

ANNUAL REPORT

2025





MESSAGE FROM THE BOARD CHAIRMAN

As we reflect on our successes of 2025, we recognize the ongoing commitment of our electric cooperatives who provide the resources to both prepare communities for growth and fund the deal closing money often required to get a decision across the finish line. This unprecedented commitment, which began in 2014, only got stronger in 2025.

We also acknowledge and thank the many partners and allies who help power growth in electric cooperative-served communities. The South Carolina Department of Commerce, along with local governments and authorities, are critical partners, and we are grateful for their contributions to our collective success.

The South Carolina Power Team staff and Board have worked intentionally to foster opportunities across the areas we serve. In 2025, these efforts resulted in 27 announcements across 15 electric cooperative territories, with several cooperatives seeing multiple announcements.

As I quickly approach the end of my term as Chairman of the South Carolina Power Team, and begin to turn my eyes toward retirement, I want to assure our stakeholders that South Carolina's electric cooperatives remain steadfastly committed to being your partner in growth. And I thank you for what you do to keep driving growth in South Carolina.

Sincerely,

Terry Mallard
President & CEO
Broad River Electric Cooperative, Inc.

“South Carolina’s electric cooperatives remain steadfastly committed to being your partner in growth.”



The South Carolina Power Team is a full-service, non-profit economic development organization created by and for South Carolina's 19 consumer-owned electric cooperatives. Our role is to prepare communities for growth, attract investment, and support job creation and expansion through strategic, cooperative-driven economic development services.

We serve each cooperative with a shared purpose, urgency, and commitment to integrity, connecting communities to opportunity, convening key stakeholders, and delivering measurable results through deep expertise and a collaborative approach.

OUR CORE VALUES



Serve with humility
and gratitude



Deomstrate technical
expertise, innovation and
continuous self-improvement



Be intentional and passionate
about the work

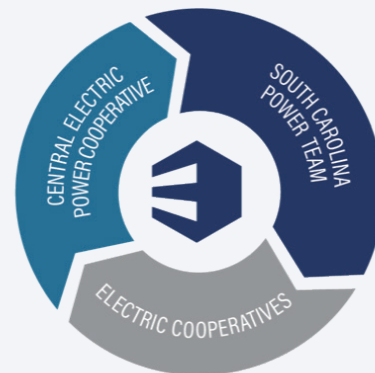


Be essential to those we serve



Communicate, connect
and convene

OUR PARTNERSHIPS



Electric Cooperatives

South Carolina's electric cooperatives are nonprofit, member-owned organizations serving more than 2 million South Carolinians across all 46 counties. Together, they build, own, and maintain the state's largest power distribution system, providing reliable electric service to communities statewide. The cooperative system operates more than 79,000 miles of power lines, covering approximately 70% of South Carolina, and invests millions of dollars each year in community infrastructure and site improvement projects to support long-term growth.

Central Electric Power Cooperative, Inc.



Central Electric Power Cooperative, Inc. (Central), headquartered in Columbia, South Carolina, is the wholesale power supply and transmission cooperative owned by the state's 19 independent, consumer-owned electric cooperatives. Central provides reliable, cost-effective power and transmission solutions that support more than 2 million South Carolinians across all 46 counties.

Through strategic power supply contracts, transmission investment, and a growing portfolio of renewable energy resources, Central plays a critical role in ensuring long-term reliability, sustainability, and affordability for its member cooperatives. Central also provides essential resource planning and infrastructure coordination for large-load and complex industrial projects.

In partnership with the South Carolina Power Team, Central supports economic development efforts by investing in site readiness, incentives, and grant programs, while ensuring the infrastructure and transmission capacity needed to serve new and expanding industries. This collaborative approach strengthens communities statewide and helps keep costs low for cooperative members.

COOPERATIVE COMMITMENT TO GROWTH

Since the South Carolina Power Team established its first economic development blueprint in 2014, South Carolina's electric cooperatives have made strategic, measurable investments in economic and community development across the communities they serve.



**\$66.5
MILLION**

Invested in announced economic development projects



**\$2.5
MILLION**

Invested through the Site Advancement Fund for Master Planning and Due Diligence



**\$77.9
MILLION**

Invested in industrial, parks and community infrastructure



ECONOMIC IMPACT

2014-2025 BY THE NUMBERS

46,727
JOBS CREATED

\$82.1B
TOTAL ECONOMIC IMPACT

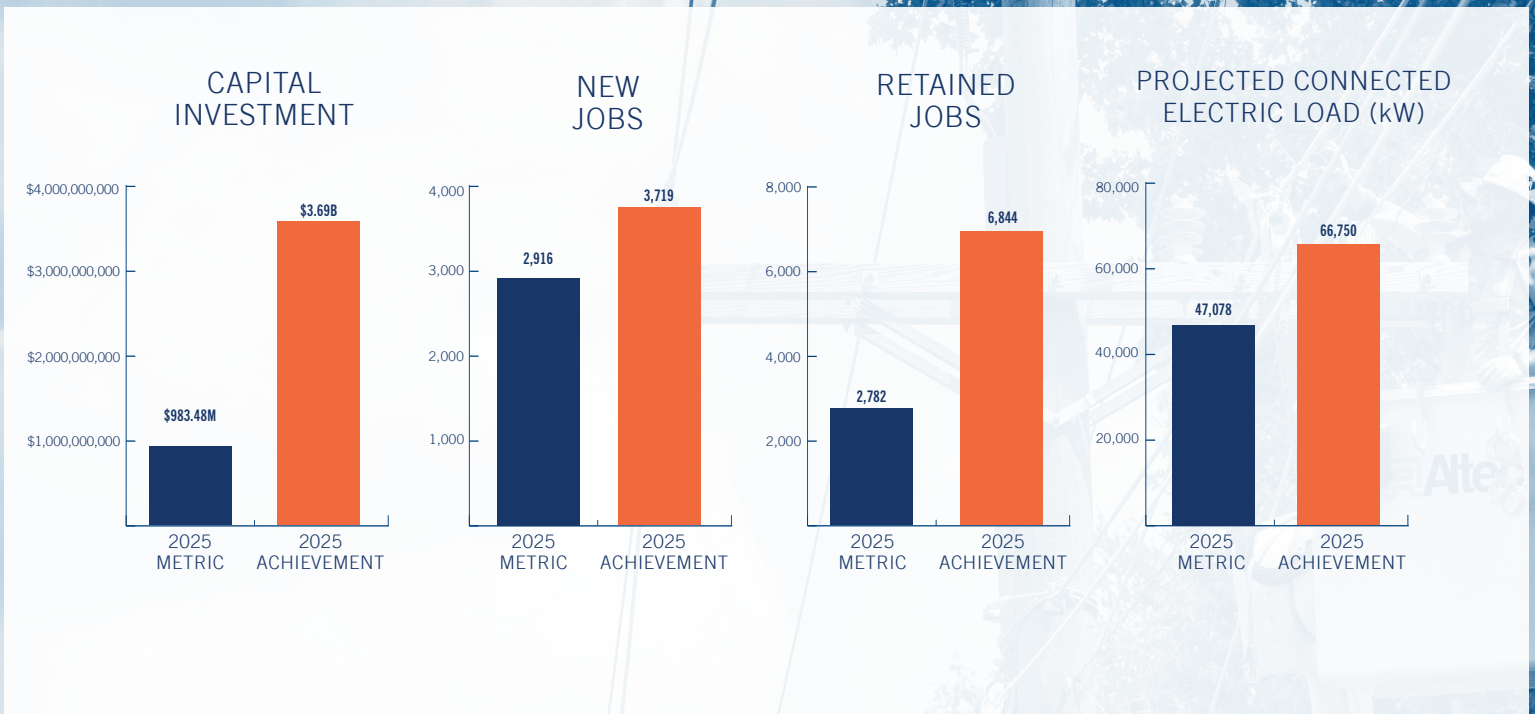
\$22.2B
CAPITAL INVESTMENT

SOUTH CAROLINA ELECTRIC COOPERATIVES



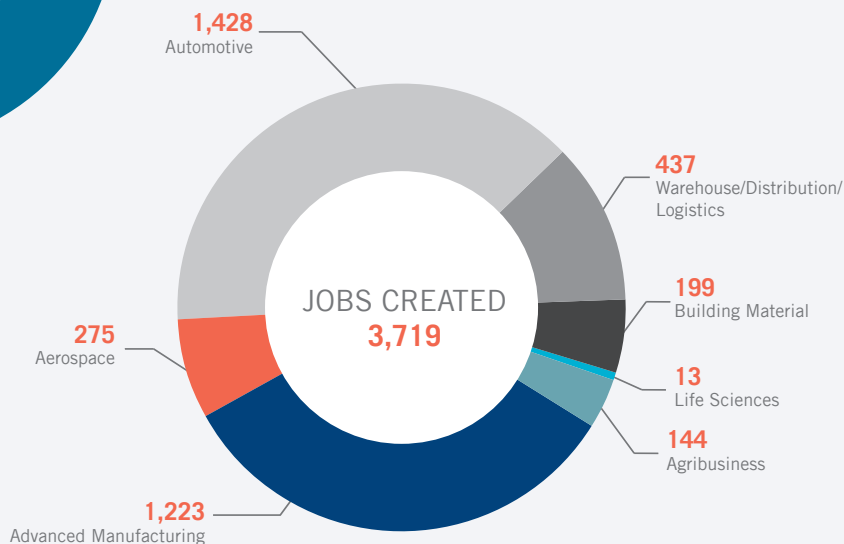
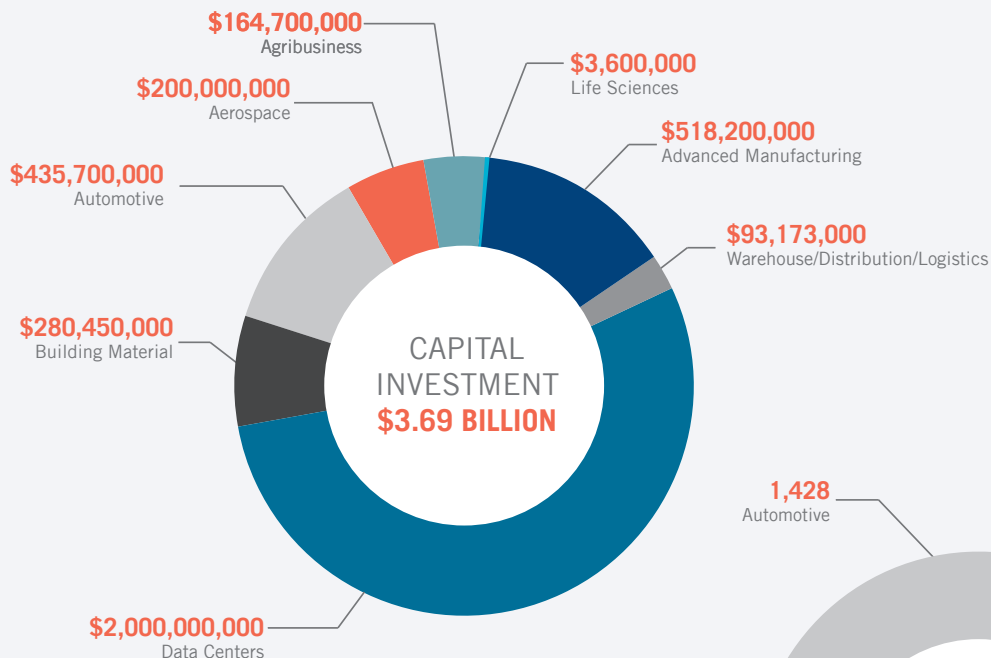
2025 STRATEGIC BLUEPRINT METRICS

The South Carolina Power Team is guided by our Strategic Blueprint. In carrying out its initiatives, the organization effectively serves the electric cooperatives and remains essential to the state's economic development process.



HIGHLIGHTS OF 2025 SUCCESSES

- 27 projects, totaling 3.69 billion in capital investment and 3,719 new jobs.
- 15 of the 19 electric cooperatives announced an industrial project in their territory.





**\$340
MILLION**

INVESTMENT

700

NEW JOBS

EATON CORPORATION

BROAD RIVER ELECTRIC COOPERATIVE

▶ NEW OPERATIONS IN UNION COUNTY

“The Eaton project underscores the value of preparedness, collaboration, and long-term vision. This is a significant milestone for Union County and a powerful example of how strong partnerships between our community, Broad River Electric Cooperative, the South Carolina Department of Commerce, and the South Carolina Power Team create lasting economic impact.”

Dolton Williams
Executive Director
Union County Development Board

**\$134
MILLION**

INVESTMENT

462

NEW JOBS

“TS Conductor’s decision to locate in Hardeeville proves the power of preparation and partnership. Investments in the site, new transmission, and a dedicated substation showed that this community was ready to support advanced manufacturing. We’re proud that collaboration between Palmetto Electric, the South Carolina Power Team, and local leaders helped make this transformative project possible.”

A. Berl Davis
President and CEO
Palmetto Electric Cooperative, Inc.



TS CONDUCTOR

PALMETTO ELECTRIC COOPERATIVE

▶ NEW OPERATIONS IN JASPER COUNTY

**\$135
MILLION**
INVESTMENT

60
NEW JOBS

“We were proud to announce Fine Organics’ first U.S. production facility, bringing operations from India to Union, South Carolina. As a family-owned business, Fine Organics made this decision based on strong business needs and the welcoming spirit of one of our rural communities. The readiness of the Trakas site was instrumental in demonstrating Union County’s ability to meet the company’s timeline and vision. I was fortunate to work alongside a strong team of state, regional, and local partners to help Fine Organics feel confident and at home in making this significant investment. Congratulations to Union County, Broad River Electric Cooperative, and the South Carolina Power Team for their outstanding partnership.”

Ted Campbell
Senior Project Manager
South Carolina Department of Commerce



FINE ORGANICS

**FINE ORGANICS
INDUSTRIES LIMITED**

BROAD RIVER ELECTRIC COOPERATIVE

▶ NEW OPERATIONS
IN UNION COUNTY



**\$200
MILLION**
INVESTMENT

275
NEW JOBS

WOODWARD
LAURENS ELECTRIC COOPERATIVE

▶ NEW OPERATIONS
IN SPARTANBURG COUNTY

“The announcement that Woodward Inc will be establishing operations in Spartanburg County has been years in the making, beginning with the development of Smith Farms Industrial Park. Our community is blessed with strong partners such as Red Rock Developments and Laurens Electric Cooperative to help us set the table not only with competitive infrastructure, but also a commitment to grow with our industries. As a global leader, Woodward, Inc. will increase our presence in the aerospace industry and provide meaningful economic-advancement opportunities for our citizens. Recruiting these world-class companies to Spartanburg is a team effort – we are so grateful for our teammates with the South Carolina Power Team and Laurens Electric.”

Katherine O’Neill
Chief Economic Development Officer
OneSpartanburg, Inc.

THE SCOUT MOTORS RIPPLE EFFECT

It's been over two years since Scout Motors announced their selection of the Blythewood Industrial Site in Richland County, South Carolina and some midlands electric cooperatives are beginning to see the benefits of having this automotive OEM, literally and figuratively, in their backyard. This historic announcement for South Carolina is having ripple effects far beyond the footprint of the manufacturing facility where the finished vehicles will be produced. So far, these ripples are reaching Fairfield Electric Cooperative and Tri-County Electric Cooperative as some of Scout's critical suppliers have selected locations that will be served by these two cooperatives.



Located adjacent to the facility where Scout is expected to produce more than 200,000 vehicles every year, the Supplier Park will provide an additional 1,000 jobs and \$300 million investment. The Supplier Park will span over 200 acres and feature more than 2.3 million square feet to include a just-in-time facility, battery assembly building, and an accessories building. Through its Site Readiness Fund (SRF), the South Carolina Power Team and Fairfield Electric Cooperative invested \$3,825,000 in the Blythewood Industrial Site to assist with Land Acquisition, Due Diligence, Master Planning, Site Development, and Wetland Mitigation. Funding partners included Richland County and the SC Department of Commerce.



The ladder frames that will carry every Scout vehicle will be manufactured at the Tri-County Global Industrial Site in Orangeburg County, South Carolina. Tri-County Electric Cooperative set out to develop this rail-served site in 2017 and ultimately extended all utilities to the site and constructed a 45-acre building pad that will be the future home of the SODECIA-AAPICO advanced ladder frames to supply Scout Motors. This \$120 Million investment and 392 jobs is another ripple in the Scout Motors impact. Utilizing over \$4.4 Million in South Carolina Power Team SRF funds, in addition to their own funds, and contributions from Orangeburg and Calhoun Counties and the SC Department of Commerce, Tri-County Electric Cooperative could meet the schedule demands of this project with the pad-ready site on Norfolk Southern Main Line Rail.

BUSINESS RETENTION AND EXPANSION

The South Carolina Power Team's business retention and expansion (BRE) efforts are focused on supporting Legacy Members - existing industrial and commercial businesses within electric cooperative territories. Each core BRE initiative including industry visits, headquarter visits, and the Upskill Incentive, was carried out to serve this purpose and delivered measurable results.

2025 HIGHLIGHTS



87

INDUSTRY VISITS
COMPLETED



6

CORPORATE HQ VISITS
COMPLETED



8

UPSKILL INCENTIVE
AWARDS APPROVED

LEGACY MEMBER EVENT

The South Carolina Power Team hosted the Inaugural Legacy Member Executive Summit where executives from the electric cooperative's industrial and commercial members gathered alongside electric cooperative senior leadership for an event to celebrate partnerships that power our communities. This event was an opportunity for the electric cooperatives to show appreciation to their industrial and commercial members by providing a platform for these executives to gain valuable insights into the rapidly evolving forces shaping their businesses such as AI, economy and global trade, and the future of reliable energy, while also drawing from a powerful message of resilience and purpose. Looking forward to 2026, we are excited to continue this event on an annual basis.



THE UPSKILL INCENTIVE: FOUR YEARS OF LEGACY MEMBER IMPACT

The Upskill Incentive, a grant program funded by electric cooperatives and administered by the South Carolina Power Team, completed its fourth year of availability to Legacy Members, existing industrial and commercial businesses in electric cooperative territory. By reimbursing out-of-pocket costs to train employees on new or upgraded equipment, the program strengthens competitiveness, workplace safety, wage growth, and quality of life statewide.

2022 - 2025:

- **\$352,267** Approved Upskill Incentive awards
- **\$69,044,840** Capital investment, on approved Upskill Incentive projects
- **583** Legacy Member existing employees upskilled
- **3,175** retained jobs from projects approved for an Upskill Incentive award



BRE Manager Andrew Folks visiting Innovative Poultry Products, LLC (IPP), served by Edisto Electric in April. In November, IPP became the 30th Legacy Member to be approved for an Upskill Incentive.

SUPPORTING WORKFORCE DEVELOPMENT

The demand for skilled, reliable workers has never been greater, and as people and businesses continue to flock to the Palmetto State, this demand shows no signs of slowing. Workforce development requires long-term planning and investment, and in 2025 the South Carolina Power Team was proud to continue its support of many of these efforts across the state, including Skillionaire Games and STEMersion.

SKILLIONAIRE GAMES *CROWN YOUR CALLING*

Since 2022, the South Carolina Power Team has been a proud partner of Skillionaire Games and their career-focused mobile video games. Our support began with Rad Lab and, in 2024, expanded to include Maker Mojo - engaging interactive games showcasing careers in life sciences and manufacturing to middle and high school students.

In 2025, Skillionaire Games and SCETV partnered to host Crown Your Calling – a competition where the grand prize was a VIP industry experience. The South Carolina Power Team arranged the Maker Mojo winner and his family’s tour of cooperative-served Oshkosh Defense Spartanburg Assembly. We also presented the award on behalf of Oshkosh Defense at the June awards ceremony, alongside MUSC, SC Competes, SCbio, SCMC and Lt. Governor Pamela Evette.





STEMERSION

Tri-County STEMersion, planned annually by the Berkeley, Charleston and Dorchester County economic development offices, is an immersive experience where local educators spend a week learning about local industry and their workforce needs. The South Carolina Power Team has been a proud sponsor of the event since 2023.

We were excited to take a step beyond sponsorship to participant in 2025. Along with Berkeley Electric Cooperative and Santee Cooper, we helped to coordinate and host a group of educators during one of their immersion days. The local teachers and counselors learned about the importance of cybersecurity, grid stability and the skills needed for related jobs while touring both facilities.



SITE READINESS FUND

The Site Readiness Fund (SRF) is a testament to the electric cooperatives commitment to fostering growth in South Carolina. The program was established in 2014 to provide funding for communities to use in developing competitive industrial sites, parks and buildings that are truly market-ready within electric cooperative territory. The return on investment over the lifetime of the program is remarkable. Through 2025, the electric cooperatives have committed nearly \$72 million through 57 grants. These funds have been matched with local funds and additional grants, totaling more than \$330 million in combined funding, assisting in the development of market-ready industrial product across South Carolina.

The South Carolina Power Team Board of Trustees reinforced their commitment to industrial product development in 2025, approving guideline revisions that included a fund increase to \$12 million, incrementally through 2028. These revisions also included an increase in the available funding in each cooperative territory and changes to match requirements.

WINS ON SRF SITES RESULTS:

\$8.970 B
IN CAPITAL
INVESTMENTS

9,664
JOBS

1,578
MW

37
WINS

HIGHLIGHTS OF THE SITE READINESS FUND



2025 SITE READINESS FUND PROJECTS



COLLETON MEGA SITE

The +/-1,465-acre Colleton Mega Site is located along the I-95 corridor in Colleton County. The park offers great flexibility for development with sites suitable for more than 1,000,000 SF buildings. With great proximity to the Ports of Charleston and Savannah, direct access to I-95 and the Palmetto Railways Salkehatchie Subdivision rail line, the site's location ensures efficient logistics for manufacturing facilities.

FUNDING PARTNERS: COLLETON COUNTY, SC DEPARTMENT OF COMMERCE, DOMINION ENERGY, SC DEPARTMENT OF ENVIRONMENTAL SERVICES, AND SC RURAL INFRASTRUCTURE AUTHORITY

SRF FUNDS: LAND ACQUISITION

SERVED BY: COASTAL ELECTRIC COOPERATIVE

**+/- 1,465 ACRES
COLLETON COUNTY**

GEORGETOWN COUNTY SPECULATIVE BUILDING #5

Located in the established Georgetown County Business Center in Andrews, SC, the Georgetown County Speculative Building #5 is 101,522 SF, expandable to 325,000 SF on a 39-acre site. The building is just off US Highway 521 providing convenient access to I-95 and the Port of Charleston.



FUNDING PARTNERS: SANTEE ELECTRIC COOPERATIVE

SRF FUNDS: UTILIZED FOR BUILDING CONSTRUCTION AND 1,100 LF OF ROADWAY EXTENSION

SERVED BY: SANTEE ELECTRIC COOPERATIVE

**101,522 SF – EXPANDABLE TO 325,000 SF
GEORGETOWN COUNTY**

COOPERATIVE LOAN FUND

2025 was a milestone year for the South Carolina Power Team Cooperative Loan Fund as the Board of Trustees approved the first two projects in this program.

PURPOSE:

For the benefit of job creation/retention or community enhancement and electric load creation in the service territories of the South Carolina electric cooperatives.

ELIGIBILITY:

Who?:

- Distribution and Retail Cooperative Members
- Local Governments
- Local and regional non-profit Economic Development Organizations

What? Included but not limited to:

- Infrastructure
- Buildings – acquisition, new construction, renovation, expansion, site improvements, and demolition
- Land Acquisition
- Machinery and Equipment



2025 COOPERATIVE LOAN PROJECTS



CLARENDON COUNTY SPEC BUILDING #9

Located in the Clarendon County Industrial Park, the Clarendon County Speculative Building #9 is a 105,000-square-foot shell facility designed for flexibility and future growth, with expansion potential up to 386,500 square feet. The building offers direct access to four-lane U.S. Highway 301 and Interstate 95, providing exceptional regional and interstate connectivity. With all major utilities available on-site, this property presents a prime opportunity for manufacturing and industrial operations seeking a strategic, infrastructure-ready location.

SERVED BY: SANTEE ELECTRIC COOPERATIVE
APPLICANT: SANTEE ELECTRIC COOPERATIVE

105,000 SF, EXPANDABLE TO 386,500 SF
CLARENDON COUNTY

WATER TOWER ROAD – BUILD-TO-SUIT

A state-of-the-art +/-24,000 SF Industrial Build-to-Suit Facility to serve Cintas Corporation in Horry County, South Carolina. The building is located directly off Carolina Bays Parkway with quick access to the Conway Bypass and U.S. Highway 17. The building features +/-5,060 SF of office space with five dock doors and parking for 35 trucks. This new facility will support Cintas' operational needs in the region.



SERVED BY: HORRY ELECTRIC COOPERATIVE
APPLICANT: MAGNUS DEVELOPMENT

+/-24,000 SF
HORRY COUNTY

LEADER IN RESEARCH AND DATA

Our GIS Database is a comprehensive, interactive location intelligence platform that integrates mapping, datasets, and analytical tools to assist users in researching, comparing, and selecting optimal business locations.

PROPERTY DATABASE AND GIS TOOL

This platform supports corporate site selection by providing investors with robust data and analytical tools to evaluate locations, while enabling the South Carolina Power Team and its partners to showcase the state's strengths and more than 170 available properties. The Property Database demonstrates leadership in research and data by delivering high-quality, transparent, and actionable information that site selectors and partners rely on to make confident, data-driven decisions.

FDI FEATURES

Two digital tools to analyze FDI in South Carolina. These tools allow users to visualize recent country-specific investment activity through interactive heat maps OR to map existing foreign-owned industries across South Carolina for deeper analysis.

STATEWIDE WATER AND SEWER STUDY

Developed from analysis of water and sewer systems with documented capacities greater than 2.5 MGD, this tool provides data on major utility systems across South Carolina, helping partners evaluate critical water and sewer infrastructure for location analysis.

STATEWIDE LABOR STUDY

Combining workforce datasets with primary research, the Statewide Labor Study provides customizable labor reports offering insights into labor availability based on realistic commuting data and labor draw areas and underemployment in South Carolina



SCAN HERE

2025 DATABASE ANALYTICS



SERVICE TO PROFESSION AND COMMUNITY



ECONOMIC DEVELOPMENT REVIEW

Known as “EDR” to its partners, allies and colleagues in the industry, the South Carolina Power Team hosts the premier professional development conference in the state, hosting more than 200 professionals, providing content and networking within economic development.



PROFESSIONAL DEVELOPMENT GRANTS

\$4,950 supported 17 women in economic development to attend the Women’s Economic Development Network 2025 conference. An additional \$4,500 provided certification funding for three economic development professionals.

STAFF COMMUNITY AND PROFESSIONAL ENGAGEMENT

South Carolina Power Team Staff

- Harvest Hope Food Bank, Volunteers

Meredith Atkinson

- Brennen Elementary School, Volunteer
- Junior League of Columbia, Member
- Salvation Army of the Midlands, Volunteer
- Senior Resources, Meals on Wheels, Volunteer

Rebecca Breland

- Bradley Elementary Lunch Buddies Program, Volunteer

James Chavez

- Industrial Asset Management Council, International Chair
- National Rural Economic Developers Association (NREDA), Director, Board of Directors
- SCbio, Board Member

Warren Darby

- Bradley Elementary Lunch Buddies Program, Volunteer
- CentralSC Alliance, Board Member, Executive Committee
- Committee of 100 Business Appreciation Event, Co-Chair
- South Carolina Technical College System Foundation, Board Member
- State Board of South Carolina Technical College System, Vice-Chair

Andrew Folks

- Rotary Club of Five Points (Columbia), Member

Marc Metcalf

- City of Greer Sports and Events Center Advisory Committee, Member
- South Carolina Automotive Council, Board Member

Angelyn Smith

- South Carolina Economic Developers’ Association, Women’s Committee & Steering Committee

Caroline Warner

- SCETV Jobs Explained, Business Advisory Group Member
- South Carolina Economic Developers’ Association, Board of Directors, Emerging Leaders Committee Chair

James Chavez received IAMC’s 2025 Service Provider of the Year Award in recognition of his exemplary service, trusted leadership, and lasting impact on the economic development community.

SOUTH CAROLINA POWER TEAM BOARD OF TRUSTEES

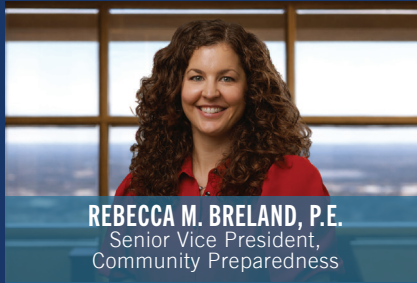


SERVICE LEADER RETIREMENT

In recognition for unwavering commitment to powering economic growth in the communities served by the electric cooperatives, we would like to say thank you to the Trustee that rolled off the South Carolina Power Team Board in 2025.



SOUTH CAROLINA POWER TEAM STAFF





SOUTH CAROLINA
POWER TEAM

Powering Growth in Electric Cooperative Territory

WWW.SCPOWERTEAM.COM