A RESOLUTION AUTHORIZING THE CITY OF CAMDEN, SOUTH CAROLINA TO PURCHASE THAT CERTAIN REAL PROPERTY IDENTIFIED AS TAX MAP NUMBER C284-12-00-168; AND OTHER MATTERS RELATED THERETO

NOW, THEREFORE, be it resolved by the City Council of the City of Camden, South Carolina (the "***Council***"), the governing body of the City of Camden, South Carolina (the "***City***"), in a meeting duly assembled as follows:

Section 1 Findings. The Council makes the following findings of fact in connection with the adoption of this resolution (this "***Resolution***"):

(a) The City is a municipal corporation and political subdivision of the State of South Carolina (the "***State***"), and as such possesses all general powers granted by the Constitution and statutes of the State to such public entities.

(b) Elmer and Judson Pickett (the "***Sellers***") own certain real property and the improvements thereon located at 632 Rutledge Street, Camden, South Carolina 29020, which is further identified as TMS No. C284-12-00-168 (the "***Property***").

(c) The Council has determined that acquiring the Property is in the best interests of the City, contributes to the welfare of its residents, and is in furtherance of the Rutledge Renaissance project, which involves streetscapes, walkability, multimodal connections, and utility relocation in the City's central business district.

(d) Pursuant to a recent budget amendment authorized pursuant to Ordinance No. 2026-22 dated October 20, 2026, the City has duly budgeted and appropriated funds in its amendment to the fiscal year 2026-27 budget (the "***Budget Amendment***") sufficient to purchase the Property, and no further financial actions are necessary.

(e) The Property is to be purchased from the Sellers for the sum of $190,000.00 (the "***Purchase Price***").

Section 2 Purchase of Property.

(A) Under the laws of the State, the City is authorized to acquire real property by purchase, and under such authority is determined to purchase the Property from the Sellers for the Purchase Price with funds appropriated in the Budget Amendment.

(B) In the discretion of the City Manager and subject to the limitations hereof, the City Manager, acting on the advice of legal counsel, is authorized to negotiate, execute and deliver a Memorandum of Purchase, Purchase and Sale Agreement, Term Sheet, or other appropriate written documents (collectively, the "***Purchase Authorization***") necessary to authorize and memorialize the City's commitment to purchase the Property for a price not exceeding the Purchase Price. The consummation of the transactions and undertakings described in the Purchase Authorization, and such revisions and undertakings as may be determined by the City Manager, in consultation with legal counsel, to be necessary or advisable in connection therewith, are hereby approved.

Section 3 Authorization to Undertake Due Diligence Efforts. The Council hereby authorizes the City Manager to obtain inspection services, title work, and all other reasonable actions necessary to fulfill its due diligence obligations associated with the purchase of the Property. The authorizations in this Section expressly permit expenditure of funds and the engagement of engineers, consultants, and other professionals as necessary to perform and deliver any due diligence activities, and such amounts are in excess of and in addition to the Purchase Price.

Section 4 Further Action. The City Manager is hereby further authorized and directed to execute and deliver such deeds, agreements, certificates, authorizations, instruments, and other documents as may reasonably be necessary to effect the conveyance of the Property in accordance with this Resolution.

Section 5 Effective Date. This Resolution shall be effective as of the date of its adoption.

DONE, RATIFIED, AND ADOPTED this 10th day of November 2026.

CITY OF CAMDEN, SOUTH CAROLINA

(SEAL)

_____

Vincent Sheheen, Mayor

Attest:

_____

Brenda Davis, City Clerk

AN ORDINANCE TO DISSOLVE AND ABOLISH THE MUNICIPAL ELECTION COMMISSION OF THE CITY OF CAMDEN, SOUTH CAROLINA; AND OTHER MATTERS RELATED THERETO.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Camden (the "***Council***"), the governing body of the City of Camden, South Carolina (the "***City***"), as follows:

Section 1 Findings of Fact. The Council makes the following findings of fact in connection with the enactment of this ordinance (this "***Ordinance***"):

(a) The City has heretofore established a Municipal Election Commission (the "***Commission***"), which was required under Section 5-15-90 of the Code of Laws of South Carolina 1976, as amended (the "***SC Code***"), to supervise and conduct the City's municipal elections.

(b) Pursuant to Section 32.85 of the City's code of ordinances, the Commission is "composed of three electors who shall be residents of the [C]ity and who shall be appointed by the Council, with terms of six years, commencing and ending on April 30."

(c) The General Assembly of South Carolina recently enacted South Carolina Act No. 213 of 2026 (H.3556), effective January 1, 2027 (to be codified in part as S.C. Code Ann. § 5-15-175) (the "***Election Act***"), which provides that (i) a municipal election commission, like the Commission, may only be established for municipalities with a population of ten thousand or more according to the most recent official United States census, and (ii) the municipal election commissions of municipalities with populations under that threshold shall be abolished with their duties, responsibilities, and functions devolved to the county boards of voter registration and elections.

(d) The population of the City, according to the most recent official United States census, is _____, which is less than ten thousand. Accordingly, pursuant to the Election Act, the City's municipal elections must be performed and certified by the Board of Voter Registration and Elections of Kershaw County (the "***County Election Board***").

(e) In light of the foregoing, and pursuant to its authority under Sections 5-7-30 and 5-7-260(1) of the SC Code, the Council has determined that it is necessary and appropriate to dissolve and abolish the Commission, to repeal the provisions governing the Commission, and to provide for the orderly transition of the Commission's functions to the County Election Board.

Section 2 Dissolution and Abolition. Effective January 1, 2027, the Commission is dissolved and abolished by operation of the Election Act, and the terms of all members of the Commission are hereby terminated as of such date. Until such date, the Commission shall continue to exercise all of its duties, responsibilities and functions.

Section 3 Devolution of Duties. Effective January 1, 2027, all duties, responsibilities, and functions of the Commission are devolved upon the County Election Board, which shall conduct and certify the municipal elections of the City in accordance with state law. Consistent with Election Act, the City shall reimburse the county for the reasonable costs incurred in

conducting and certifying the City's elections in accordance with the reimbursement schedule provided by the South Carolina State Election Commission.

Section 4 Transition and Records. The City Manager, or his designee, is authorized to transfer the books of registration, records, ballots, and other election materials of the Commission to the County Election Board, and to take all other actions reasonably necessary to wind up the affairs of the Commission and to give effect to this Ordinance. The administrative records of the Commission, including minutes and appointment records, shall be retained by the City.

Section 5 Agreement for Service. Relative to the actions authorized hereunder and the devolution of duties to the County Election Board, the City, acting through the City Manager, shall be authorized to negotiate, execute, and deliver an intergovernmental agreement with the County (and the County Election Board) as necessary to memorialize the duties, functions, and payment obligations of the parties relative to municipal elections being administered by the County Election Board.

Section 6 Repealer. Effective January 1, 2027, all provisions of the City's Code of Ordinances, and any prior ordinance or resolution of the City establishing or governing the Commission, are hereby repealed in their entirety, including, but not limited to, Section 32.85 of such code. All other ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed to the extent of the conflict or inconsistency.

Section 7 Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held or determined to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 8 Effective Date. This Ordinance shall take effect upon the final reading; provided however, that the effective date of the actions imposed hereunder, including the abolition of the Commission, shall take effect as of January 1, 2027.

DONE AND ORDAINED IN COUNCIL ASSEMBLED, this 10th day of November 2026.

CITY OF CAMDEN, SOUTH CAROLINA

(SEAL)

By:_____
Mayor Vincent Sheheen

Attest:

By:_____
City Clerk Brenda Davis

First Reading: October 20, 2026
Second Reading: November 10, 2026

ORDINANCE AMENDING THE TEXT OF THE ZONING ORDINANCE OF THE CITY OF CAMDEN, SOUTH CAROLINA ESTABLISHING CONDITIONS FOR THE DEVELOPMENT OF LARGE MULTI-FAMILY DEVELOPMENTS AND OTHER MATTERS RELATED THERETO.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Camden (the "***City Council***"), the governing body of the City of Camden, South Carolina (the "***City***"), in a meeting duly assembled as follows:

Section 1 Findings. The City Council makes the following findings of fact in connection with the enactment of this ordinance (this "***Ordinance***"):

(a) The City was created as a municipal corporation under the laws of the State of South Carolina (the "***State***") and is authorized, pursuant to the South Carolina Local Government Comprehensive Planning Enabling Act, Chapter 29 of Title 6 of the Code of Laws of South Carolina 1976, as amended (the "***Act***") to adopt a zoning ordinance regulating land use within the City.

(b) The City Council did, on February 24, 2015, adopt the Zoning Ordinance of the City of Camden, South Carolina, codified at Chapter 157 of Title XV of the City of Camden Code of Ordinances (as subsequently amended, the "***Zoning Ordinance***").

(c) Section 157.054 of the Zoning Ordinance currently applies certain conditions for the development of Multi-Family Dwellings (as defined in the Zoning Ordinance), but does not specifically address large multi-family developments of 50 or more units, the density of which impose greater burdens on City services and which have greater impacts on surrounding property owners.

(d) In order to mitigate the effects of such burdens on the City and the impacts of such multi-family developments on surrounding property owners, the City Council has determined that it is necessary to establish a new use under the Zoning Ordinance to regulate such multi-family developments and create certain conditions for the development thereof.

(e) At the request of the City Council, the City of Camden Planning Commission (the "***Planning Commission***") considered certain amendments to the text of the Zoning Ordinance addressing multi-family developments. At a meeting held on XXXXX__, 2026, the Planning Commission recommended that the City Council [approve] such amendments.

(f) The proposed amendments to the Zoning Ordinance are attached hereto as **Exhibit A** (the "***Zoning Ordinance Amendments***"). The City Council wishes to adopt the recommendation of the Planning Commission and approve the Zoning Ordinance Amendments as set forth herein.

Section 2 Amendments to Zoning Ordinance. By and through the enactment of this Ordinance, the applicable sections of Chapter 157 of Title XV of the City of Camden, South Carolina, Code of Ordinances (the "***Code***") shall be amended as set forth in **Exhibit A**. The

Planning and Development Director and the City Clerk are hereby authorized and directed to cause the Zoning Ordinance Amendments to be codified in the Code and are further authorized to make such non-substantive revisions to the Zoning Ordinance Amendments as may be necessary to correct scrivener's errors and to adjust the headings and numbering of the Code as may be necessary therefor.

Section 3 Invocation of the Pending Ordinance Doctrine. For the sake of clarity and the avoidance of any doubt, the City Council has determined that that this Ordinance and the regulations pertaining to large multi-family developments enacted hereby, shall be subject to the "pending ordinance doctrine," which shall be effective upon the first reading of this Ordinance and the publication of a notice of public hearing in connection herewith.

Section 4 Severability. If any section, subsection, sentence, clause or phrase of this Ordinance, or the Zoning Ordinance Amendments enacted hereby, is, for any reason, held or determined to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance or the Zoning Ordinance Amendments, as applicable.

Section 5 Limitation of Rights. Nothing in this Ordinance hereby enacted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause of causes of action acquired or existing, under any act or ordinance hereby repealed; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

Section 6 Repealer; Effective Date. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this ordinance are hereby repealed to the extent of the conflict or inconsistency. This Ordinance shall take effect immediately upon its enactment by the City Council.

[*Remainder of Page Left Blank*]

DONE AND ORDAINED this ___ day of _____, 2026.

CITY OF CAMDEN, SOUTH CAROLINA

_____
Vincent Sheheen, Mayor

ATTEST:

_____
Brenda Davis, Clerk to City Council

Planning Commission	_____, 2026
First Reading:	_____, 2026
Public Hearing:	_____, 2026
Second Reading:	_____, 2026

Exhibit A

Text Amendments to Zoning Ordinance

Section 157.220 shall be amended to include the following defined term:

Large Multi-Family Development A development that includes 40 or more multi-family dwellings within a single building or within multiple buildings on a single parcel or a combination of contiguous parcels.

The table of uses at Section 157-029 of the Zoning Ordinance shall be amended to include an additional row pertaining to Multi-Family Developments as follows:

	2012 NAICS	*RE*	*R-15*	*R-10*	*R-6*	*R-6S*	*OI*	*CBD*	*GBD*	*LBD*	*IND*	*CMU*	*EQ*	*CU Ref.*
Large Multi-Family Developments	N/A	-	-	-	C	-	-	C	C	-	-	C	-	

A new Section 157-066 – Large Multi-Family Developments shall be added to the Zoning Ordinance, establishing the conditions and development regulations applicable to Large Multi-Family Developments.

Section 157.066 – Large Multi-Family Developments

In addition to all other requirements this Zoning Ordinance and the City of Camden Land Development Regulations, the following conditions and development standards shall apply to all Multi-Family Developments; provided, however, the following standards shall not apply to Large Multi-Family Developments within a Master Planned District for which any conditions shall be determined by the applicable MPD Ordinance, subject to the requirements of Section 157.032.

A. Conflicting Regulations. The regulations and requirements applicable to multi-family dwellings shall apply to Large Multi-Family Developments, except to the extent that any regulation or requirement contained in this section is more stringent, in which case the provisions of this section shall apply.

B. Dimensional and Density Requirements.

(1) Buildings must be separated by a minimum of 50 feet.

(2) No single building shall contain more than 24 dwelling units.

(3) No building shall be longer than 200 feet in horizontal length.

(4) No Large Multi-Family Development shall contain more than 200 multi-family dwelling units.

C. Locational Standards. No new Large Multi-Family Development shall be located within 500 feet from the site of an existing, developing, or permitted Large Multi-Family Development, as measured from the nearest points of the exterior property boundary for each applicable Large Multi-Family Development.

D. Design Standards. In addition to the design standards pursuant to Section 157.096, any Large Multi-Family Development consisting of three or more buildings shall incorporate no fewer than three design variations among such buildings.

E. Recreational Amenities. A dedicated recreational facility or amenity must be provided (e.g., playground, community garden, pavilion, or multi-use path), which may be located within open space required pursuant to Section 157.141.

F. Mechanical Equipment. All air conditioning compressors and mechanical units must not be visible from public rights of way, must be completely screened from view from any property used for residential purposes, and must be shielded acoustically if located within 50 feet of a property line separating the Large Multi-Family Development from any property used for residential purposes.

G. Traffic Impact Analysis. A traffic impact analysis ("TIA") shall be provided, which must be prepared and administered in accordance with Section 156.034.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAMDEN, SOUTH CAROLINA PROVIDING FOR THE ESTABLISHMENT OF A REDEVELOPMENT PROJECT AREA, THE APPROVAL OF A REDEVELOPMENT PLAN FOR THE FINANCING OF REDEVELOPMENT PROJECTS, AND OTHER MATTERS RELATED THERETO.

WHEREAS, Title 31, Chapter 6 of the Code of Laws of South Carolina 1976, as amended (the "***TIF Law***"), authorizes incorporated municipalities of the State of South Carolina to provide incentives for redevelopment in areas which are "conservation areas" through the financing of municipally-owned improvements pursuant to the provisions of the TIF Law.

WHEREAS, the City of Camden, South Carolina (the "***City***"), has determined that there exists within the City certain areas which are not blighted, but have the potential to decline in value. These areas of conservation exhibit development patterns and conditions that, without coordinated public intervention, could constrain continued investment and impair the area's long-term economic potential.

WHEREAS, the City believes development and redevelopment within such areas would be encouraged through the City's undertaking of certain Redevelopment Projects (as defined herein).

WHEREAS, the TIF Law authorizes the City to establish a redevelopment project area (as defined in the TIF Law) (the "***Redevelopment Area***") and to adopt a redevelopment plan (as defined in the TIF Law), a copy of which is attached hereto as Exhibit A (the "***Redevelopment Plan***") to provide for the financing of redevelopment projects (as such term is defined in the TIF Law), as more particularly described in Section 6 of the Redevelopment Plan (the "***Redevelopment Projects***").

WHEREAS, the Redevelopment Projects can be financed through (1) the issuance of Obligations (as defined in the TIF Law) (the "***TIF Bonds***") payable from and secured by the amount of taxes attributable to the increase in the assessed valuation of real property in the Redevelopment Area following the establishment of such Redevelopment Area (the "***Tax Increment Revenues***"), (2) pay as you go financing payable from the Tax Increment Revenues, and (3) other sources and funds available to the City.

WHEREAS, in order to effect such financing and incentivize/initiate steps to redevelop and improve conservation areas within the Redevelopment Area, it is necessary to adopt and implement the Redevelopment Plan.

WHEREAS, by notices submitted on October 9, 2026 and received not later than October 17, 2026 (the "***Letters***"),[1] the City, in accordance with Section 31-6-80(C) of the TIF Law, notified Kershaw County, South Carolina (the "***County***"), the Kershaw County School District (the "***School District***" and together with the County, the "***Taxing Districts***"), each of which constitute Taxing Districts (as defined in the TIF Law) located within the Redevelopment Area, that the City was proposing to adopt the Redevelopment Plan, establish the Redevelopment Area and provide for the issuance of TIF Bonds to undertake Redevelopment Projects, all as contemplated by the TIF Law. In accordance with the TIF Law, the City further requested that the County and the School District submit comments and objections to the City regarding the Redevelopment Plan and their inclusion within the Redevelopment Area;

WHEREAS, the Letters additionally provided that pursuant to Section 31-6-85 of the TIF Law, that the City and each affected taxing district may enter into an Intergovernmental Agreement (each, an "***Intergovernmental Agreement***") regarding distribution and allocation of the Tax Increment Revenues.

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[1] The notices were sent via email and U.S. Mail with a read-receipt to ensure timely delivery.

WHEREAS, if one of the Taxing Districts does not file an objection to the Redevelopment Plan (as provided by the terms of the Letters), such entity shall be considered to have consented to the Redevelopment Plan and Tax Increment Revenues otherwise allocable to the applicable Taxing District shall be retained in the special tax allocation fund (as defined in the TIF Law) maintained by the City.

WHEREAS, the School District, by letter dated _____, 2026, objected to the Redevelopment Plan.

WHEREAS, the County, by letter dated _____, 2026, objected to the Redevelopment Plan.

WHEREAS, notwithstanding the formal objections to the Redevelopment Plan, both the School District and the County have each indicated an intention to approve an Intergovernmental Agreement with the City, the terms of which will address the terms of their participation and the planned distribution of Tax Increment Revenues.

WHEREAS, the City Council of the City of the Camden, the governing body of the City (the "***City Council***"), held a public hearing on the Redevelopment Plan on Tuesday, December 1, 2026 (the "***Public Hearing***"). All interested persons were given the opportunity to speak at the Public Hearing. The notice of the Public Hearing, a copy of which is attached hereto as Exhibit B, conformed with the requirements of the TIF Law and was duly published in both The State, and The Chronicle Independent on November 13, 2026 and November 10, 2026, respectively, dates which are not less than fifteen, nor more than thirty days prior to the Public Hearing; and

WHEREAS, prior to the enactment of this Ordinance and except as otherwise set forth herein, no changes have been made to the Redevelopment Plan, nor have there been any changes or alterations to the boundaries of the Redevelopment Area since the dates of the aforesaid Letters and Public Hearing.

BE IT ORDAINED by the Mayor and City Council of the City of Camden, South Carolina, in meeting duly assembled, as follows:

Section 1. The Redevelopment Plan. Attached to this Ordinance as Exhibit A and incorporated herein by reference is a copy of the Redevelopment Plan. The Redevelopment Plan sets forth the factual and economic basis of the City's plan to establish the Redevelopment Area and to finance the Redevelopment Projects. The City Council hereby finds that the Redevelopment Plan accurately reflects the objectives of the City with regard to such matters and hereby approves and adopts the Redevelopment Plan.

Section 2. Need for and Use of Proceeds of the TIF Bonds.

A. The Redevelopment Plan provides for the issuance of TIF Bonds (in one or more series). The proceeds of the TIF Bonds (when issued) are intended to finance all or a portion of the costs of the Redevelopment Projects (to include redevelopment project costs as defined by and contemplated in the TIF Law). In addition to TIF Bonds, pay as you go financing and other monies appropriated by the City may be necessary to fully implement the successful redevelopment of the Redevelopment Area.

B. The Redevelopment Plan sets forth, in Section 4 thereof, the conditions which the City hopes to alleviate or rectify through the Redevelopment Projects. Section 6 of the Redevelopment Plan lists the Redevelopment Projects which have been determined to promote development and

redevelopment. If undertaken, the Redevelopment Projects are anticipated to encompass many of the redevelopment objectives described in Section 4 of the Redevelopment Plan.

Section 3. Cost Estimates and Sources of Revenue.

A. As set forth in Sections 6 and 8 of the Redevelopment Plan, the total projected costs of the Redevelopment Projects (to include redevelopment project costs) are $75,000,000, which are anticipated to be applied as follows: (i) public infrastructure and transportation; (ii) public parking and access; (iii) parks, public spaces, and streetscape; (iv) property assembly and site preparation; (v) historic preservation and adaptive reuse; and (vi) other projects generally authorized under the TIF Law. The total Redevelopment Project amount is a broad estimate and monies available to pay certain Redevelopment Projects may be allocated and reallocated, as necessary, to accomplish the most prioritized parts or portions of the Redevelopment Projects.

B. It is intended that the City will finance the Redevelopment Projects through (1) the issuance of TIF Bonds, (2) pay as you go financing payable from the Tax Increment Revenues, (3) available State and Federal grants, (4) private contributions, (5) general obligation bonds of the City, (6) special source revenue bonds or credits issued by the City or the County, and (7) other sources and funds available to the City.

C. TIF Bonds would be secured by a pledge of the Tax Increment Revenues and may be further secured by such other pledges of revenues as the City determines to be necessary or appropriate. The total amount of TIF Bonds to be incurred is presently estimated to be $40,000,000, which amount equals the projected costs of all Redevelopment Projects anticipated by the City.

D. The City anticipates that private investment will also be undertaken within the Redevelopment Area. The City anticipates approximately $125,000,000 in private funding and investment, which will be the responsibility of the private developers and other private parties; however, some of the public infrastructure costs necessary to support the private development may be financed or extended by the City.

E. It is estimated that Tax Increment Revenues could be in excess of $3,100,000 or more annually. In addition to debt service costs on the TIF Bonds and pay as you go projects payable from Tax Increment Revenues, it is expected that long-term maintenance of the Redevelopment Area and improvements proposed by the Redevelopment Projects shall cost the City or other public entities approximately $300,000 per year.

Section 4. Limitations for Redevelopment Projects. Due to a number of factors, it is expressly recognized that all of the Redevelopment Projects anticipated and discussed in the Redevelopment Plan may not be feasible. In light of limited availability of financing or related capital, the City shall prioritize the Redevelopment Projects in a manner that it, in its sole discretion, may determine will provide the most likelihood of redevelopment within the Redevelopment Area.

Section 5. Property Included in Redevelopment Area. A list of the tax map numbers of all current parcels of real property in the Redevelopment Area is appended to the Redevelopment Plan as Exhibit B thereto and is incorporated herein by reference. Section 3 of the Redevelopment Plan describes the boundaries of the Redevelopment Area, which are shown on a map appended as Exhibit A thereto. As required by the TIF Law, the Redevelopment Area is greater than 1.5 acres.

Section 6. *Duration of Plan.* The period of duration of the Redevelopment Plan shall be 30 years from the issuance date of the first series of TIF Bonds.

Section 7. *Impact on Taxing Districts.* The estimated impact of the Redevelopment Plan upon the revenues of the Taxing Districts is discussed as set forth in Section 7 of the Redevelopment Plan, which statement and information is incorporated herein.

Section 8. *Findings.* Based on its review of the Redevelopment Plan and its consideration of the matters set forth therein, the City Council hereby finds that:

(a) Based on the existence of the factors set forth in Sections 31-6-30(2) of the TIF Law and as further set forth in Sections 4 and 5 of the Redevelopment Plan, the Redevelopment Area is a conservation area and private development, redevelopment or other initiatives are unlikely to alleviate these conditions without substantial public assistance;

(b) Property values in the Redevelopment Area would remain static or decline without public intervention; and

(c) Redevelopment as proposed in the Redevelopment Plan is in the interest of the health, safety, and general welfare of the citizens of the City.

Section 9. *Notice and Request to Auditor.* Immediately upon enactment of this Ordinance, the City Manager of the City (the "***City Manager***") shall deliver to the Auditor of the County a certified copy of this Ordinance and shall, on behalf of the City, request that the Auditor of the County determine and certify those matters set forth in paragraphs (A)(1) and (2) of Section 31-6-100 of the TIF Law.

Section 10. *Intergovernmental Agreements.* Any Intergovernmental Agreements between the City and any of the Taxing Districts, respectively, shall be negotiated, executed and delivered by the City Manager on behalf of the City. The terms and manner of each Taxing District's respective participation in the Redevelopment Plan shall be fully set forth in an Intergovernmental Agreement, if necessary. Each Intergovernmental Agreement shall be independently approved by the governing bodies of each respective Taxing District in accordance with the provisions of Section 31-6-85 of the TIF Law and the execution thereof by the proper officials of the Taxing District shall constitute conclusive evidence of the Taxing District's authorization to so act. This ordinance constitutes the City's approval of the respective Intergovernmental Agreements and no further action is required of the City to authorize an Intergovernmental Agreement with a Taxing District.

Section 11. *Recitals.* The Redevelopment Plan, as proposed, is in the interests of the health, safety, and general welfare of the citizens of the City. Further, the legislative recitals in Section 31-6-20 of the TIF Law and introductory recitals of this Ordinance are incorporated herein as the findings of the City Council, as fully as if restated verbatim.

Section 12. *Ratification.* All actions previously undertaken by the City Manager and other staff of the City regarding the Redevelopment Plan, including any actions or approvals prior to the enactment of this Ordinance are approved and ratified in their entirety. The consummation of the transactions and undertakings described in this Ordinance, and such additional transactions and undertakings as may be determined by the City Manager in consultation with the legal counsel to be necessary or advisable in connection therewith, are hereby approved. In connection with the execution and delivery of the Redevelopment Plan, the City Manager and any staff designated by the City Manager

are each additionally authorized to prepare, review, negotiate, execute, deliver, and agree to such additional agreements, certifications, documents, closing proofs, and undertakings as he shall deem necessary or advisable.

Section 13. *Notice of Enactment*. Upon the due enactment of this Ordinance, a notice of enactment, substantially similar to the form attached hereto as Exhibit C, shall be published in The State, The Chronicle Independent, or similar publications of general circulation in the County. The notice may be published by the City or any qualified agent therefor.

Section 14. *Effective Date*. This Ordinance shall take effect immediately upon receiving second reading by the City Council.

DONE AND ORDAINED IN COUNCIL ASSEMBLED this 1st day of December 2026.

CITY OF CAMDEN,
SOUTH CAROLINA

_____
Mayor

ATTEST:

_____
City Clerk

First Reading: November 10, 2026
Public Hearing: December 1, 2026
Second Reading: December 1, 2026

Camden Conservation Area Redevelopment Plan

Prepared Pursuant to the South Carolina Tax Increment Financing Law

Prepared for

The City of CAMDEN SOUTH CAROLINA

Prepared by

ARNETT MULDROW & ASSOCIATES

December 1, 2026

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1. Introduction

Communities that successfully compete for investment recognize that public infrastructure and private development are fundamentally linked. While the private sector creates jobs, housing, commercial space, and taxable value, public investment provides the streets, parking, utilities, public spaces, and other infrastructure necessary to make redevelopment possible. When these investments are coordinated, they create lasting economic value that benefits residents, businesses, and taxing jurisdictions alike.

The City of Camden, South Carolina (the "City") is well positioned to capitalize on this relationship. As one of South Carolina's most historic communities, the City possesses a vibrant downtown, significant cultural and tourism assets, and a strong foundation for continued private investment. Several transformative redevelopment opportunities are being considered throughout the City, yet many depend upon strategic public improvements that cannot be financed by the private sector alone. Without a dedicated mechanism to fund these improvements, redevelopment opportunities may be delayed, reduced in scope, or lost.

In accordance with the "Tax Increment Financing Law" as provided in Title 31, Chapter 6 of the Code of Laws of South Carolina 1976, as amended (the "TIF Law"), this Camden Conservation Area Redevelopment Plan (the "Redevelopment Plan") was developed to establish a Tax Increment Financing ("TIF") district within the City that provides a dedicated funding source for eligible public improvements supporting redevelopment within the district. Unlike many redevelopment plans that focus on reversing decline, this Redevelopment Plan is based on the principles of conservation. The objective is to preserve and strengthen the community's existing assets while removing barriers to investment, encouraging the redevelopment of vacant and underutilized properties, and creating long-term growth in the local tax base for the benefit of all participating taxing jurisdictions.

This Redevelopment Plan documents existing conditions within the Redevelopment Area (as defined herein), demonstrates the district's eligibility under the TIF Law, identifies eligible public improvements and redevelopment activities, and presents a preliminary strategy for financing investments that will support the City's continued economic growth and long-term vitality.

2. Purpose of the Redevelopment Plan

The Redevelopment Plan establishes a framework for utilizing incremental tax revenues generated within the Redevelopment Area (the "Tax Increment Revenues") to support public improvements that encourage private investment and long-term economic development within and around the Redevelopment Area. This Redevelopment Plan identifies eligible public projects, establishes the basis for the creation of a TIF district, and provides a financing strategy for implementing improvements that support continued reinvestment.

The Redevelopment Plan recognizes that many redevelopment opportunities require public participation to address infrastructure, parking, property assembly, site preparation, and other improvements that are necessary to facilitate private investment. By utilizing Tax Increment Revenues generated within the Redevelopment Area, the City can finance these improvements without increasing existing property tax rates.

The objectives of the Redevelopment Plan are to:

- Encourage private investment and redevelopment.
- Support the reuse of vacant and underutilized properties.
- Preserve and strengthen the economic vitality of Downtown Camden.
- Provide funding for public infrastructure that facilitates redevelopment.
- Leverage additional public and private investment.
- Expand the property tax base for the benefit of all participating taxing jurisdictions.
- Implement redevelopment in a coordinated, fiscally responsible manner.

3. Description of the Redevelopment Area

The redevelopment project area (the "Redevelopment Area") encompasses approximately 527 acres[1], as generally shown on the map attached hereto as Exhibit A, and includes 460 parcel and boundary entries (458 numbered parcels and two retained boundary features), as listed on Exhibit B attached hereto, strategically located within the City. The district includes portions of the City's historic downtown, surrounding commercial corridors, civic and institutional uses, established neighborhoods, and other properties that collectively represent the City's primary center for commerce, government, tourism, and investment. The boundaries were established to include areas where coordinated public investment can most effectively support redevelopment, strengthen existing economic activity, and encourage long-term private investment.

The Redevelopment Area contains a diverse mix of land uses that contribute to the City's economic vitality, including retail and commercial businesses, professional offices, restaurants, public facilities, institutional uses, historic properties, residential neighborhoods, and strategically located redevelopment sites. The district also includes vacant and underutilized properties where public investment can facilitate redevelopment and encourage more productive land use.

Downtown Camden serves as the heart of the redevelopment area and remains the community's principal civic, commercial, and cultural center. The surrounding Redevelopment Area expands upon this core by incorporating properties where public infrastructure improvements, parking enhancements, streetscape investments, utility upgrades, and strategic site improvements can support continued economic growth while preserving the character and historic significance of the community.

The Redevelopment Area was established to create a unified framework for public investment rather than addressing isolated Redevelopment Projects (as defined herein). By treating these interconnected areas as a single redevelopment district, the City can coordinate infrastructure improvements, leverage private investment, preserve historic assets, and implement projects that generate long-term economic benefits throughout the community.

[1] Above the minimum 1.5-acre threshold in the TIF Law.

Total Area	527 Acres (Approx.)
Parcel and Boundary Entries	460 (458 numbered parcels; 2 boundary features)
Municipality	City of Camden
County	Kershaw County
Redevelopment Classification	Conservation Area
Primary Character	Mixed-Use Historic Downtown, Commercial, Civic, Institutional & Residential

4. Existing Conditions

4.1 Overall Character

The Redevelopment Area consists of several distinct but interconnected parts of the community. At its center is a remarkably intact historic downtown containing many of the City's principal civic, commercial, cultural, and architectural assets. Downtown remains walkable and has benefited from substantial public and private investment, but its traditional development pattern changes quickly beyond the core. Commercial corridors, institutional uses, vacant and underutilized parcels, and automobile-oriented development create areas that function differently from downtown and are often poorly connected.

Historic Camden is another defining feature of the Redevelopment Area. The Revolutionary War living history park and visitor center is a major cultural and tourism destination at the southern end of Broad Street, yet its physical connection to Downtown Camden remains weak. Together, Historic Camden and downtown form the foundation of the City's tourism economy, but they function as separate destinations rather than a unified district..

4.2 Development Pattern and Connectivity

Within the historic core, the City retains a traditional street grid with walkable blocks, historic architecture, civic anchors, and a mix of commercial and institutional uses. Beyond the core, development becomes increasingly automobile-oriented. Larger roadways, dispersed land uses, vacant sites, and highway-oriented commercial development create barriers between important destinations.

These conditions are particularly evident along the Broad Street corridor, where Downtown Camden, Historic Camden, civic facilities, commercial areas, and redevelopment sites are geographically close but do not function as a connected district. Major roadways and changing development patterns reinforce these separations and limit opportunities for pedestrian movement and coordinated redevelopment.



Figure 1: DeKalb Street limits pedestrian connectivity between Downtown Camden and adjacent neighborhoods because of its width, traffic volumes, and limited crossing opportunities.

4.3 Parking and Public Infrastructure

Parking is one of the most significant constraints affecting future redevelopment. Existing downtown businesses already place substantial demand on available parking, while several potential mixed-use and redevelopment projects would require additional capacity. Limited parking availability reduces the ability of existing properties to intensify their use and creates a significant obstacle for larger new development.

Future redevelopment will therefore require public participation in parking, circulation, site access, and related infrastructure. These investments are particularly important where private development is dependent upon facilities that serve multiple properties or provide broader public benefits.

4.4 Vacant and Underutilized Property

Vacancy within the Redevelopment Area is more evident in land than in buildings. The City's historic commercial core remains comparatively healthy, while larger vacant parcels, underutilized sites, aging automobile-oriented uses, and inconsistent land-use patterns create substantial opportunities for new development elsewhere in the district.

Several of these sites have the potential to accommodate mixed-use development, additional commercial activity, lodging, adaptive reuse, and other tax-generating investment. Property assembly is already occurring in portions of the district, but redevelopment of these sites will require coordinated public and private investment.



Figure 2: Vacant and underutilized corner properties within the Redevelopment Area represent opportunities for coordinated redevelopment supported by public infrastructure improvements.

4.5 Existing Assets and Investment

The Redevelopment Area begins from a position of considerable strength. Downtown Camden contains significant historic architecture, established civic anchors, ongoing private investment, and an increasingly important tourism economy. Historic Camden provides another major destination and reinforces the City's identity as one of South Carolina's most important historic communities.

These assets create development potential that distinguishes the City from communities where TIF is used primarily to reverse widespread decline. The challenge facing the City is not a lack of private interest. Rather, it is the ability to provide the parking, infrastructure, site preparation, connectivity, and other public improvements necessary to convert private interest into completed development.

5. Qualification as a Conservation Area

The TIF Law requires a municipality to determine that a proposed redevelopment project area qualifies as a blighted area, conservation area, agricultural area, or a combination thereof before utilizing TIF for redevelopment purposes. Section 31-6-30 of the TIF Law generally defines a "Conservation Area" as an improved or vacant area within a redevelopment project area that is not yet a blighted area but exhibits specified conditions that are detrimental to the public safety, health, morals, or welfare and, if left unaddressed, may result in the area becoming blighted.

For improved property, the TIF Law requires the presence of a combination of three or more qualifying factors. For vacant property, the TIF Law requires a combination of two or more qualifying factors. The factors for improved property and vacant property are largely similar, but given that the majority of the Redevelopment Area is developed, those factors have been considered for purposes of establishing the Redevelopment Area as a Conservation Area. These improved-property factors include, among others, age, obsolescence, deterioration, excessive vacancies, lack of necessary transportation infrastructure, inadequate utilities, deleterious land use or layout, depreciation of physical maintenance, lack of community planning, and static or declining land values.

The Redevelopment Area contains many of the City's most important historic, civic, cultural, and economic assets and should not be characterized as a blighted area. Its designation as a Conservation Area instead recognizes that portions of the district exhibit development patterns and conditions that, without coordinated public intervention, could constrain continued investment and impair the area's long-term economic potential. The purpose of the Conservation Area designation is therefore not to document widespread decline, but to identify conditions that warrant intervention before they become more severe or become blighted.

Based upon field reconnaissance, review of existing land use and development patterns, parcel and tax data, adopted planning documents, and other information compiled in preparation of this Redevelopment Plan, the City has determined that the Redevelopment Area exhibits at least three of the factors identified in Section 31-6-30 of the TIF Law. The principal factors documented in this Redevelopment Plan are:

- Deleterious Land Use or Layout
- Lack of Community Planning
- Obsolescence

These conditions are interrelated. The historic downtown remains a strong and important community asset, but the broader Redevelopment Area includes disconnected development patterns, large vacant and underutilized sites, aging automobile-oriented uses, limited physical connections between major destinations, and public infrastructure needs that constrain redevelopment. In particular, the availability of parking, coordinated site development, property assembly, and infrastructure necessary to support significant private investment cannot reasonably be addressed on a property-by-property basis.

The findings that follow document each of these conditions and establish the basis for designation of the Redevelopment Area as an improved Conservation Area pursuant to the TIF Law.

5.1 Deleterious Land Use or Layout

Within the Redevelopment Area, development patterns established over time have created physical barriers, fragmented land uses, and disconnected activity centers that limit redevelopment opportunities and reduce the effectiveness of public and private investment.

The historic downtown remains the economic and civic heart of the redevelopment area, characterized by a traditional street grid, walkable blocks, and a concentration of commercial, governmental, and cultural uses. However, this development pattern changes rapidly beyond the downtown core. Major transportation corridors, including Broad Street, DeKalb Street, and York Street, create significant physical barriers that discourage pedestrian movement, separate adjacent neighborhoods from downtown, and weaken connections between important community destinations.

The effects of these barriers are particularly evident south of the downtown core. Historic Camden, one of the City's most significant tourism and cultural assets, is located only a short distance from Downtown Camden but is effectively separated by an automobile-oriented corridor that provides limited pedestrian comfort or connectivity. Similarly, Hampton Park, the Little Theatre, Bethesda Presbyterian Church, the Tennis Center of Camden, and other civic and recreational destinations are functionally isolated despite their proximity to downtown. These conditions reduce opportunities for visitors and residents to move easily between destinations and limit the economic benefits that would otherwise result from a more connected district.

The Redevelopment Area also contains numerous examples of fragmented and underutilized land use patterns that interrupt the continuity of the urban fabric. Surface parking lots, scattered vacant parcels, aging automobile-oriented commercial development, and isolated municipal utility uses occupy strategically located properties adjacent to the downtown core. Particularly evident are the redevelopment opportunities within the block generally bounded by Market Street, Rutledge Street, East DeKalb Street, Fair Street, and Lyttleton Street, as well as vacant and underutilized sites near Church Street and Rutledge Street. Additional scattered parking lots and underutilized parcels located between Arthur Lane, Market Street, Clyburn Lane, and Broad Street further interrupt otherwise walkable development patterns and diminish redevelopment potential.



Figure 3: Fragmented land uses, surface parking, and underutilized property near the downtown core interrupt the continuity of the development pattern and limit coordinated redevelopment.

These conditions do not represent widespread blight; rather, they illustrate development patterns that have become obstacles to continued growth. The combination of fragmented land uses, transportation barriers, scattered surface parking, automobile-oriented development, and disconnected civic and cultural destinations constrains the logical expansion of Downtown Camden and limits opportunities for coordinated redevelopment. Without strategic public investment to improve connectivity, parking, site assembly, and supporting infrastructure, these deleterious land use patterns will continue to impede redevelopment and reduce the long-term economic potential of the redevelopment area.

5.2 Lack of Community Planning

The City has undertaken numerous planning initiatives to guide downtown revitalization, historic preservation, transportation, and economic development. The issue facing the Redevelopment Area is not the absence of planning, but rather the ability to implement those plans through coordinated public investment and infrastructure improvements.

Many of the redevelopment opportunities identified within the district cannot be accomplished by individual property owners acting independently. Significant mixed-use redevelopment, adaptive reuse projects, and redevelopment of vacant and underutilized properties depend upon public improvements that serve multiple properties and provide community-wide benefits. These improvements include public parking, pedestrian infrastructure, streetscape enhancements, property assembly, utility improvements, and transportation investments that exceed the financial capacity or responsibility of any single private developer.

The most significant example of this condition exists within the Redevelopment Area generally bounded by Market Street, Rutledge Street, Lyttleton Street, and East DeKalb Street. This area contains multiple ownerships, scattered redevelopment opportunities, surface parking, and underutilized properties that collectively represent one of the City's most significant opportunities for redevelopment. While individual properties may be redeveloped over time, the area cannot achieve its full economic potential without coordinated public participation in land assembly, parking, circulation, infrastructure, and implementation.



Figure 4: The Market Street–Rutledge Street–Lyttleton Street–East DeKalb Street block contains multiple ownerships and underutilized properties that present one of Downtown Camden's most significant opportunities for coordinated redevelopment.

The need for coordinated planning extends beyond this single redevelopment opportunity. Public parking is already limited within the downtown core, and future redevelopment will require strategically located public parking facilities to support both existing businesses and new mixed-use development. Potential locations adjacent to City Hall, along Market Street, and near the intersection of Rutledge and Church Streets provide opportunities to consolidate public parking resources and improve accessibility throughout Downtown Camden.

Likewise, improved pedestrian connections between Downtown Camden and Historic Camden, enhanced crossings along DeKalb Street, traffic-calming improvements along Broad Street, relocation of municipal service functions from redevelopment sites, and strategic public investments in parks and public spaces are all improvements that require municipal leadership and coordinated implementation.

Without a comprehensive mechanism to finance these improvements, redevelopment will likely occur in a piecemeal manner, limiting opportunities for coordinated investment and reducing the long-term economic benefits that could otherwise be achieved. The TIF District and the Tax Increment Revenues anticipated therefrom provide the implementation framework necessary to coordinate these public improvements, leverage private investment, and carry out the community's long-established planning objectives.



Figure 5: Municipal service functions occupy strategically located property near the downtown core. Relocation of these uses over time would create significant opportunities for coordinated redevelopment and more productive land use.

5.3 Obsolescence

Within the Redevelopment Area, obsolescence is evident not through widespread deterioration of buildings, but through development patterns, public infrastructure, and land uses that no longer adequately serve the community's current or future economic needs.

Much of the redevelopment area was developed to accommodate transportation patterns and commercial development characteristic of the mid-to-late twentieth century. As the City has evolved into a destination for tourism, historic preservation, and mixed-use investment, portions of the district have not evolved at the same pace. Aging automobile-oriented commercial properties, scattered surface parking, municipal service facilities occupying redevelopment sites, and fragmented parcel configurations no longer represent the highest and best use of strategically located property within the Redevelopment Area.



Figure 6: Functionally obsolete commercial development occupies strategically located property near the downtown core. Public investment and coordinated redevelopment can facilitate more productive future land use.

Obsolescence is particularly evident in areas immediately surrounding the historic downtown where redevelopment opportunities are constrained by outdated site layouts and land use patterns. The redevelopment blocks bounded by Market Street, Rutledge Street, Lyttleton Street, East DeKalb Street, and adjacent properties contain numerous sites capable of supporting substantially more productive development if supported by coordinated public investment. Likewise, properties surrounding the former Deluxe Inn site and other underutilized commercial areas represent opportunities to replace obsolete development with higher-intensity mixed-use investment consistent with the City's long-term vision.

Public infrastructure also reflects conditions of functional obsolescence. Existing parking resources are dispersed and insufficient to accommodate future redevelopment. Pedestrian connections between Downtown Camden, Historic Camden, surrounding neighborhoods, parks, and civic destinations remain incomplete or uncomfortable despite their close physical proximity. These conditions reduce accessibility, discourage reinvestment, and limit the economic potential of adjacent properties.

The issue confronting the City is not that these properties have ceased to function, but rather that many no longer function efficiently within the context of a growing historic downtown and evolving regional economy. Without coordinated public investment to modernize infrastructure, improve connectivity, facilitate redevelopment, and support adaptive reuse, these obsolete development patterns will continue to constrain private investment and limit the long-term growth of the Redevelopment Area.

5.4 Vacant Property

Although the Redevelopment Area qualifies as an improved Conservation Area, vacant parcels within the Redevelopment Area also independently satisfy the Conservation Area standard applicable to vacant property under Section 31-6-30(2)(b) of the TIF Law. As documented throughout the existing conditions and findings above, the development potential of vacant property within the Redevelopment Area is constrained by a combination of qualifying conditions, including:

Obsolete platting. Fragmented parcel configurations and outdated site layouts limit the efficient development of vacant sites and, in several locations, require property assembly or reconfiguration before coordinated redevelopment can occur.

Diversity of ownership. Vacant and underutilized properties, particularly within the area bounded generally by Market Street, Rutledge Street, Lyttleton Street, and East DeKalb Street, are divided among multiple ownerships. This pattern complicates property assembly and limits the ability of individual parcels to be redeveloped as part of a coordinated development program.

Lack of necessary transportation infrastructure. Development potential is further constrained by insufficient public parking, incomplete pedestrian connections, limited safe crossings along major corridors, and other access and circulation limitations documented within the Redevelopment Area.

These conditions collectively impair the development potential of vacant property within the Redevelopment Area and, if left unaddressed, may contribute to future blighting conditions. Accordingly, the vacant portions of the Redevelopment Area also satisfy the applicable Conservation Area standards.

5.5 Summary of Findings

Based upon the analysis contained in this Section 5, the City finds that the Redevelopment Area satisfies the statutory definition of a Conservation Area as defined in the TIF Law. The Redevelopment Area exhibits a combination of qualifying factors, including deleterious land use or layout, lack of community planning, and obsolescence, which collectively impair the area's ability to achieve its full economic and redevelopment potential. Similar limitations also impact and restrict the development of the vacant parcels in the Redevelopment Area. These findings apply to the Redevelopment Area shown in Exhibits A and B.

The City further finds that these conditions cannot reasonably be addressed through private investment alone. Many of the improvements necessary to facilitate redevelopment, including public parking, transportation and pedestrian improvements, utility infrastructure, property assembly, and other public facilities serve multiple properties and provide broad public benefits that extend beyond any individual redevelopment project. As a result, coordinated public investment is necessary to remove barriers to redevelopment and implement the community's long-term economic development objectives.

Accordingly, the City finds that the establishment of the TIF district under this Redevelopment Plan is an appropriate and necessary public financing mechanism to facilitate redevelopment, support private investment, preserve and strengthen the community's historic assets, and promote the public health, safety, morals, and welfare as provided by the TIF Law.

6. Redevelopment Program

The City's redevelopment program as implemented by this Redevelopment Plan is intended to facilitate redevelopment by addressing deficiencies in public infrastructure and providing the public improvements necessary to support continued private investment throughout the Redevelopment Area. The program focuses on investments that benefit multiple properties, improve the functionality of the district, strengthen the City's historic character, and remove barriers that currently limit redevelopment opportunities.

Consistent with the TIF Law, redevelopment activities may include, but are not limited to, the following categories of public improvements and eligible redevelopment costs, which are collectively referred to herein as the "Redevelopment Projects".

6.1 Public Infrastructure and Transportation

Public infrastructure improvements may include the construction, reconstruction, extension, or improvement of streets, sidewalks, pedestrian facilities, bicycle facilities, traffic control improvements, roadway modifications, streetscape elements, utilities, drainage facilities, and other transportation or infrastructure improvements necessary to support redevelopment.

6.2 Public Parking and Access

Redevelopment activities may include the acquisition, construction, expansion, reconstruction, or improvement of public parking facilities, parking management improvements, access drives, circulation improvements, pedestrian access, and related facilities that support redevelopment throughout the district.

6.3 Parks, Public Spaces, and Streetscape

Eligible improvements may include parks, plazas, public gathering spaces, landscaping, street trees, lighting, wayfinding, public art, streetscape enhancements, and other improvements intended to strengthen the public realm and enhance the character and function of the Redevelopment Area.

6.4 Property Assembly and Site Preparation

Redevelopment activities may include land acquisition, property assembly, demolition, environmental remediation, site preparation, utility relocation, grading, and other activities necessary to prepare sites for redevelopment or facilitate public improvements.

6.5 Historic Preservation and Adaptive Reuse

Eligible activities may include public improvements supporting historic preservation, adaptive reuse, rehabilitation of historic resources, façade restoration associated with public improvements, and infrastructure necessary to encourage continued investment in the City's historic development pattern.

6.6 Other Eligible Redevelopment Improvements

The redevelopment program may also include other public facilities, public infrastructure, and eligible redevelopment activities authorized by the TIF Law that facilitate redevelopment, encourage private investment, improve connectivity, strengthen tourism, or expand the long-term tax base within the redevelopment area.

6.7 Private Investment in the Redevelopment Area

One of the foremost objectives of the City's redevelopment efforts in the Redevelopment Area is to attract and promote private investment. As the Redevelopment Projects proceed, the private property owners and businesses in the Redevelopment Area will be encouraged to make infrastructure improvements to accommodate the planned public investment and take full advantage of it. This investment will vary according to individual circumstances. Importantly, the City expects vacant and underdeveloped properties to be redeveloped and to serve as catalysts for redevelopment throughout the City.

7. Tax Increment Financing

7.1 General

The TIF Law authorizes municipalities to finance the costs of Redevelopment Projects (as defined in the TIF Law and herein) through the issuance of tax increment bonds or other obligations secured, in whole or in part, by Tax Increment Revenues generated within a redevelopment project area. The purpose of this financing mechanism is to provide a means for local governments to undertake public improvements that facilitate redevelopment and encourage private investment within qualifying redevelopment areas.

The City anticipates utilizing the financing authority provided under the TIF Law to implement all or a portion of the Redevelopment Projects identified in this Redevelopment Plan. Financing may occur through one or more series of tax increment bonds or other obligations, through pay-as-you-go financing, or through any combination of financing methods authorized by law.

Nothing contained in this Redevelopment Plan shall obligate the City to issue obligations in any specific amount or at any particular time. The timing, structure, amount, security, and terms of any financing shall be determined by City Council based upon the needs of the Redevelopment Area, available Tax Increment Revenues, market conditions, and other factors existing at the time financing is considered.

7.2 Existing Tax Base

The Redevelopment Area contains an existing taxable property base that will establish the Initial Equalized Assessed Value of the district in accordance with the South Carolina Tax Increment Financing Law.

Metric	Estimated Value
Total Appraised Value	$110,974,973
Estimated Initial Equalized Assessed Value	$5,803,748
Effective Assessment Ratio	5.23%

The Estimated Initial Equalized Assessed Value shown above is based upon the parcel level property information summarized in Exhibit B. Total appraised value includes exempt property and is not the taxable assessed base. The official total initial equalized assessed value will be determined and certified by the Kershaw County Auditor in accordance with the TIF Law.

Real property taxes attributable to each affected Taxing District (as defined in the TIF Law), including the City, on the basis of the estimated initial equalized assessed value above, are estimated (based on 2025 millage levies) to be as follows:

Taxing District	Tax Revenue
City (123.5 mills)	**$716,763**
Kershaw County (99.5 mills)	**$577,473**
Kershaw County School District (227.1 mills)	**$1,318,031**
Total	**$2,612,267**

During the redevelopment process, the Taxing Districts will continue to receive real property tax revenues at the same approximate level as that shown above, even after the adoption of this Redevelopment Plan and the initiation of Redevelopment Projects. No taxing district (including the City), regardless of their consent to the imposition of the TIF district will lose existing tax revenue as a result of the implementation of this Redevelopment Plan.

7.3 Total Initial Equalized Assessed Value

The total initial equalized assessed value shall be determined and certified by the Kershaw County Auditor following establishment of the Redevelopment Area. Thereafter, increases in assessed value occurring within the Redevelopment Area over the total initial equalized assessed value shall generate Tax Increment Revenues in accordance with the TIF Law.

The financial analyses prepared in support of this Redevelopment Plan demonstrate that the Redevelopment Area possesses sufficient taxable value to support implementation of the Redevelopment Plan. Those analyses are intended for planning purposes and will continue to be refined as certified values, financing assumptions, and redevelopment activity become known.

7.4 Financing Strategy

The City anticipates implementing the redevelopment program through multiple phases over the life of this Redevelopment Plan.

An initial financing may be undertaken to construct catalytic public improvements necessary to facilitate redevelopment within the district. Additional financing may subsequently be considered as Redevelopment Projects are completed, taxable value increases, and additional Tax Increment Revenues become available.

This financing strategy allows the City to implement needed public improvements while maintaining flexibility to respond to changing redevelopment opportunities over the duration of the Redevelopment Plan.

7.5 Tax Increment Bonds

The City may issue tax increment bonds or other obligations authorized by the TIF Law for the purpose of financing Redevelopment Project Costs (as defined in the TIF Law). For purposes of this Redevelopment Plan, the aggregate principal amount of obligations issued pursuant to this Redevelopment Plan shall not exceed $40 million.

The maximum principal amount authorized by this Redevelopment Plan shall include, as applicable:

- Redevelopment Project Costs;
- capitalized interest;
- reserves;
- costs of issuance;
- financing costs;
- contingencies;
- inflationary adjustments; and
- other costs authorized by the TIF Law.

Interest costs on bonds or other financing obligations, as well as the costs associated with refunding the same, shall not count toward the maximum principal amount described above. The establishment of a maximum authorized principal amount shall not constitute an obligation of the City to issue indebtedness in such amount, nor shall it be construed as a representation regarding the borrowing capacity of the Redevelopment Area. Future obligations may be issued in one or more series as determined by the Camden City Council, as the governing body of the City, and as supported by available Tax Increment Revenues.

The final structure, maturity, security, interest rates, redemption provisions, and other terms of any obligations shall be established at the time of issuance.

7.6 Pay-As-You-Go Financing

Subject to the terms of the TIF Law, the City may finance Redevelopment Project Costs on a pay-as-you-go basis utilizing available Tax Increment Revenues. Pay-as-you-go financing provides the City flexibility to undertake Redevelopment Projects as revenues become available while reducing or eliminating the need for long-term borrowing where appropriate.

7.7 Special Tax Allocation Fund

Tax Increment Revenues generated within the Redevelopment Area shall be deposited into the Special Tax Allocation Fund established for the Redevelopment Area.

Monies deposited into the Special Tax Allocation Fund may be applied to Redevelopment Project Costs, payment of principal and interest on obligations issued pursuant to this Redevelopment Plan, reserves, financing costs, and other expenditures authorized by the Tax Increment Financing Law.

The administration of the Special Tax Allocation Fund shall be governed by the TIF Law, the ordinance approving this Redevelopment Plan, and applicable financing documents.

7.8 Estimated Financing Capacity

Financial analyses prepared in conjunction with this Redevelopment Plan indicate that the Redevelopment Area possesses sufficient taxable value to support implementation of the Redevelopment Program.

Actual financing capacity will depend upon numerous factors, including the certified total initial equalized assessed value, future Tax Increment Revenues, applicable millage rates, assessment ratios, interest rates, debt service requirements, market conditions, redevelopment activity, and other financial considerations existing at the time obligations are issued.

Accordingly, financing capacity estimates contained in supporting financial analyses are intended solely for planning purposes and shall not be construed as guarantees of future revenues or borrowing capacity.

7.9 Effect on Taxing Districts

As noted in Sections 7.2 and 7.3 above, the establishment of the Redevelopment Area does not reduce the existing property tax revenues received by Kershaw County, Kershaw County School District, or any other affected Taxing District. Each Taxing District will continue to receive all real property tax revenues attributable to the total initial equalized assessed value of taxable property within the Redevelopment Area throughout the duration of the Redevelopment Plan.

Only the incremental increase in real property tax revenues generated by increases in taxable value above the total initial equalized assessed value may be allocated to the Special Tax Allocation Fund in accordance with the TIF Law. Those Tax Increment Revenues are dedicated solely to the payment of Redevelopment Project Costs and the payment of principal, interest, and related costs associated with obligations issued pursuant to this Redevelopment Plan.

The temporary dedication of Tax Increment Revenues is intended to finance public improvements that facilitate redevelopment, encourage private investment, eliminate conditions qualifying the area as a Conservation Area, and expand the long-term taxable value of the Redevelopment Area. These public improvements are expected to generate substantial economic benefits that would not otherwise occur through private investment alone.

Upon payment or provision for payment of all Redevelopment Project Costs and retirement of all obligations secured by Tax Increment Revenues, the Special Tax Allocation Fund shall terminate in accordance with the TIF Law. Thereafter, the full taxable value of all property within the Redevelopment Area, including the increased value resulting from redevelopment and public investment, shall accrue to the participating taxing jurisdictions in accordance with applicable law.

Accordingly, while the Redevelopment Plan temporarily dedicates a portion of future tax increment to redevelopment purposes, its long-term objective is to create a larger, more productive, and more valuable tax base that will ultimately benefit the City and all other affected Taxing Districts as shown in the projections in Section 7.10 below.

7.10 Estimated Future Taxes

As noted above, the estimated 2025 equalized assessed value of the Redevelopment Area is $5,803,748. Retaining the long-term planning assumption of approximately $125 million in anticipated private investment within the Redevelopment Area, with 20% assessed at 4% and 80% assessed at 6%, produces $7,000,000 in added equalized assessed value and an estimated post-redevelopment equalized assessed value of $12,803,748. This estimate assumes that the full $125 million of anticipated investment is within the Redevelopment Area.. This estimate reflects anticipated commercial, mixed-use, residential, lodging, adaptive reuse, and other private investment and is intended as a long-term planning estimate rather than a projection that such investment will occur immediately.

Real property taxes to be derived from this estimated assessment are anticipated, based on 2025 millage levies, to be as follows:

Taxing District	Tax Revenue
City (123.5 mills)	**$1,581,263**
Kershaw County (99.5 mills)	**$1,273,973**
Kershaw County School District (227.1 mills)	**$2,907,731**
Total	**$5,762,967**

8. Estimated Redevelopment Project Costs

The Redevelopment Projects identified in Section 6 of the Redevelopment Plan will be implemented over time as redevelopment opportunities emerge, financing becomes available, and priorities are established by the City. Accordingly, the costs presented herein are intended to provide an overall estimate of the anticipated Redevelopment Projects and should not be interpreted as fixed budgets for individual projects.

Redevelopment Project Costs associated with the Redevelopment Projects may include all costs authorized by the TIF Law, including, but not limited to, property acquisition and assembly; demolition and site preparation; construction or reconstruction of public infrastructure; parking facilities; streets, sidewalks, utilities, drainage, parks, public spaces, and streetscape improvements; environmental remediation; architectural, engineering, planning, surveying, appraisal, legal and financial services; financing costs; capitalized interest; reserves; administrative costs; and other eligible redevelopment expenditures authorized by the TIF Law.

The total estimated amount of the Redevelopment Project Costs is $75 million. However, the estimated Redevelopment Project Costs are planning estimates only. Actual costs may vary as Redevelopment Projects are refined, designed, bid, and constructed. City Council may modify, reprioritize, or phase individual Redevelopment Projects during implementation of this Redevelopment Plan without requiring amendment of the Redevelopment Plan, provided such projects remain consistent with the objectives of the Redevelopment Plan and the TIF Law.

In addition to the Redevelopment Project Costs described above, implementation of the Redevelopment Plan may result in ongoing costs associated with the operation and maintenance of public infrastructure and improvements constructed as part of the Redevelopment Projects. These costs may include maintenance of public parking facilities, streets, sidewalks, streetscape improvements, landscaping, parks and public spaces, utilities, and other public infrastructure. The aggregate annual cost of such operation and maintenance is estimated to be approximately $300,000 per year. Actual operation and maintenance costs will depend upon the specific Redevelopment Projects ultimately constructed and may vary over the life of the Redevelopment Plan.

9. Duration of the Redevelopment Plan

In accordance with the TIF Law, this Redevelopment Plan shall become effective following enactment of an ordinance of the City Council.

Unless terminated earlier in accordance with the provisions of the TIF Law, this Redevelopment Plan shall remain in effect for a period of thirty (30) years from the date of the initial issuance of bonds or other obligations secured by Tax Increment Revenues. During this period, the City may undertake Redevelopment Projects, issue tax increment bonds or other obligations, utilize Tax Increment Revenues, and implement the Redevelopment Program in accordance with this Redevelopment Plan, the TIF Law, and applicable ordinances enacted by City Council.

The City may finance Redevelopment Project Costs through one or more series of obligations issued at such times and in such amounts as City Council determines appropriate, provided such obligations are authorized pursuant to this Redevelopment Plan and the TIF Law. The issuance or retirement of any individual series of obligations shall not affect the duration of this Redevelopment Plan unless otherwise provided by law.

This Redevelopment Plan may be amended by City Council in accordance with the procedures established by the TIF Law. Amendments may be undertaken as necessary to respond to changing redevelopment opportunities, financing strategies, project priorities, or other circumstances affecting implementation of the Redevelopment Program.

Upon expiration or earlier termination of this Redevelopment Plan, and upon payment or provision for payment of all obligations issued pursuant thereto, the Special Tax Allocation Fund shall terminate in accordance with the TIF Law. Thereafter, all property tax revenues generated within the former Redevelopment Area shall be distributed to the participating Taxing Districts in accordance with applicable law.

10. Findings

Based upon the analyses, documentation, and findings contained in this Redevelopment Plan, the City Council hereby finds and determines the following:

10.1 Qualification of the Redevelopment Area

The Redevelopment Area qualifies as a Conservation Area pursuant to Section 31-6-30 of the TIF Law. Specifically, the Redevelopment Area exhibits a combination of qualifying factors, including deleterious land use or layout, lack of community planning, and obsolescence, which collectively impair the efficient development and long-term economic potential of the area.

10.2 Need for Public Intervention

The conditions identified within the Redevelopment Area cannot reasonably be addressed through private investment alone. Coordinated public investment is necessary to provide parking, transportation improvements, public infrastructure, property assembly, and other Redevelopment Projects that facilitate private investment and remove barriers to redevelopment.

10.3 Public Purpose

Implementation of the Redevelopment Plan will promote the public health, safety, morals, and welfare by encouraging redevelopment, improving public infrastructure, preserving and strengthening Camden's historic character, expanding economic opportunity, and increasing the long-term value and productivity of property within the Redevelopment Area. Additionally, it is believed that, absent the creation of the TIF District, property values in the Redevelopment Area would remain static or even decline in value.

10.4 Consistency with Community Planning

The Redevelopment Plan is consistent with the City's planning and economic development objectives and provides an implementation strategy for public improvements that support continued investment, historic preservation, transportation improvements, infrastructure investment, and long-term economic development.

10.5 Redevelopment Projects

The Redevelopment Projects identified in this Redevelopment Plan are appropriate public improvements that will facilitate redevelopment, encourage private investment, eliminate conditions qualifying the area as a Conservation Area, and support the continued revitalization of the Redevelopment Area.

10.6 Tax Increment Financing

TIF is an appropriate and necessary financing mechanism for implementing the Redevelopment Plan. The use of Tax Increment Revenues will provide the City with the ability to undertake Redevelopment Projects that would not otherwise be feasible through existing funding sources while preserving the existing tax base of the participating taxing jurisdictions.

10.7 Financial Capacity

The City has evaluated the existing taxable value of the Redevelopment Area and the anticipated financial capacity of the district. Based upon this evaluation, the City finds that the Redevelopment Area possesses sufficient financial capacity to support implementation of the Redevelopment Plan, subject to future actions of City Council, available Tax Increment Revenues, and the provisions of the TIF Law.

10.8 Displacement

No displacement of residences or businesses is presently anticipated as a result of implementation of the Redevelopment Plan. To the extent property acquisition or assembly is undertaken in connection with a Redevelopment Project, the City will comply with the applicable requirements of the TIF Law and other applicable law concerning displacement and relocation.

10.9 Compliance with the TIF Law

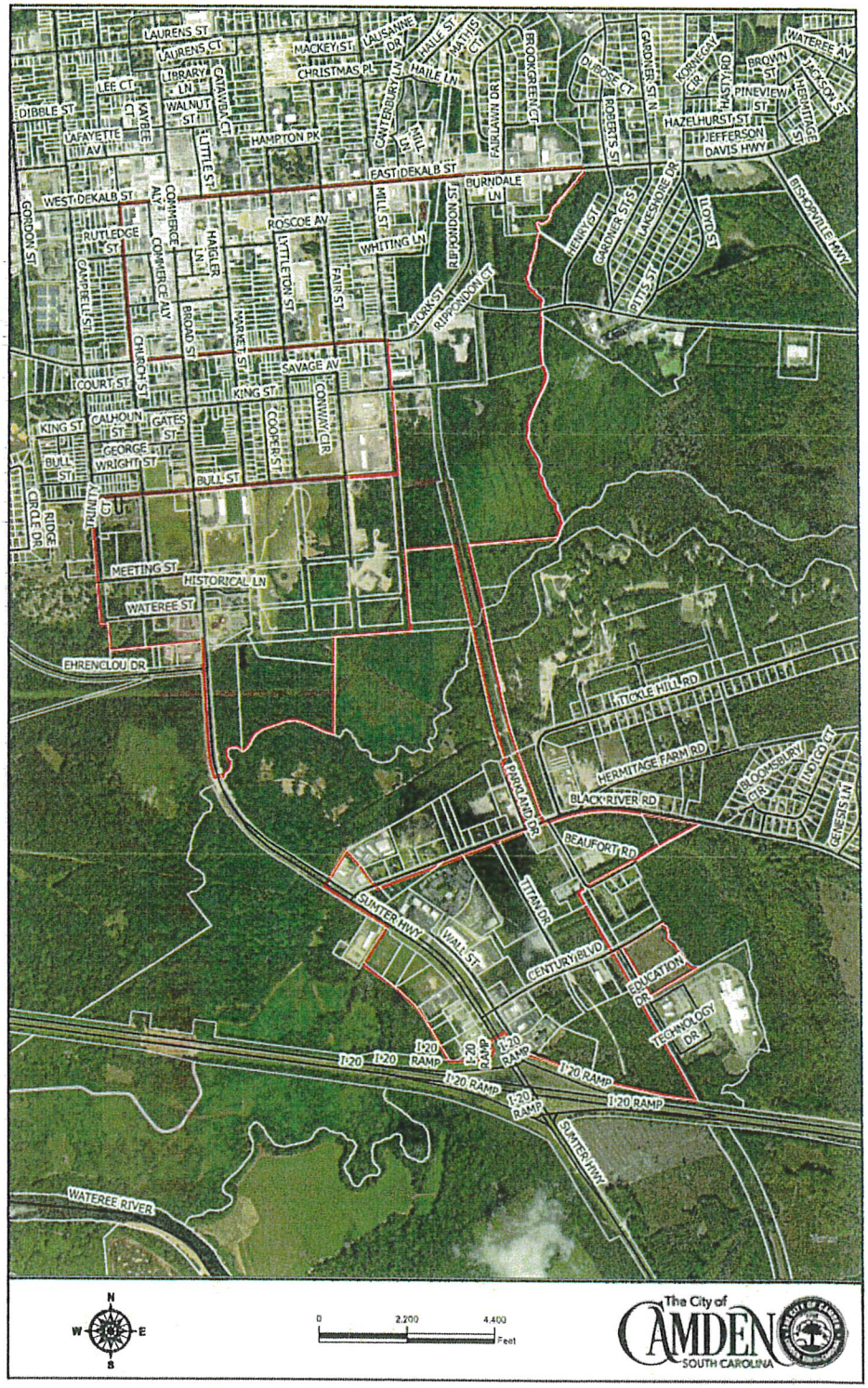
The Redevelopment Plan has been prepared in accordance with the requirements of the TIF Law and contains the information required for adoption of a redevelopment plan establishing a TIF district.

10.10 Enactment

Based upon the foregoing findings, the City Council finds that enactment of the Redevelopment Plan is in the best interests of the City and its citizens and authorizes implementation of the Redevelopment Plan in accordance with the TIF Law.

EXHIBIT A

Map of Redevelopment Area



Revised November 4, 2026. The six exclusions in Section 3 have been removed from Shawn Putnam's v4 map. Boundary and parcel geometry reconciliation remains subject to City verification before adoption.

EXHIBIT B

List of Parcels in Redevelopment Area

460 entries: 458 numbered parcels and two retained boundary features (DRIVEWAY and RAIL). Total appraised value: $110,974,973. Estimated Initial Equalized Assessed Value: $5,803,748. Source parcel acreage total: 526.59 acres. Blank addresses indicate no source street address; values are source appraised amounts, including exempt property.

Parcel ID or Boundary Feature	Property Address	Appraised Value
299-13-00-012	35 BLACK RIVER RD	$164,900
C284-12-00-123	633 WEST DEKALB ST	$125,000
C284-12-00-124	631 WEST DEKALB ST	$1,497,000
C284-12-00-125	1 COMMERCE ALY	$392,300
C284-12-00-126	2 COMMERCE ALY	$259,300
C284-12-00-127	1047 BROAD ST	$546,300
C284-12-00-129	545 EAST DEKALB ST	$95,400
C284-12-00-130	543 EAST DEKALB ST	$124,600
C284-12-00-131	537 EAST DEKALB ST	$120,800
C284-12-00-132	533 EAST DEKALB ST	$50,000
C284-12-00-133	529 EAST DEKALB ST	$75,000
C284-12-00-135	519 EAST DEKALB ST	$784,000
C284-12-00-137	509 EAST DEKALB ST	$160,000
C284-12-00-138	501 EAST DEKALB ST	$556,700
C284-12-00-139	1017 MARKET ST	$140,000
C284-12-00-140	1012 MARKET ST	$99,900
C284-12-00-142	407 EAST DEKALB ST	$1,336,000
C284-12-00-143	405 EAST DEKALB ST	$228,000
C284-12-00-144	403 EAST DEKALB ST	$78,000
C284-12-00-145	401 EAST DEKALB ST	$320,000
C284-12-00-146	1043 BROAD ST	$185,900
C284-12-00-147	1041 BROAD ST	$173,700
C284-12-00-148	1039 BROAD ST	$185,500
C284-12-00-149	1037 BROAD ST	$108,500
C284-12-00-151	1044 BROAD ST	$158,900
C284-12-00-152	1042 BROAD ST	$196,100
C284-12-00-153	1040 BROAD ST	$155,300
C284-12-00-154	1040A BROAD ST	$233,300
C284-12-00-155	1038A BROAD ST	$56,200
C284-12-00-156	1036 BROAD ST	$190,300
C284-12-00-157	1034 BROAD ST	$231,600
C284-12-00-158	1035 BROAD ST	$253,100
C284-12-00-159	1031 BROAD ST	$138,400
C284-12-00-160	1032 BROAD ST	$237,800

Parcel ID or Boundary Feature	Property Address	Appraised Value
C284-12-00-161	1029 BROAD ST	$325,000
C284-12-00-162	1028 BROAD ST	$250,000
C284-12-00-163	1015 MARKET ST	$109,500
C284-12-00-164	1013 MARKET ST	$225,000
C284-12-00-165	1005 LYTTLETON STREET A-J	$1,080,200
C284-12-00-168	632 RUTLEDGE ST	$50,000
C284-12-00-169	638 RUTLEDGE ST	$200,000
C284-12-00-170	618 RUTLEDGE ST	$150,100
C284-12-00-172	23 COMMERCE ALY	$500
C284-12-00-173	1025 BROAD ST	$553,273
C284-12-00-174	1019 BROAD ST	$350,000
C284-12-00-175	1015 BROAD ST	$295,000
C284-12-00-176	1011 BROAD ST	$1,276,500
C284-12-00-177	1001 BROAD ST	$250,000
C284-12-00-178	1026A BROAD ST	$30,000
C284-12-00-179	1026 BROAD ST	$115,100
C284-12-00-180	1022 BROAD ST	$161,400
C284-12-00-181	1020 BROAD ST	$193,900
C284-12-00-182	1016 BROAD ST	$186,500
C284-12-00-183	1014 BROAD ST	$85,000
C284-12-00-184	1012 BROAD ST	$220,200
C284-12-00-185	1000 BROAD ST	$513,400
C284-12-00-186	516 RUTLEDGE ST	$66,700
C284-12-00-187	514 RUTLEDGE ST	$395,200
C284-12-00-188	512 RUTLEDGE ST	$78,500
C284-12-00-189	1005 MARKET ST	$60,000
C284-12-00-190	510 RUTLEDGE ST	$186,100
C284-12-00-191	508 RUTLEDGE ST	$171,500
C284-12-00-192	1001 MARKET ST	$550,000
C284-12-00-193	416 RUTLEDGE ST	$232,100
C284-12-00-194	414 RUTLEDGE ST	$40,000
C284-12-00-195	1006 MARKET ST	$190,000
C284-12-00-196	406 RUTLEDGE ST	$45,000
C284-12-00-197	404 RUTLEDGE ST	$225,100
C284-12-00-198	400 RUTLEDGE ST	$170,800
C284-12-00-200	620 RUTLEDGE ST	$29,300
C284-12-00-201	1008 BROAD ST	$67,800
C284-12-00-202	1038 BROAD ST	$64,000
C284-12-00-203	417 EAST DEKALB ST	$240,000
C284-12-00-205	506 RUTLEDGE ST	$71,000
C284-12-00-207	1010 BROAD ST	$133,600
C284-12-00-209	410 RUTLEDGE ST	$81,800

Parcel ID or Boundary Feature	Property Address	Appraised Value
C284-12-00-210	1028A BROAD ST	$5,000
C284-12-00-211	11 COMMERCE ALY	$5,000
C284-12-00-212	13 COMMERCE ALY	$5,000
C284-12-00-213	1010 MARKET ST	$96,000
C284-12-00-214	1033 BROAD ST	$51,000
C284-12-00-215	1017 BROAD ST	$295,000
C284-12-00-216	408 RUTLEDGE ST	$40,000
C284-16-00-035	643 RUTLEDGE ST	$580,300
C284-16-00-039	629 RUTLEDGE ST	$48,400
C284-16-00-040	623 RUTLEDGE ST	$67,200
C284-16-00-041	621 RUTLEDGE ST	$96,000
C284-16-00-042	619 RUTLEDGE ST	$26,600
C284-16-00-043	617 RUTLEDGE ST	$44,000
C284-16-00-044	613 RUTLEDGE ST	$73,500
C284-16-00-045	611 RUTLEDGE ST	$73,100
C284-16-00-046	609 RUTLEDGE ST	$50,400
C284-16-00-047	953 BROAD ST	$168,800
C284-16-00-048	951 BROAD ST	$125,300
C284-16-00-049	949 BROAD ST	$56,800
C284-16-00-050	947 BROAD ST	$48,500
C284-16-00-051	945 BROAD ST	$182,600
C284-16-00-052	935 BROAD ST	$275,300
C284-16-00-053	931 BROAD ST	$180,100
C284-16-00-054	929 BROAD ST	$95,100
C284-16-00-055	950 BROAD ST	$750,000
C284-16-00-056	944 BROAD ST	$127,500
C284-16-00-057	942 BROAD ST	$62,300
C284-16-00-058	938 BROAD ST	$157,700
C284-16-00-059	936 BROAD ST	$155,600
C284-16-00-060	934 BROAD ST	$81,600
C284-16-00-061	932 BROAD ST	$103,600
C284-16-00-062	930 BROAD ST	$155,200
C284-16-00-063	535 RUTLEDGE ST	$26,400
C284-16-00-064	533 RUTLEDGE ST	$144,300
C284-16-00-065	531 RUTLEDGE ST	$96,100
C284-16-00-066	525 RUTLEDGE ST	$110,000
C284-16-00-067	521A RUTLEDGE ST	$17,800
C284-16-00-068	521 RUTLEDGE ST	$61,700
C284-16-00-069	515 RUTLEDGE ST	$134,500
C284-16-00-070	511 RUTLEDGE ST	$313,000
C284-16-00-071	501 RUTLEDGE ST	$282,200
C284-16-00-072	524 ARTHUR LN	$8,500

Parcel ID or Boundary Feature	Property Address	Appraised Value
C284-16-00-073	520 ARTHUR LN	$40,400
C284-16-00-074	516 ARTHUR LN	$44,600
C284-16-00-075	415 RUTLEDGE ST	$145,800
C284-16-00-076	411 RUTLEDGE ST	$176,800
C284-16-00-077	409 RUTLEDGE ST	$52,700
C284-16-00-078	914 MARKET ST	$263,500
C284-16-00-079	407 RUTLEDGE ST	$468,400
C284-16-00-081	405 RUTLEDGE ST	$241,800
C284-16-00-082	917 LYTTLETON ST	$81,400
C284-16-00-083	915 LYTTLETON ST	$178,600
C284-16-00-084	913 LYTTLETON ST	$18,800
C284-16-00-085	911 LYTTLETON ST	$119,700
C284-16-00-086	910 MARKET ST	$35,000
C284-16-00-087	909 LYTTLETON ST	$20,800
C284-16-00-094	912 CHURCH ST	$42,700
C284-16-00-095	39 COMMERCE ALY	$5,000
C284-16-00-096	910 CHURCH ST	$35,000
C284-16-00-097	927 BROAD ST	$69,400
C284-16-00-098	925 BROAD ST	$70,500
C284-16-00-099	40 COMMERCE ALY	$35,000
C284-16-00-100	923 BROAD ST	$75,000
C284-16-00-101	921 BROAD ST	$95,200
C284-16-00-103	44A COMMERCE ALY	$5,000
C284-16-00-104	917 BROAD ST	$180,000
C284-16-00-105	924 BROAD ST	$282,400
C284-16-00-106	918 BROAD ST	$142,200
C284-16-00-107	914 BROAD ST	$24,100
C284-16-00-108	531 ARTHUR LN	$30,000
C284-16-00-109	907 MARKET ST	$55,000
C284-16-00-110	905 MARKET ST	$52,300
C284-16-00-111	903 MARKET ST	$35,000
C284-16-00-114	908 BROAD ST	$77,200
C284-16-00-116	906 BROAD ST	$150,000
C284-16-00-117	901 MARKET ST	$30,000
C284-16-00-118	906 MARKET ST	$54,100
C284-16-00-119	907 LYTTLETON ST	$20,000
C284-16-00-120	904 MARKET ST	$15,000
C284-16-00-121	905 LYTTLETON ST	$70,000
C284-16-00-122	822 MARKET ST	$86,400
C284-16-00-123	903 LYTTLETON ST	$71,700
C284-16-00-131	906 CHURCH ST	$100,900
C284-16-00-132	907 BROAD ST	$136,100

Parcel ID or Boundary Feature	Property Address	Appraised Value
C284-16-00-133	618 CLYBURN LN	$6,000
C284-16-00-134	616 CLYBURN LN	$10,000
C284-16-00-135	614 CLYBURN LN	$6,000
C284-16-00-136	612 CLYBURN LN	$20,000
C284-16-00-140	613 CLYBURN LN	$10,000
C284-16-00-141	611 CLYBURN LN	$4,000
C284-16-00-142	607 CLYBURN LN	$30,000
C284-16-00-143	833 BROAD ST	$385,000
C284-16-00-144	834 BROAD ST	$285,000
C284-16-00-145	817 MARKET ST	$30,000
C284-16-00-146	820 MARKET ST	$20,000
C284-16-00-147	901 LYTTLETON ST	$146,600
C284-16-00-148	818A MARKET ST	$500
C284-16-00-149	818 MARKET ST	$116,800
C284-16-00-150	817 LYTTLETON ST	$108,400
C284-16-00-155	814 CHURCH ST	$35,000
C284-16-00-156	825 BROAD ST	$296,000
C284-16-00-157	830 BROAD ST	$176,800
C284-16-00-158	828 BROAD ST	$90,300
C284-16-00-159	815 MARKET ST	$15,000
C284-16-00-160	826 BROAD ST	$221,400
C284-16-00-161	813 MARKET ST	$125,000
C284-16-00-162	816 MARKET ST	$20,000
C284-16-00-163	815 LYTTLETON ST	$41,400
C284-16-00-164	814 MARKET ST	$70,700
C284-16-00-165	813 LYTTLETON ST	$20,000
C284-16-00-168	812 CHURCH ST	$127,700
C284-16-00-169	821 BROAD ST	$90,000
C284-16-00-170	819 BROAD ST	$35,000
C284-16-00-171	824A BROAD ST	$23,000
C284-16-00-172	811 MARKET ST	$15,000
C284-16-00-173	822 BROAD ST	$49,800
C284-16-00-174	820 BROAD ST	$49,800
C284-16-00-175	809 MARKET ST	$20,000
C284-16-00-176	812 MARKET ST	$115,000
C284-16-00-177	811 LYTTLETON ST	$20,000
C284-16-00-178	810 MARKET ST	$49,500
C284-16-00-179	809 LYTTLETON ST	$97,600
C284-16-00-184	808 CHURCH ST	$30,000
C284-16-00-185	815 BROAD ST	$138,800
C284-16-00-186	817 BROAD ST	$133,700
C284-16-00-187	818 BROAD ST	$126,000

Parcel ID or Boundary Feature	Property Address	Appraised Value
C284-16-00-188	807 MARKET ST	$20,000
C284-16-00-189	808 MARKET ST	$108,700
C284-16-00-190	807 LYTTLETON ST	$54,000
C284-16-00-200	806 CHURCH ST	$8,000
C284-16-00-201	804 CHURCH ST	$4,000
C284-16-00-202	616 YORK ST	$4,000
C284-16-00-203	614 YORK ST	$22,800
C284-16-00-204	612 YORK ST	$6,000
C284-16-00-205	610 YORK ST	$72,000
C284-16-00-206	608 YORK ST	$6,000
C284-16-00-207	801 BROAD ST	$256,200
C284-16-00-209	816 BROAD ST	$73,500
C284-16-00-210	806 BROAD ST	$274,700
C284-16-00-211	802 BROAD ST	$89,000
C284-16-00-214	500 YORK ST	$676,400
C284-16-00-215	806 MARKET ST	$13,500
C284-16-00-216	802 MARKET ST	$6,000
C284-16-00-217	420 YORK ST	$8,000
C284-16-00-218	418 YORK ST	$38,400
C284-16-00-219	416 YORK ST	$34,400
C284-16-00-220	414 YORK ST	$6,000
C284-16-00-221	412 YORK ST	$36,100
C284-16-00-222	412A YORK ST	$24,200
C284-16-00-224	408 YORK ST	$61,700
C284-16-00-225	406 YORK ST	$12,000
C284-16-00-226	805 LYTTLETON ST	$41,000
C284-16-00-227	803 LYTTLETON ST	$8,000
C284-16-00-228	404 YORK ST	$15,000
C284-16-00-229	402 YORK ST	$6,000
C284-16-00-230	918A HAIGLER LN	$2,400
C284-16-00-231	903 BROAD ST	$66,000
C284-16-00-232	937 BROAD ST	$52,500
C284-16-00-234	509A CLYBURN LN EXT	$35,900
C284-16-00-235	509B CLYBURN LN EXT	$7,800
C284-16-00-236	34 COMMERCE ALY	$8,000
C284-16-00-237	509 CLYBURN LN EXT	$15,000
C284-16-00-238	44 COMMERCE ALY	$38,700
C284-16-00-240	924 HAIGLER LN	$1,800
C284-16-00-241	918 HAIGLER LN	$16,200
C284-16-00-242	910 HAIGLER LN	$5,000
C284-16-00-243	914 HAIGLER LN	$1,200
C284-16-00-244	813 BROAD ST	$52,000

Parcel ID or Boundary Feature	Property Address	Appraised Value
C284-16-00-245	919 BROAD ST	$98,400
C284-16-00-246	956 BROAD ST	$250,000
C284-16-00-247	932 HAIGLER LN	$2,000
C284-16-00-248	518 ARTHUR LN	$29,000
C284-16-00-249	932A HAIGLER LN	$47,000
C284-16-00-250	928 HAIGLER LN	$1,400
C285-00-00-003	107A YORK ST	$6,800
C285-09-00-048	315 EAST DEKALB ST	$850,000
C285-09-00-049	301 EAST DEKALB ST	$447,900
C285-09-00-050	1017 FAIR ST	$377,300
C285-09-00-051	1015 FAIR ST	$372,900
C285-09-00-052	1002 LYTTLETON ST	$106,000
C285-09-00-053	311 EAST DEKALB ST	$1,065,400
C285-09-00-054	1011 FAIR ST	$766,000
C285-09-00-055	215 EAST DEKALB ST	$1,630,400
C285-09-00-056	211 EAST DEKALB ST	$234,000
C285-09-00-057	207 EAST DEKALB ST	$793,000
C285-09-00-058	205 EAST DEKALB ST	$288,000
C285-09-00-059	201 EAST DEKALB ST	$1,076,300
C285-09-00-062	137 EAST DEKALB ST	$513,500
C285-09-00-063	129 EAST DEKALB ST	$249,800
C285-09-00-064	125 EAST DEKALB ST	$597,600
C285-09-00-065	121 EAST DEKALB ST	$569,500
C285-09-00-066	117 EAST DEKALB ST	$177,000
C285-09-00-067	113 EAST DEKALB ST	$369,400
C285-09-00-068	101 EAST DEKALB ST	$1,229,000
C285-09-00-069	1012 FAIR ST	$30,000
C285-09-00-070	1011 MILL ST	$791,900
C285-09-00-071	1010 MILL ST	$148,000
C285-09-00-072	1012 MILL ST	$66,800
C285-09-00-073	1010 FAIR ST	$43,500
C285-09-00-075	1008 MILL ST	$507,100
C285-09-00-077	1006A MILL ST	$4,000
C285-09-00-078	115 EAST DEKALB ST	$345,500
C285-09-00-079	1041 RIPPONDON ST	$300
C285-09-00-080	1008 FAIR ST	$92,100
C285-09-00-081	1006 FAIR ST	$30,000
C285-09-00-082	1007 MILL ST	$30,000
C285-09-00-083	1004 FAIR ST	$30,000
C285-09-00-084	1005 MILL ST	$55,000
C285-09-00-085	1002 FAIR ST	$117,300
C285-09-00-086	1003 MILL ST	$55,000

Parcel ID or Boundary Feature	Property Address	Appraised Value
C285-09-00-087	918 FAIR ST	$100,900
C285-09-00-088	1001 MILL ST	$25,000
C285-09-00-089	916 FAIR ST	$127,700
C285-09-00-090	914 FAIR ST	$62,300
C285-09-00-091	912 FAIR ST	$199,000
C285-09-00-092	997 MILL ST	$125,100
C285-09-00-093	1000 MILL ST	$1,294,300
C285-09-00-099	305 ROSCOE AVE	$3,500
C285-09-00-100	119 EAST DEKALB ST	$185,000
C285-10-00-021	1001 FAIRLAWN DR	$244,900
C285-10-00-021A	71 EAST DEKALB ST	$1,083,100
C285-10-00-022	51 EAST DEKALB ST	$515,000
C285-10-00-023	43 EAST DEKALB ST	$185,000
C285-10-00-024	31 EAST DEKALB ST	$84,000
C285-10-00-025	29 EAST DEKALB ST	$536,000
C285-10-00-025-B01	25 EAST DEKALB ST	$107,400
C285-10-00-026	55 BURNDALE LN	$219,700
C285-10-00-027	37 EAST DEKALB ST	$84,000
C285-10-00-072	61 EAST DEKALB ST	$384,000
C285-10-00-073	61 BURNDALE LN	$118,400
C285-10-00-074	96 BURNDALE LN	$126,000
C285-13-00-001	1000 LYTTLETON ST	$1,019,000
C285-13-00-002	910 FAIR ST	$65,800
C285-13-00-003	901 MILL ST	$175,000
C285-13-00-004	834 MILL ST	$159,500
C285-13-00-005	908 FAIR ST	$92,300
C285-13-00-006	908A FAIR ST	$25,800
C285-13-00-007	906 LYTTLETON ST	$200,000
C285-13-00-008	907 FAIR ST	$77,300
C285-13-00-009	906 FAIR ST	$206,000
C285-13-00-010	829 MILL ST	$118,900
C285-13-00-011	830 MILL ST	$35,000
C285-13-00-012	904 LYTTLETON ST	$15,000
C285-13-00-013	905 FAIR ST	$41,300
C285-13-00-014	904 FAIR ST	$60,100
C285-13-00-015	827 MILL ST	$4,000
C285-13-00-016	828 MILL ST	$73,800
C285-13-00-017	818 LYTTLETON ST	$130,200
C285-13-00-018	903 FAIR ST	$45,200
C285-13-00-019	901 FAIR ST	$72,400
C285-13-00-020	902 FAIR ST	$149,000
C285-13-00-021	825A MILL ST	$32,000

Parcel ID or Boundary Feature	Property Address	Appraised Value
C285-13-00-022	825 MILL ST	$103,800
C285-13-00-023	813 FAIR ST	$9,000
C285-13-00-024	814 FAIR ST	$9,000
C285-13-00-025	900 FAIR ST	$300,000
C285-13-00-026	823 MILL ST	$8,000
C285-13-00-027	822 MILL ST	$53,600
C285-13-00-028	821 MILL ST	$8,000
C285-13-00-029	820 MILL ST	$26,200
C285-13-00-030	819 MILL ST	$84,400
C285-13-00-031	816 MILL ST	$90,600
C285-13-00-032	112 YORK ST	$800
C285-13-00-033	1009 RIPPONDON ST	$700
C285-13-00-034	810 LYTTLETON ST	$394,000
C285-13-00-035	302 YORK ST	$20,000
C285-13-00-036	812 FAIR ST	$110,000
C285-13-00-037	817 MILL ST	$38,600
C285-13-00-038	815 MILL ST	$21,100
C285-13-00-039	813 MILL ST	$21,700
C285-13-00-040	814 MILL ST	$13,000
C285-13-00-041	810 MILL ST	$75,100
C285-13-00-042	811 MILL ST	$29,000
C285-13-00-043	200 YORK ST	$300,000
C285-13-00-044	807 FAIR ST	$28,000
C285-13-00-045	806 FAIR ST	$20,000
C285-13-00-046	804 FAIR ST	$30,000
C285-13-00-047	210 YORK ST	$20,000
C285-13-00-048	208 YORK ST	$73,800
C285-13-00-050	804 MILL ST	$40,000
C285-13-00-051	802 MILL ST	$42,700
C285-13-00-051A	122 YORK ST	$24,300
C285-13-00-052	120 YORK ST	$53,500
C285-13-00-068	121 YORK ST	$130,200
C285-13-00-069	714 MILL ST	$10,400
C285-13-00-082	712 MILL ST	$30,000
C285-13-00-083	117 YORK ST	$76,800
C285-13-00-084	708 MILL ST	$30,000
C285-13-00-085	107 YORK ST	$434,100
C285-13-00-104	702 MILL ST	$182,300
C285-13-00-105	102 KING ST	$10,800
C285-13-00-106	100 KING ST	$11,500
C285-13-00-107	115 YORK ST	$87,600
C285-13-00-108	809 FAIR ST	$90,000

Parcel ID or Boundary Feature	Property Address	Appraised Value
C285-14-00-002	1010 RIPPONDON ST	$17,500
C285-14-00-003	1008 RIPPONDON ST	$31,200
C285-14-00-004	1006 RIPPONDON ST	$57,700
C285-14-00-004A	1002 RIPPONDON ST	$5,200
C285-14-00-027	103 YORK ST	$1,700
C285-14-00-028	69 BURNDALE LN	$2,000
C285-17-00-045	121A KING ST	$71,900
C285-17-00-058	121 KING ST	$134,400
C298-00-00-007	200B SUMTER HWY	$220,000
C298-00-00-008	220A SUMTER HWY	$434,000
C298-00-00-012	220 SUMTER HWY	$180,000
C298-08-00-001	401 CHURCH ST 101-H	$1,997,900
C298-08-00-002	601 BULL ST	$45,000
C298-08-00-003	509 BULL ST	$199,000
C298-08-00-005	712 MEETING ST	$97,000
C298-08-00-005A	450 CAMPBELL ST	$26,500
C298-08-00-006	321 CHURCH ST	$210,000
C298-08-00-007	611 BULL ST	$515,500
C298-08-00-008	420 BROAD ST	$458,300
C298-08-00-009	401 BULL ST	$575,000
C298-08-00-010	705 MEETING ST	$299,700
C298-08-00-011	601 MEETING ST	$266,000
C298-08-00-012	222 BROAD ST	$318,500
C298-08-00-013	216 BROAD ST	$105,600
C298-08-00-014	222A BROAD ST	$240,000
C298-08-00-015	703 WATEREE ST	$150,900
C298-08-00-017	611 WATEREE ST	$143,000
C298-08-00-018	209 BROAD ST	$5,043,400
C298-08-00-019	213 BROAD ST	$150,000
C298-08-00-020	212 BROAD ST	$174,000
C298-08-00-021	212C BROAD ST	$75,000
C298-08-00-022	416 BROAD ST	$317,500
C298-08-00-023	200 SUMTER HWY	$5,000
C299-00-00-001	399 BULL ST	$210,000
C299-00-00-002	460 FAIR ST	$410,800
C299-00-00-003	399A BULL ST	$97,200
C299-00-00-004	460A FAIR ST	$97,200
C299-00-00-005	212A BROAD ST	$63,000
C299-00-00-006	399B BULL ST	$40,600
C299-00-00-007	399C BULL ST	$39,800
C299-00-00-008	460B FAIR ST	$51,000
C299-00-00-009	212B BROAD ST	$22,600

Parcel ID or Boundary Feature	Property Address	Appraised Value
C299-00-00-041	107 BLACK RIVER RD	$1,100
C299-00-00-042	104 WALL ST	$1,042,700
C299-00-00-043	11 CENTURY BLVD	$404,000
C299-00-00-048	433 SUMTER HWY	$695,800
C299-00-00-066	405 SUMTER HWY	$1,000
C299-00-00-069	34 PARKLAND DR	$1,300
C299-00-00-070	181 BLACK RIVER RD	$28,000
C299-00-00-102	204 WALL ST	$1,615,000
C299-00-00-104	220 WALL ST	$1,618,500
C299-00-00-105	445 SUMTER HWY	$175,500
C299-00-00-106	148 WALL ST	$8,130,300
C299-00-00-107	148A WALL ST	$7,133,000
C299-00-00-124	439 SUMTER HWY	$375,500
C299-00-00-128	419 SUMTER HWY	$1,817,100
C299-00-00-129	437 SUMTER HWY	$25,000
C299-00-00-138	191 BEAUFORT RD	$27,300
C299-00-00-140	91 CENTURY BLVD	$472,500
C299-00-00-145	212 WALL ST	$1,670,900
C299-00-00-174	112 WALL ST	$375,000
C299-00-00-188	433A SUMTER HWY	$400
C299-00-00-193	112 BLACK RIVER RD	$20,300
C299-00-00-194	101 BLACK RIVER RD	$53,100
C299-00-00-227	122 WALL ST	$1,505,800
C299-00-00-241	79 BLACK RIVER RD	$1,800
C299-00-00-244	453 SUMTER HWY	$140,000
C299-00-00-251	57 CENTURY BLVD	$1,300,000
C299-00-00-254	413 SUMTER HWY	$600
C299-00-00-255	168 WALL ST	$2,575,300
C299-00-00-256	42 CENTURY BLVD	$900
C299-00-00-257	76 CENTURY BLVD	$1,000
C299-00-00-258	67 CENTURY BLVD	$500
C299-00-00-259	45 CENTURY BLVD	$700
C299-00-00-260	230 WALL ST	$800
C299-00-00-261	211 WALL ST	$500
C299-00-00-262	111 WALL ST	$500
C299-00-00-263	139 WALL ST	$500
C299-00-00-278	441 SUMTER HWY	$1,588,500
C299-00-00-293	95 CENTURY BLVD	$50,000
C299-00-00-297	140 WALL ST	$251,000
C299-00-00-299	111 CENTURY BLVD	$1,200
C299-00-00-323	449 SUMTER HWY	$863,500
C299-00-00-387	—	$150,000

Parcel ID or Boundary Feature	Property Address	Appraised Value
C299-13-00-001	344 SUMTER HWY	$998,300
C299-13-00-011	362 SUMTER HWY	$339,000
C299-13-00-012	338 SUMTER HWY	$1,043,400
C299-14-00-012	133 BLACK RIVER RD	$146,400
DRIVEWAY	—	$0
RAIL	—	$0
TOTAL	460 entries	$110,974,973

EXHIBIT B

NOTICE OF PUBLIC HEARING

CITY OF CAMDEN REDEVELOPMENT PROJECT AREA

The City Council of the City of Camden (the "City Council"), the governing body of the City of Camden, South Carolina (the "City") will hold a public hearing on Tuesday, December 1, 2026 to receive comments on the City's proposed redevelopment plan (the "Redevelopment Plan") and the construction of public improvements in and around the redevelopment project area (as identified in the Redevelopment Plan) (the "Redevelopment Area"). The public hearing will be held at 5:30 p.m. (or as soon thereafter as time permits) at City Hall, which is located at 1000 Lyttleton Street, Camden, South Carolina. All interested persons will be given an opportunity to be heard at the public hearing.

The Redevelopment Area encompasses 527 acres and 460 parcels of real property. The boundaries of the Redevelopment Area were drawn to include and encompass an area that is identified as a conservation area under the South Carolina Tax Increment Financing Law, codified at Title 31, Chapter 6 of the Code of Laws of South Carolina 1976, as amended) (the "TIF Law"). A map of the proposed Redevelopment Area, including the boundaries therefor, is shown in detail in the Redevelopment Plan and copies may be made available upon request to the City during regular business hours.

The Redevelopment Plan has been developed by the City to promote and encourage redevelopment in the Redevelopment Area. Through the undertaking of certain municipal improvements (collectively, the "Redevelopment Projects"), as further described below, within and around the Redevelopment Area, the City expects to create an environment attractive to private investment. It is expected that the Redevelopment Projects will substantially increase the tax base and benefit all affected taxing districts.

The Redevelopment Projects will include: (i) public infrastructure and transportation; (ii) public parking and access; (iii) parks, public spaces, and streetscape; (iv) property assembly and site preparation; (v) historic preservation and adaptive reuse; and (vi) other projects generally authorized under the TIF Law.

Presently, and depending on all available sources of financing, the cost of the Redevelopment Projects is estimated at $75,000,000. Due to a number of factors, it is expressly recognized that implementation of all the Redevelopment Projects discussed herein may not be feasible. In light of the limited availability of financing or related capital contributions, the City intends to prioritize the Redevelopment Projects that it believes will provide the most likelihood of redevelopment within the Redevelopment Area. Any tax increment obligations issued to finance the costs of the Redevelopment Projects shall not exceed a term of 30 years.

This notice is delivered in accordance with S.C. Code Ann. Section 31-6-80.

EXHIBIT B

NOTICE OF PUBLIC HEARING

CITY OF CAMDEN REDEVELOPMENT PROJECT AREA

The City Council of the City of Camden (the "City Council"), the governing body of the City of Camden, South Carolina (the "City") will hold a public hearing on Tuesday, December 1, 2026 to receive comments on the City's proposed redevelopment plan (the "Redevelopment Plan") and the construction of public improvements in and around the redevelopment project area (as identified in the Redevelopment Plan) (the "Redevelopment Area"). The public hearing will be held at 5:30 p.m. (or as soon thereafter as time permits) at City Hall, which is located at 1000 Lyttleton Street, Camden, South Carolina. All interested persons will be given an opportunity to be heard at the public hearing.

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This notice is delivered in accordance with S.C. Code Ann. Section 31-6-80.

EXHIBIT C

NOTICE OF ENACTMENT

Notice is hereby given that pursuant to Title 31, Chapter 6 of the Code of Laws of South Carolina 1976, as amended, the City Council of the City of Camden, the governing body of the City of Camden, South Carolina (the "City Council") has duly enacted "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAMDEN, SOUTH CAROLINA PROVIDING FOR THE ESTABLISHMENT OF A REDEVELOPMENT PROJECT AREA, THE APPROVAL OF A REDEVELOPMENT PLAN FOR THE FINANCING OF REDEVELOPMENT PROJECTS, AND OTHER MATTERS RELATED THERETO" (the "Ordinance"). The final reading of the Ordinance was given at a meeting of the City Council held on December 1, 2026. The Ordinance: (i) authorizes the adoption of the Redevelopment Plan; (ii) establishes the Redevelopment Area; and (iii) provides for the issuance of TIF Bonds to finance the costs of the Redevelopment Projects. Capitalized terms used herein have the meanings ascribed thereto in the Ordinance, which is available for inspection at the office of the City Clerk of the City of Camden, South Carolina.

AN ORDINANCE APPROVING A SECOND AMENDMENT TO THE FISCAL YEAR 2026-27 BUDGET TO AUTHORIZE THE CITY OF CAMDEN TO RELEASE RESTRICTED FUNDS AND WAIVING LIMITATIONS APPLICABLE TO THOSE FUNDS; AUTHORIZING THE APPROPRIATION OF THOSE FUNDS TO FINANCE HIGHWAY 521 ROAD IMPROVEMENT PROJECTS; AND OTHER MATTERS RELATING THERETO.

WHEREAS, the City of Camden, South Carolina (the "***City***"), is a municipal corporation created under the laws of the State of South Carolina (the "***State***"), and as such possesses all general powers granted by the South Carolina Constitution of 1895, as amended, and statutes of the State to municipal corporations.

WHEREAS, pursuant to Sections 5-13-10 *et seq*. of the Code of Laws of South Carolina 1976, as amended (the "***SC Code***") and Section 30.01 of the City's code of ordinances, the City operates under the council-manager form of government, with a mayor and four council members serving as the governing body of the City (the "***City Council***").

WHEREAS, Article X, Section 7(b) of the South Carolina Constitution (1895, as amended), Section 5-13-30 of the SC Code and Section 39.01 of the City's code of ordinances require that the City Council shall adopt a budget for each fiscal year to appropriate revenues and expenditures for various purposes necessary to conduct of business of City.

WHEREAS, City Council previously enacted Ordinance No. 2026-11 dated June 2, 2026 as amended by Ordinance No. 2026-22 dated October 20, 2026, the provisions of which authorized the City's fiscal year 2026-2027 budget, as amended (the "***Original Budget***").

WHEREAS, the City desires to put forth monies to defray a portion of certain road improvement projects on Highway 521 in Camden (the "***Highway 521 Project***"), which include the intersection improvements, turn lane, and traffic signal to be constructed by [DEVELOPER ENTITY] (the "***Developer***") within the right-of-way of the South Carolina Department of Transportation ("***SCDOT***"), and which are also being funded by Central Carolina Technical College and the Developer.

WHEREAS, the City has determined to amend the Original Budget releasing $30,000 currently held in the City's restricted Highway 521 turn lane account (the "***Restricted Funds***"), which restriction was imposed by the City and is not required by any grant agreement, statute, or other third-party obligation, and transferring the Restricted Funds to the [Project Improvement Fund].

WHEREAS, City Council finds that contributing the Restricted Funds toward the Highway 521 Project, which consists of public improvements located within public right-of-way, serves a public purpose by improving traffic safety and mobility for the residents of the City, and that the Restricted Funds should be disbursed under conditions ensuring that they are used only for that purpose.

WHEREAS, pursuant to the requirements of Section 6-1-80 of the SC Code, a public hearing was

conducted by City Council on _____, 2026 (the "***Public Hearing***") regarding amendments to the Original Budget proposed under this Ordinance. The form of the notice of Public Hearing is attached hereto as Exhibit A.

WHEREAS, in consideration of the foregoing, the City Council has determined to amend the Original Budget (the "***Amended Budget***") in order to apply the sum of $30,000 toward the Highway 521 Project.

NOW, THEREFORE, BE IT ORDAINED by the Council members duly assembled, as follows:

Section 1: The Council hereby approves the appropriation described above and authorizes the City to release the Restricted Funds and use them solely for the Highway 521 Project, notwithstanding the internal restrictions that would otherwise apply to the Restricted Funds. If any City procurement policy conflicts with the spending authority or funding-restriction release granted by this Ordinance, this Ordinance governs for purposes of this appropriation and the related procurement, and the City's procurement policies are deemed modified (or waived, as applicable) to the extent necessary to carry out the authorizations granted herein. *See Glasscock Co., Inc. v. Sumter Cnty.*, 361 S.C. 483, 491, 604 S.E.2d 718, 722 (Ct. App. 2004). The City further finds that the procurement approach authorized by this Ordinance reflects sound principles of appropriately competitive procurement. The City further finds that contributing the Restricted Funds toward public improvements being procured and constructed by the Developer, subject to SCDOT permitting and approval, reflects sound principles of appropriately competitive procurement. Nothing in this Ordinance waives or modifies any requirement of SCDOT or of State law applicable to the Highway 521 Project.

Section 2: The Original Budget, as set forth in the table below and currently in effect for the fiscal year beginning July 1, 2026 and ending June 30, 2027, is hereby amended by the Amended Budget to increase the City's "Project Improvement Fund" by the sum of $30,000 to be applied toward the Highway 521 Project.

ORIGINAL BUDGET

PROJECT IMPROVEMENT FUND REVENUES	PROJECT IMPROVEMENT FUND EXPENSES
$1,453,800	$1,453,800

AMENDED BUDGET

PROJECT IMPROVEMENT FUND REVENUES	PROJECT IMPROVEMENT FUND EXPENSES
$1,483,800	$1,483,800

Section 3. The adjustments contemplated by the Amended Budget shall take effect immediately following the enactment of this Ordinance.

Section 4. Prior to the date of enactment of this ordinance and pursuant to the requirements of

Section 6-1-80 of the SC Code, the City held the Public Hearing, which included the opportunity to discuss the Amended Budget and the appropriations thereunder. A notice of public hearing, in the form and format required by Section 6-1-80 of the SC Code, was timely published in *The State*, which is a newspaper of general circulation in the City. All interested parties were given an opportunity to speak in favor of or against this Ordinance.

Section 5: If any one or more of the provisions of this Ordinance should be contrary to law, then such provision shall be deemed severable from the remaining provisions, and shall in no way affect the validity of the other provisions of this Ordinance.

Section 6: Nothing in this Ordinance shall be construed to affect any suit or proceeding impending in any court, or any rights acquired or liability incurred, or any cause of action acquired or existing, under any act or ordinance hereby repealed; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

Section 7: All ordinances, resolutions or parts of any ordinances or resolutions inconsistent or in conflict with the provisions of this Ordinance are hereby repealed to the extent of the conflict or inconsistency.

Section 8: This Ordinance shall be enacted upon second reading by the Council.

DONE AND ORDAINED IN COUNCIL ASSEMBLED, this _th day of _____ 2026.

CITY OF CAMDEN, SOUTH CAROLINA

(SEAL)

_____
Vincent Sheheen, Mayor

Attest:

_____
Brenda Davis, Clerk to City Council

First Reading: _____, 2026
Public Hearing: _____, 2026
Second Reading: _____, 2026

Exhibit A

CITY OF CAMDEN
NOTICE OF PUBLIC HEARING

Pursuant to S.C. Code Ann. Section 6-1-80 (1976, as amended), the City Council of the City of Camden (the "City"), will conduct a public hearing (the "Hearing") related to a second amendment to City's annual budget for the Fiscal Year 2026-2027, which proposed amendment appropriates certain restricted Highway 521 turn lane fund under the terms of an ordinance entitled, "AN ORDINANCE APPROVING A SECOND AMENDMENT TO THE FISCAL YEAR 2026-27 BUDGET TO AUTHORIZE THE CITY OF CAMDEN TO RELEASE RESTRICTED FUNDS AND WAIVING LIMITATIONS APPLICABLE TO THOSE FUNDS; AUTHORIZING THE APPROPRIATION OF THOSE FUNDS TO FINANCE HIGHWAY 521 ROAD IMPROVEMENT PROJECTS; AND OTHER MATTERS RELATING THERETO" (the "Amendment").

The Hearing will be held during the City Council meeting on Tuesday, _____, 2026, at 5:30 p.m. (or as soon thereafter as time permits) in the City Council chambers, which are located at 1000 Lyttleton Street, Camden, SC. A copy of the agenda for the City Council meeting will be available on the City's website: https://experiencecamdensc.com/government/mayor-and-city-council/meeting-agendas-and-minutes/, at least 24-hours in advance of the date and time for the meeting. Further information regarding the Hearing is available by submitting an email to: cityclerk@camdensc.org. Additionally, copies of the proposed Amendment are available for pick up at City Hall, which is located at 1000 Lyttleton Street, Camden, SC, during regular business hours.

The Amendment does not affect the actual millage levied by the City, but through the appropriation under the Amendment, the City's Project Improvement Fund will be funded as follows:

ORIGINAL BUDGET

PROJECT IMPROVEMENT FUND REVENUES	PROJECT IMPROVEMENT FUND EXPENSES
$1,453,800	$1,453,800

AMENDED BUDGET

PROJECT IMPROVEMENT FUND REVENUES	PROJECT IMPROVEMENT FUND EXPENSES
$1,483,800	$1,483,800