

South Carolina Department of Agriculture
Community Grant Program

Guidelines and Application Packet



South Carolina Department of Agriculture
The Honorable Hugh E. Weathers, Commissioner

1200 Senate Street
Wade Hampton Building, Fifth Floor
Columbia, SC 29201-3734

803-734-2210 (phone)

803-734-2191 (fax)

www.agriculture.sc.gov

The South Carolina Department of Agriculture (SCDA) is an equal opportunity employer and through its programs does not discriminate against anyone based on color, race, national origin or disability. All participants in the SCDA Community Grant Program will comply with Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the American Disabilities Act of 1990.

INTRODUCTION

PROGRAM SUMMARY

The mission of this program is to support community organizations and businesses working to increase the economic development opportunities of rural South Carolina, or the consumption of fresh, locally grown or produced foods in South Carolina. The program will support projects that increase consumption of nutritious foods through the incorporation of community garden(s), mobile market distribution activities, outreach/educational efforts and jobs/capital investment throughout the state.

The SCDA Community Grant Program (CGP) is a grant program for eligible organizations and businesses, which provide community building opportunities within South Carolina. The actual grant awards are made on a project by project basis.

ELIGIBILITY

Any organization or business which has been actively involved in the fostering and improvement of its citizens' wellbeing may be eligible. SCDA will review each applicant to determine the grant need. To facilitate this review, organization by-laws, tax information, meeting minutes, membership lists, and recent community activities may be requested of the applicant.

GENERAL ADMINISTRATION

APPLICATION PROCESS

An application for SCDA CGP funds must be complete to be approved. A complete application consists of the following:

1. Project Application
2. Applying organization's W-9 or other official document showing EIN #
3. Statement of Non-Discrimination
4. Proposed deliverables

ENVIRONMENTAL IMPACT

It is the responsibility of the project manager to assure that any development, renovations, or improvements are environmentally sound and that the sole responsibility for corrective action is with the project organization or sponsor.

PROJECT APPLICATION
SOUTH CAROLINA DEPARTMENT OF AGRICULTURE
COMMUNITY GRANT PROGRAM

Applicant Information

Requesting Business: FM Building C, LLC - SC Vendor #7000171098

Contact Name: Bill Stern

Address: 8910 Two Notch Road, 5th Floor

Phone: [REDACTED] **Fax:** N/A

Email: [REDACTED]

Business Structure: Private Entity

Project Information

Project Title: New entrance and exit at SC Farmers Market off Hwy 321

Location of Project: SC Farmers Market at Lexington County

Amount of Funds Requested: \$2,700,000

Description of project for which funding is requested:

This project will add an additional entrance and exit, and turning lane off Highway 321 into the SC Farmer's Market in Lexington County. The addition of this infrastructure will promote traffic safety due to the increased traffic volume at the site. Two new office buildings totaling more than 215,000 square feet were completed in 2024, requiring this addition for public safety.

Proposed plan with detailed Goals and Objectives and proposed performance measures:

Attached is the Site Plan for the project. This project will be completed by Pyramid Construction, based in Irmo, SC.

How will this project benefit the South Carolina Department of Agriculture, SC producers and other agriculture organizations in SC:

This project will benefit the South Carolina Department of Agriculture and those that rely on the services provided by the Department of Agriculture and supporting providers in the Farmer's Market. The project's main focus is increasing the public safety entering and exiting highway 321, to ensure that the South Carolina Department of Agriculture and other State Agencies located at the Farmer's Market can support the public to the greatest extent possible.

Is this project a cooperative effort with or collaboration between more than 1 organization:

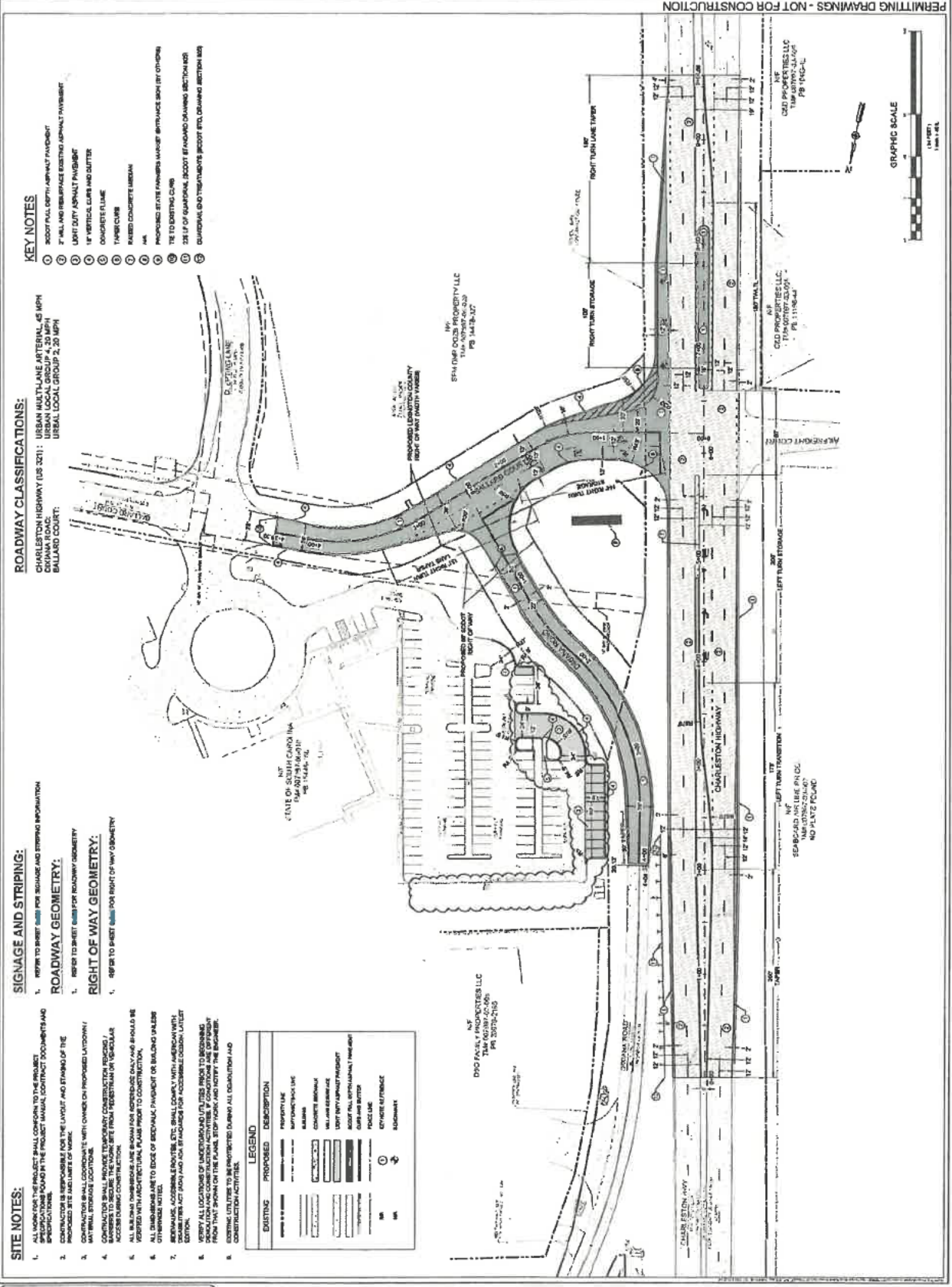
The Farmer's Market in Lexington County is now home to multiple State agencies; South Carolina Department of Agriculture, South Carolina Department of Education, South Carolina Department of Natural Resources. The Farmer's Market is also occupied by multiple vendors that provide fresh food and other public necessities. This addition will serve all occupants and visitors of the Lexington County Farmer's Market.

Will this project create access to fresh fruits and vegetables, and provide an improved local economy:

This project will ease traffic congestion and improve traffic safety for existing vendors inside the Farmer's Market providing fresh fruits and vegetables to the surrounding areas. It will facilitate a more positive experience for those visiting the Farmer's Market vendors and any of the many events held to support local producers of fruits, vegetables and other agricultural products.

Please provide additional comments (if any) which support the impact of this project to the local community:

This project will improve the experience and safety for all motorists, merchants and distributors that travel along this part of highway 321.





State of South Carolina Request for Contribution Distribution

This form is designed to collect the information required by South Carolina in accordance with Proviso 117.21 of the appropriations act of 2022 and Executive Order 2022-19. This form must be submitted to the state agency that is providing the contribution for the designated organization. The state agency providing the contribution should use this form to collect information from the designated organization. The information must be collected from the designated organization before the funds can be disbursed.

Contribution Information		
Amount	State Agency Providing the Contribution	Purpose
\$2,700,000.00	P160 - Department of Agriculture	To create an additional entrance and exit at the SC Farmer's Market for traffic safety at highway 321

Organization Information	
Entity Name	FM Building C, LLC
Address	8910 Two Notch Road, 5th Floor
City/State/Zip	Columbia, SC 29223
Website	N/A
Tax ID#	EIN = 27-3511777; SC Vendor #7000171098
Entity Type	Private Entity

Organization Contact Information	
Contact Name	Bill Stern
Position/Title	Manager
Telephone	
Email	

Plan/Accounting of how these funds will be spent:		
Description	Budget	Explanation
Civil Engineering, Surveying, and Permit Fees	\$120,000.00	Necessary for the construction and installation of the new entrance.
Bonds, Permit and License Fees	\$30,000.00	Necessary for the construction and installation of the new entrance.
Geotech and Testing Fees	\$140,000.00	Necessary for the construction and installation of the new entrance.
Sitework & Site Improvements	\$2,070,000.00	Necessary for the construction and installation of the new entrance.
Relocate Sign	\$100,000.00	Necessary for the construction and installation of the new entrance.
Electrical	\$40,000.00	Necessary for the construction and installation of the new entrance.
Contractor's Fee & Miscellaneous	\$200,000.00	Necessary for the construction and installation of the new entrance.
Grand Total	\$2,700,000.00	

Please explain how these funds will be used to provide a public benefit:

This project will ease traffic flow and improve traffic safety for the motorists using highway 321 and the occupants of the Farmer's Market. The Farmer's Market in Lexington County is home to several private companies, but also contains offices for the South Carolina Department of Education, the South Carolina Department of Natural Resources, and the South Carolina Department of Agriculture.

Organization Certifications

- 1) Organization hereby gives assurance that no person shall, upon the grounds of race, creed, color, or national origin, be excluded from participation in, be denied the benefit of, or be otherwise subjected to discrimination under any program or activity for which this organization is responsible.
- 2) Organization certifies that it will provide quarterly spending reports to the Agency Providing Contribution listed above.
- 3) Organization certifies that it will provide an accounting at the end of the fiscal year to the Agency Providing Contribution listed above.
- 4) Organization certifies that it will allow the State Auditor to audit or cause to be audited the contributed funds.



Organization Signature

WILLIAM H. STERN

Printed Name

MANAGER

Title

02/06/2025

Date

Certifications of State Agency Providing Contribution

- 1) State Agency certifies that the planned expenditure aligns with the Agency's mission and/or the purpose specified in the appropriations act of 2022.
- 2) State Agency certifies that the Organization has set forth a public purpose to be served through receipt of the expenditure.
- 3) State Agency certifies that it will make distributions directly to the organization.
- 4) State Agency certifies that it will provide the quarterly spending reports and accounting received from the organization to the Senate Finance Committee, House Ways and Means Committee, and the Executive Budget Office by June 30, 2023.
- 5) State Agency certifies that it will publish on their website any and all reports, accountings, forms, updates, communications, or other materials required by Proviso 117.21 of the appropriations act of 2022.
- 6) State Agency will certify to the Office of the Governor that it has complied with the requirements of Executive Order 2022-19 by June 30, 2023.



Agency Head Signature

Clint Leach

Printed Name

Date

STATE OF SOUTH CAROLINA
SECRETARY OF STATE

SEP 21 2010

ARTICLES OF ORGANIZATION
LIMITED LIABILITY COMPANY


SECRETARY OF STATE OF SOUTH CAROLINA

FM BUILDING C, LLC

The undersigned deliver the following articles of organization to form a South Carolina limited liability company pursuant to § 33-44-202 and § 33-44-203 of the South Carolina Code, as amended.

1. **Name.** The name of the limited liability company is FM Building C, LLC.
2. **Initial Designated Office.** The initial designated office of the limited liability company is 8910 Two Notch Road, Columbia, South Carolina 29223.
3. **Registered Office.** The initial agent for service of process of the limited liability company is William H. Stern, and the street address in South Carolina for its initial agent for service of process is 8910 Two Notch Road, Columbia, South Carolina 29223.
4. **Organizer.** The name and address of the sole organizer is:

John A. Sowards
1230 Main Street, Suite 700
Columbia, South Carolina 29201

5. **No Term.** The limited liability company shall not be a term company.
6. **No Managers.** The management of the limited liability company shall not be vested in a manager or managers.
7. **No Personal Liability.** The members of the company are not to be liable for its debts and obligations under Section 33-44-303(c) of the South Carolina Code, as amended.
8. **Effective Date.** These articles will be effective when endorsed for filing by the Secretary of State.
9. **Optional Provisions.** Set forth any other provisions not inconsistent with law which the organizers determine to include, including any provisions that are required or are permitted to be set forth in the limited liability company operating agreement: None.
10. **Signature of Organizer.**


John A. Sowards

Date: September 20, 2010

100921-0415
FM BUILDING C, LLC

FILED: 09/21/2010

Filing Fee: \$110.00 ORIG

Mark Hammond

South Carolina Secretary of State

The State of South Carolina



Office of Secretary of State Mark Hammond

Certificate of Existence

I, Mark Hammond, Secretary of State of South Carolina Hereby certify that:

FM BUILDING C, LLC, A Limited Liability Company duly organized under the laws of the State of South Carolina on September 21st, 2010, with a duration that is at will, has as of this date filed all reports due this office, paid all fees, taxes and penalties owed to the Secretary of State, that the Secretary of State has not mailed notice to the company that it is subject to being dissolved by administrative action pursuant to section 33-44-809 of the South Carolina Code, and that the company has not filed articles of termination as of the date hereof.

Given under my Hand and the Great
Seal of the State of South Carolina this
21st day of September, 2010.


Mark Hammond, Secretary of State

 **IRS** DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

Date of this notice: 09-22-2010

Employer Identification Number:
27-3511777

Form: SS-4

Number of this notice: CP 575 B

FM BUILDING C LLC
WILLIAM H STERN MBR
8910 TWO NOTCH RD
COLUMBIA, SC 29223

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 27-3511777. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 1065

04/15/2011

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.