 Arrowhead Rd. in Winnsboro, SC. Currently, we have one operating Tenant that has been in business at this location since 2007 (Carolina Adventure World), and we are in various phases of development and/or design with other committed outdoor recreation focused Tenant businesses (see attached letters and business descriptions). Together, the multiple offerings of our Tenants will serve the region in multiple ways:

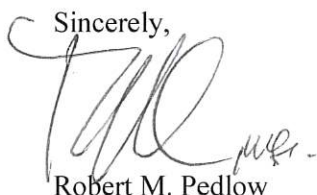
1. Capital Investment: Total Cap-Ex budgets for projects in development (phase 1) exceeds thirty-five million (\$35,000,000.00) dollars.
2. Employment: Collectively these businesses project that they will create 200 full time or full-time equivalent jobs during their first 5 years of operations. These jobs will generate average annual income 25-40% above current per capita income statistics in Fairfield and Chester Counties.
3. Tourism: These businesses will create outdoor recreation offerings that serve the growing population in the region and attract tourism.
4. Tax Revenue: Significant direct and indirect tax revenues will be generated by each business including but not limited to Sales Tax, Accommodation Tax (lodging), Admissions Tax, Fuel Tax, State Withholding Taxes, Personal and Real Property Taxes.
5. Overall Local/Regional Economic Impact: Local, regional, and national visitation will also have a significant positive economic impact on other local businesses and attractions (convenience, lodging, grocery, cultural, state parks, construction materials and services providers to name a few.



Lack of sewer service is the common denominator impacting the growth and development of the above. If the Town of Great Falls is awarded the SCIIP grant for the Project, Southern Entertainment Development is committed to providing the 15% match for the extension component as required per the program.

We hope this letter affirms the need for wastewater services expansion in the area, and demonstrates the great economic benefits related thereto. Furthermore, this letter should confirm the fact that Great Falls has committed, ready-made customers in waiting that will provide income to support the on-going operations of their wastewater facility.

Sincerely,



Robert M. Pedlow

Manager
Southern Entertainment Development

Recommendation/Support Letters

Letter 1: Chester County Economic Development

Letter 2: Fairfield County Economic Development

Letter 3: Representative Randy Ligon



September 2, 2022

Ms. Bonnie Ammons
SC Rural Infrastructure Authority
1201 Main Street, Suite 1600
Columbia, South Carolina 29201

Dear Ms. Ammons,

On behalf of Chester County Economic Development (CCED), please accept this letter of support for the proposed sanitary sewer improvements being submitted by the Town of Great Falls to the SC Rural Infrastructure Authority for funding through the South Carolina Infrastructure Investment Program (SCIIP).

CCED is the economic development organization for Chester County. Great Falls is a former textile community that has suffered since the closure of the mills in the 1980s. Unlike other communities in Chester County, Great Falls is not located along the divided four-lane Hwy 9 corridor. With the Duke Energy whitewater development under construction and future plans for a new state park on Dearborn Island, there is renewed excitement in Great Falls.

This renewed interest includes the former textile mills, downtown Great Falls, and the William States Lee Industrial Park. This excitement, however, will dwindle without improvements to the town's aging sanitary sewer system. It is crucial that the 2,100 linear feet of the 24-inch gravity trunk line be removed and replaced along with the lines between the former textile mills. There is also an opportunity to extend service into Fairfield County and Camp Welfare Road, making this a regional system to an underserved area.

Please contact me if I can provide any further information in support of this application. I can be reached at (803) 377-1216 or rlong@choosechester.com. Thank you!

With best regards,

The Gateway
3200 Commerce Drive, Ste. B
Richburg, SC 29729

P: 803.377.1216
F: 855.946.0430
ChooseChester.com

Ms. Bonnie Ammons
SC Rural Infrastructure Authority
1201 Main Street
Suite 1600
Columbia, South Carolina 29201

Dear Ms. Ammons:

On behalf of Fairfield County Economic Development, please accept this letter of support for the proposed sanitary sewer improvements submitted by the Town of Great Falls to the SC Rural Infrastructure Authority for funding through the South Carolina Infrastructure Investment Program (SCIIP).

The mission of the Fairfield County Economic Development Department is to enhance the quality of life for all citizens of Fairfield County by fostering and encouraging responsible and sustainable development activities that promote job creation, support existing businesses, and increase and diversify the County's tax base.

Fairfield County Economic Development can only fulfill its mission if we have the necessary tools to succeed. Currently, the northern portion of Fairfield County has limited, if any, access to sanitary sewer treatment. The proposed improvement by the Town of Great Falls would extend existing sewer service into the northern areas of Fairfield County. With easy access to Charlotte, NC, and Columbia, SC, via Interstate-77, the northern areas of Fairfield County are well-positioned for future commercial and residential development. Fairfield County believes so strongly in the future development of this area that the County has placed real estate options on a tract of land near Exit 48 for future use as an industrial park. But without the much-needed sewer extensions into these areas, we will be unable to develop this site in the future.

While this extension is vital for future companies we recruit, the project will also greatly benefit existing companies. Due to a lack of sanitary sewer treatment, our existing companies have no other option but to connect to a septic tank, inhibiting their future growth. Extending the Town of Great Falls collection lines would allow for future expansions that would positively impact the quality of life of our residents.

I greatly appreciate your consideration of this much-needed project. Should you have any questions about our support of this project, please do not hesitate to reach out.

Sincerely Yours,



M. Ann Broadwater
Director, Economic Development
Fairfield County
803.718.4441

T. Randolph "Randy" Ligon
District No. 43-Chester & York
Counties
PO Box 4815
Rock Hill, SC 29732

Committees:

Agriculture, Natural Resources
and Environmental Affairs
Rules



House of Representatives

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RandyLigon@schouse.gov

September 9, 2022

Ms. Bonnie Ammons
SC Rural Infrastructure Authority
1201 Main Street, Suite 1600
Columbia, South Carolina 29201

Dear Ms. Ammons,

Please accept this letter of support for the proposed sanitary sewer improvements being submitted by the Town of Great Falls to the SC Rural Infrastructure Authority for funding through the South Carolina Infrastructure Investment Program (SCIIP).

As the South Carolina Representative for District 43, I fully support an investment in sewer infrastructure. Delaying infrastructure of this nature only exacerbates the problem down the road. Water and sewer are necessary investments for a number of reasons including bringing sewer service to areas that were not previously served and investing in the quality of life for future generations with adequate service. Along with residential benefits in both the town and county, reliable infrastructure also makes the Town of Great Falls and Chester County attractive and viable options for development and investment of new businesses and industries.

Thank you for your consideration on behalf of the citizens of Chester County in District 43.

Sincerely,

T. Randolph "Randy" Ligon

**ATTACHMENT 5
VIABILITY SELF-ASSESSMENT
FOR THE
TOWN OF GREAT FALLS
COLLECTION SYSTEM UPGRADE AND CAROLINA ADVENTURE WORLD CONNECTION**

The following includes the Results Summary from the Viability Self-Assessment. As illustrated, the Town of Great Falls received a 51 out of 100. The additional \$500,000 in RIA grant funds will assist the Town greatly in being able to complete this transformational project for the Town.

SC Water Utility Viability Tool Results

Date Completed: 9/1/2022

Utility Name

Great Falls

Viability Score

51 of 100

	Benchmark	Response	Viability Points Earned	Maximum Potential Points
Step 1. Infrastructure			5	22
Primary System Service Population	> 10,000	< 3,300	0	6
Services Provided	-	Sewer Only	-	-
Water Service				
Age of the majority of the water distribution system: assets:	50 years 30 years	0 0	N/A	
Has your water utility had any sanitary survey inspections in the past 5 years? Unsatisfactory sanitary survey inspections? Notices of Violation for major public health violations and/or water quality violations (not routine or M/R NOV's) Consent or Administrative Orders?	Zero	0 0 0	N/A	-
Monthly Residential Water Service Bill	-	\$0.00		
Sewer Service				
Age of the majority of the wastewater collection system: Age of the majority of the wastewater pumping and/or treatment assets:	50 years 30 years	100 35	0	
Has your wastewater utility had any compliance inspections in the past 5 years? Notices of Violation for major public health violations and/or major sewer overflows (not routine or M/R NOV's) Consent or Administrative Orders?	Zero	0 1	5	16
Monthly Residential Sewer Service Bill	-	\$31.50		
Water & Sewer Service				
Combined Non-Compliance Issues	See above	-	N/A	N/A
System Age (Distribution, Pumping, Collection, etc.)	See above	See above	N/A	N/A
Monthly Combined Service Bill	-	\$31.50		
Step 2. Managerial/Operational			1	6
Do you have a current capital improvement plan?	Yes	No	0	1
Do you have an Asset Management Program?	Yes	No	0	1
Are your system assets mapped in a GIS System?	Yes	No	0	1
How many key staff positions within the organization are vacant and have been vacant for more than 3 months?	0	0	1	1
How many seats on the governing body (board or council) are vacant and have been vacant for more than three months?	0	1	0	1
Have the current members of your governing body (board or council) received training related to operation and management of a utility in the last 2 years?	0	None	0	1
Step 3. Socio-Economics			0	12
Primary Utility Service Area	-	Great Falls town		
Population Change	1.31%	-11.56%	0	3
Median Household Income	\$54,864.00	\$39,009.00	0	3
Poverty Rate	14.7%	20.8%	0	3
Unemployment Rate	6.2%	8.9%	0	3

Thank for using this self-assessment tool!

For information on viability resources, please visit ria.sc.gov/utility-viability

SC Water Utility Viability Tool Results

Date Completed: 9/1/2022

Utility Name

Great Falls

Viability Score

51 of 100

	Benchmark	Response	Viability Points Earned	Maximum Potential Points
Step 4. Financial			45	60
Step 4a. Balance Sheet				
Unrestricted Cash	-	\$624,096.00	-	-
Total Outstanding Long Term Debt	-	\$0.00	-	-
Net Plant Assets	-	\$4,712,843.00	-	-
Step 4b. Income Statement				
Operating Revenue	-	\$580,733.00	-	-
Operating Expenses	-	\$589,897.00	-	-
Annual Depreciation Expense	-	\$159,516.00	-	-
Change in Net Assets	Greater than \$0	\$473,858.00	5	5
Annual Interest Expense	-	\$0.00	-	-
Step 4c. Statement of Cash Flows				
Annual Debt Principal Payments	-	\$0.00	-	-
Step 4d. Fund Transfers				
Transfers to/from General	None	Yes	-	-
Transfers from General	None	No	2	5
Transfers between 5% and 10% of Gross Revenues)	None	Yes		
Transfers Exceeding 10% of Gross Revenues	None	No		
Step 4e. Calculation				
Debt Service Coverage	Greater than 1.10x	0	0	10
Days Cash on Hand (Unrestricted)	Greater than 90 days	529	10	10
Debt to Net Plant Assets	Less than 50%	0	5	5
Asset Conditions	Greater than 25 years	30	5	5
Free Cash Flow as % of Depreciation	Greater than 50%	94.3	8	8
Annual Bill as % of MHI			10	10
Water	2.00%	0.00%		
Sewer	2.00%	1.00%		
Combined	4.00%	0.00%		
State Benchmark			0	5
Water	\$51.08	Above 80th Percentile Benchmark		
Sewer	\$41.39	0		
Combined	\$92.47	Above 80th Percentile Benchmark		

Thank for using this self-assessment tool!

For information on viability resources, please visit ria.sc.gov/utility-viability