
The Economic Impact of Proposed Enhancements to Charleston Port Facilities

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Findings from an Analysis of Potential Economic Benefits Associated with the Macalloy Intermodal Facility, Alternative Plans, and Economic Development Implications

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Introduction



Introduction

- Since the very dawn of human civilization, activity has been concentrated in areas with access to transportation infrastructure. Whether navigable waterways, trade routes for camels and horses, railroads, highways, or airports, the various means of mobility have always been essential to sustainable prosperity. Areas that can offer competitive transportation facilities and resources have a significant advantage in their future prospects.
- Port facilities and associated intermodal capabilities are important determinants of economic growth and opportunity in an increasingly global economy. They are critical to business transactions worldwide and to the efficient functioning of many aspects of business activity. Such facilities are valuable assets to their communities, enhancing the competitiveness for locations, creating jobs, producing tax revenue, and stimulating economic development.
- The volume of trade activity through US ports has increased substantially in recent years, a trend which is projected to continue once the recovery from the current downturn gains momentum. Even in the face of this growth, the Port of Charleston has lost volume and market share to other ports.
- While the Port of Charleston offers several strategic and geographic advantages, the lack of adequate intermodal capability has hampered performance. In addition, some of the facilities are dated or inadequate to accommodate today's larger vessels and those that will be arriving in the next few years when the upgrades to the Panama Canal are completed. There are also excellent opportunities



for waterfront commercial development that have not been implemented.

- A significant enhancement of facilities in and near the Port has been proposed by Shipyard Creek Associates, LLC. This initiative would generate substantial positive economic effects. An alternative proposal in the North Charleston area has also been suggested.
- The Perryman Group was asked to quantify the likely benefits stemming from the improvements and associated development. In addition, the key comparative consequences of the two proposed investments are evaluated from an economic perspective.

HIGHLIGHTS OF STUDY FINDINGS

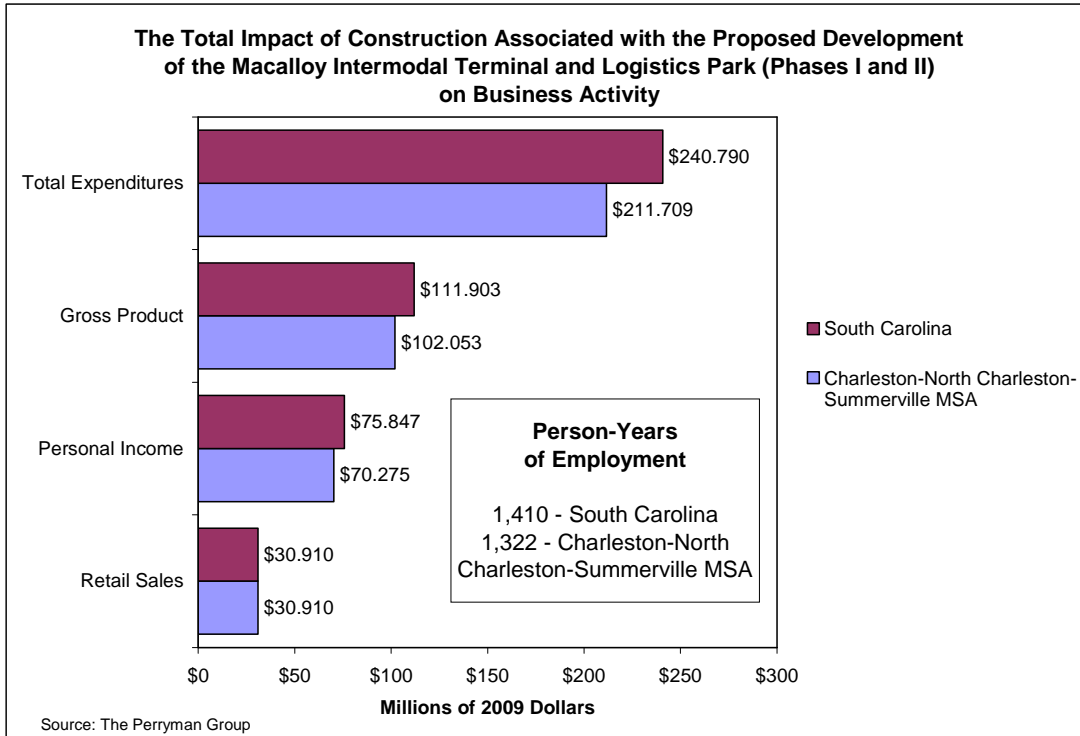
- International trade has become a critical component of the US economy, representing almost 30% of US Gross Domestic Product (GDP). Increased trade leads to employment growth, and export-related jobs exhibit compensation levels approximately 13%-17% above those that are domestically oriented.
- In recent years, the growth pattern among the larger Atlantic ports has varied, with some capturing a greater relative share of export and import expansion. Of particular note is the fact that the Port of Charleston has lost ground, experiencing a decrease in container volume in recent years while competing ports have grown. The Port of Charleston offers a number of advantages to shippers such as the facts that it is considered one of the nation's most efficient ports and has the deepest water in the South Atlantic coast, yet deficiencies in intermodal options and other amenities in Charleston have contributed to a relative decline in activity.
- Currently, Shipyard Creek Associates is planning a significant enhancement of Port facilities. The potential projects include



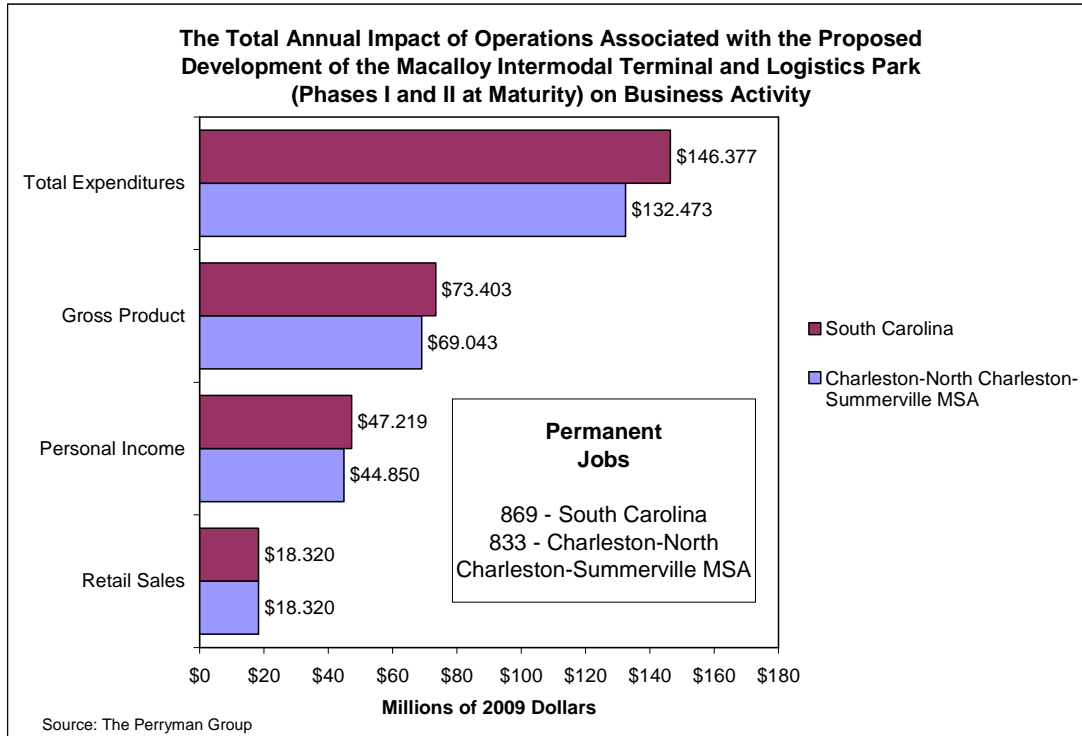
important additions to the intermodal capabilities of the Port, major improvements in capabilities for handling automobiles, and other upgrades.

- Construction and development outlays would inject over \$100 million into the local, regional, and state economies. Once operational, the new facilities would lead to the creation of thousands of jobs, millions of dollars in output and personal income, and millions of dollars in tax receipts to state and local governments.
- In addition, the proposed enhancements would better position the Port of Charleston to gain new business and reverse the current trend, thus improving economic performance of the region and state and increasing its competitiveness for locating, expanding, and retaining manufacturing activity.
- The Perryman Group analyzed the major components of the proposed enhancements; the impacts measured include
 - the construction and operations associated with Phase I and II of the proposed Macalloy Intermodal Terminal and Logistics Park;
 - a reasonable economic development scenario illustrating the potential effects of the enhancements in competitiveness as a stimulus to business activity.
- **The total impact of construction and development of the Macalloy Intermodal Terminal and Logistics Park on the state of South Carolina includes almost \$240.8 million in total spending, \$111.9 million in output (real gross product), and 1,410 person-years of employment during the construction and development phase.**





- Ongoing operations of the Macalloy facility yield an estimated annual stimulus to business activity in South Carolina of \$146.4 million in total spending, \$73.4 million in output each year, and 869 permanent jobs. It is projected that about 110 new positions will be created in maritime-related sectors, representing substantial gains over current employment in those industries.**



- **If the enhanced port facilities increase “export intensity” to allow for capturing an additional 0.25% of US export activity compared to 2008 levels, business activity would increase substantially. (The basis for this scenario is described within the report.) The Perryman Group estimated these economic development gains for the state as a whole to include almost \$8.2 billion in annual total spending, \$3.3 billion in annual output (gross product), and 36,867 jobs.**
- In addition to analyzing the potential positive effects stemming from Shipyard Creek Associates’ planned enhancements, The Perryman Group also compared these impacts to what could reasonably be expected from an alternative option which has been proposed. Under this alternative, rail access and intermodal capacity would be added through the North Charleston/Noisette area.

 - This project, in the Navy Yard area, requires substantial elimination of existing activity and serves as an impediment to other planned investments and community development.

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- In fact, some 2,000 workers in 80 buildings (many of them historic) would be displaced, resulting in a reduction in public and private sector jobs and production.
 - The Perryman Group quantified the net impact of the proposed Shipyard Creek Associates' developments compared to the North Charleston/Noisette option for rail access which has been suggested and found substantial differences in ongoing impacts. Key aspects of this comparison are presented in the following table.



Comparison of Shipyard Creek Associates Proposal to Alternative North Charleston/Noisette Option	
<i>Shipyard Creek Associates Proposal</i>	<i>North Charleston/Noisette Option</i>
<ul style="list-style-type: none"> ✓ Substantial ongoing annual operations stimulus in the Charleston area: <ul style="list-style-type: none"> ○ \$69.0 million in additional output; ○ 833 permanent jobs. 	<ul style="list-style-type: none"> ✓ Job gains are smaller and are more than offset by losses from businesses forced to relocate. Net impacts from ongoing operations are actually negative for Charleston and include <ul style="list-style-type: none"> ○ \$377.8 million in reduced output; ○ 4,597 lost permanent jobs.
<ul style="list-style-type: none"> ✓ Substantial ongoing annual operations stimulus in South Carolina: <ul style="list-style-type: none"> ○ \$73.4 million in additional output; ○ 869 permanent jobs. 	<ul style="list-style-type: none"> ✓ Net impacts for South Carolina generated through ongoing operations are also negative: <ul style="list-style-type: none"> ○ \$426.0 million in reduced output; ○ 4,963 lost permanent jobs.
<ul style="list-style-type: none"> ✓ Makes use of land currently vacant or underused. Minimizes disruptions and facilitates additional development and economic activity. 	<ul style="list-style-type: none"> ✓ Involves demolition of up to 80 buildings currently in use. About half are historic sites, and several involve long-term leases. The necessary displacement of 2,000 workers will lead to declines in public and private employment and output.
<ul style="list-style-type: none"> ✓ Comparable container cargo capacity, notable collateral development, and improved RO-RO capabilities and vehicle processing. 	<ul style="list-style-type: none"> ✓ Comparable cargo capacity, no improvement to cruise terminals, and limited gains in RO-RO capabilities.
<ul style="list-style-type: none"> ✓ Provides efficient intermodal linkages and cost savings, thus enhancing competitiveness. 	<ul style="list-style-type: none"> ✓ Requires cartage by truck to warehouse facilities, creates barriers to the river, and limits rail operations to a single track.
<ul style="list-style-type: none"> ✓ Optimizes economic development potential of the Port, related operations, and adjacent parcels; brings greater competitiveness for manufacturing locations. 	<ul style="list-style-type: none"> ✓ Causes loss of current activity, yields less potential associated development, and impedes major current community initiatives.

- The potential enhancements proposed by Shipyard Creek Associates will better position the Port of Charleston to capture a larger share of future trade volume, thus encouraging the development of export-related industries.
- From an economic perspective, these projects offer substantial advantages over the North Charleston alternative and are worthy of substantial support.

THE PERRYMAN GROUP'S PERSPECTIVE

- The Perryman Group (TPG) is an economic research and analysis firm located in Waco, Texas. The firm has been extensively involved in evaluating major infrastructure projects, and has developed complex modeling systems which have been used in such applications for many years.
- Dr. M. Ray Perryman, founder and president of the firm, developed the US Multi-Regional Impact Assessment System about 30 years ago and has maintained, expanded, and updated it on an ongoing basis. The model has been used in hundreds of applications across a broad spectrum and has an excellent reputation for reliability. For this analysis, submodels were developed to reflect the unique industrial composition and structure of South Carolina and the Charleston area.
- The firm also has extensive expertise in transportation-related projects. TPG conducted an analysis of the economic impact of the Port of Houston on overall business activity in support of the recent expansion of its container facilities. In addition, TPG provided all of the economic analysis underlying the development of Fort Worth Alliance Airport, the largest and most successful business aviation complex in the world, and much of the associated collateral activity. Similar work has been completed regarding the industrial development around Denver International Airport. The firm has also conducted studies for numerous other airport projects around the country, as well as the Burlington Northern-Santa Fe Railroad facilities at Alliance Airport, the Railport industrial park, and major port facilities in Mexico. Many of these initiatives involve multimodal capacity.
- The firm has completed studies for the US Department of Transportation, the Congress of the United States, the Texas Department of Transportation, the Texas Turnpike Authority, the Texas Railroad Commission, and numerous regional entities related to transportation and infrastructure issues.



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- TPG also has extensive experience in evaluating the economic impact of large-scale, mixed-use initiatives. Among others, TPG has evaluated developments including the area around Fort Worth Alliance Airport and the large Solana and Vista Ridge developments in the Dallas area. The firm has also analyzed numerous ongoing mixed-use developments, including The Summit at Rivery Park (Georgetown), Frisco City (Frisco), Villa Muse (Bastrop), and the Padre Staples mall expansion (Corpus Christi). Moreover, TPG has frequently evaluated the consequences of green building initiatives, including a comprehensive assessment of the “Apollo Project” for the US Congress.



Global Trade and the Port of Charleston



Global Trade and the Port of Charleston

GROWTH IN GLOBAL TRADE THROUGH US PORTS

- International trade has become a critical component of the US economy.
 - In 1970, it represented 13% of the US Gross Domestic Product (GDP). By 2007, the proportion had grown to almost 30%.
 - The value of US trade has increased at almost twice the rate of GDP over the past three decades.
 - Since 1994, exports of manufactured products have expanded by 43%, high technology products 45%, consumer goods and industrial supplies 40%, and agricultural products 31%.
 - Increased trade leads to employment growth, and export-related jobs exhibit compensation levels approximately 13%-17% above those that are domestically oriented.
- According to the American Association of Port Authorities (AAPA), about 99% of US trade by volume (64% when measured by value) is moved through deep draft ports.
 - Waterborne imports and exports total almost 1.4 billion tons per year with a value of \$1.4 trillion.
 - In 2007, about 5 million passenger cars, SUVs, vans, and light trucks were imported or exported through US seaports.
- This activity generates millions of jobs, billions of dollars in personal income, and billions of dollars in tax receipts.
 - Direct jobs in the port sector are estimated to total almost 471,100.
 - These positions, in turn, lead to substantial multiplier or “spin-off” activity.
 - Many location decisions by manufacturing and processing industries are influenced by the proximity to port facilities.



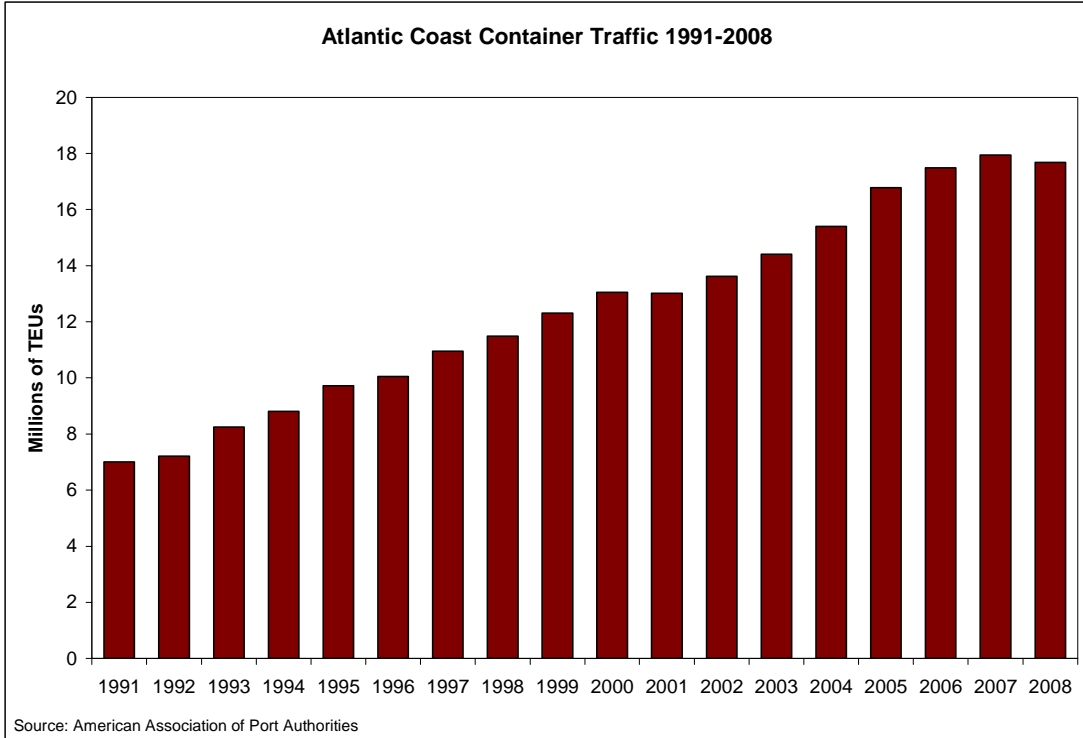
ROLL ON-ROLL OFF (RO-RO) CARGO

- An important source of cargo for the Port of Charleston is finished automobiles, both as an export and as an import.
- BMW trade volume handled through the Port of Charleston has significantly increased from 2003 to 2007, rising from about 146,018 units in 2003 to 213,069 in 2007. In March 2008, the company announced it was diverting about 20% of its imported vehicles as well as processing operations for US dealers from Charleston's Union Pier to Georgia's Port of Brunswick; however, company representatives indicate that the number of vehicles coming through Charleston each year would not decline.
- BMW is expecting to increase production capacity of units to 240,000 by 2012, through the 1.5 million square foot expansion of its factory in South Carolina. The project is anticipated to generate 500 new jobs.

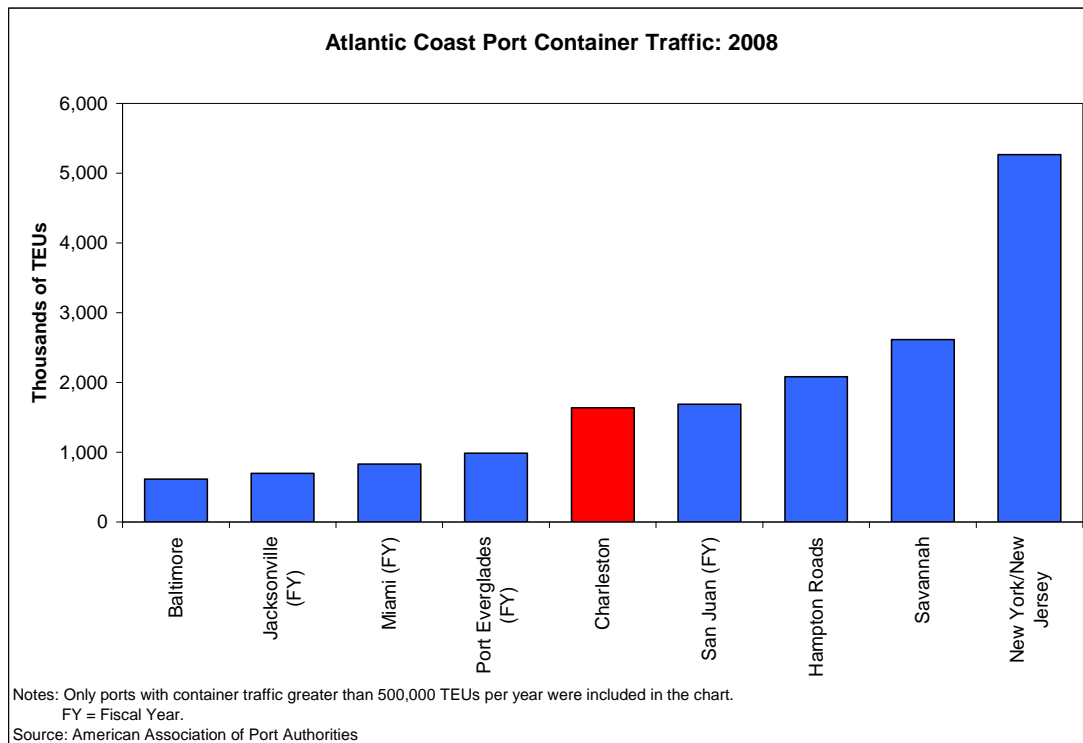
GROWTH IN CONTAINER TRAFFIC

- One segment of particular relevance is cargo shipped in containers. The use of containers to transport goods began nearly 50 years ago, and today hundreds of millions of containers (measured in 20-foot equivalent units or TEUs) are shipped across the oceans each year.
- Atlantic coast container traffic has grown substantially since 1991, as illustrated in the following graph.

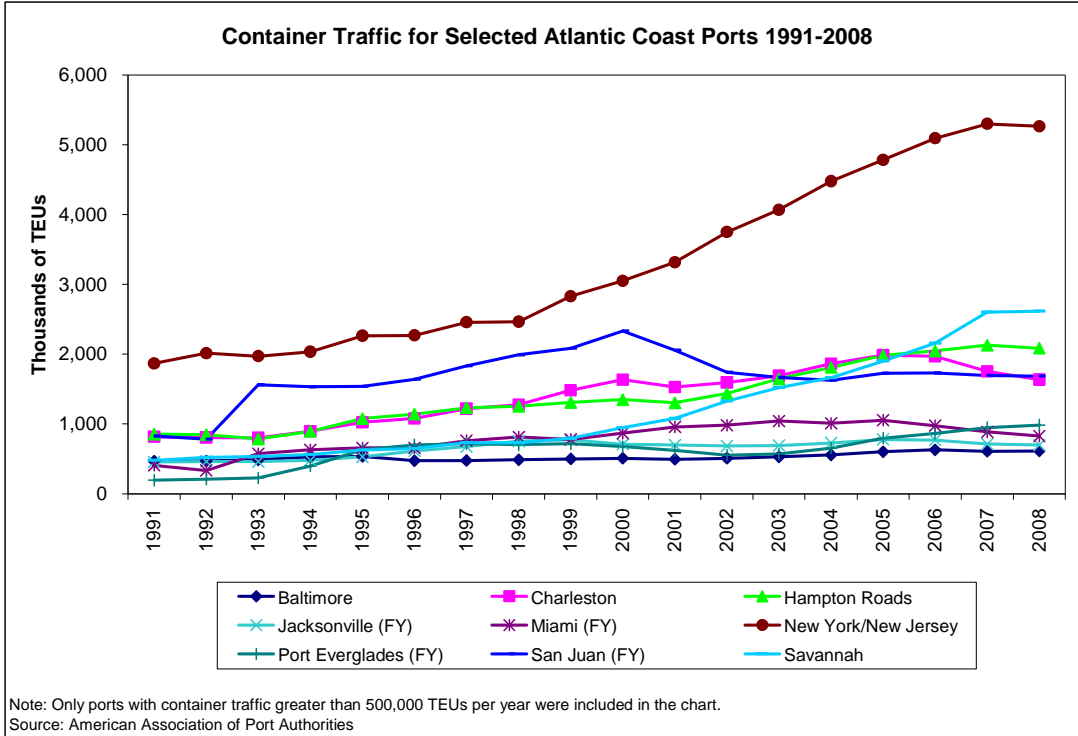




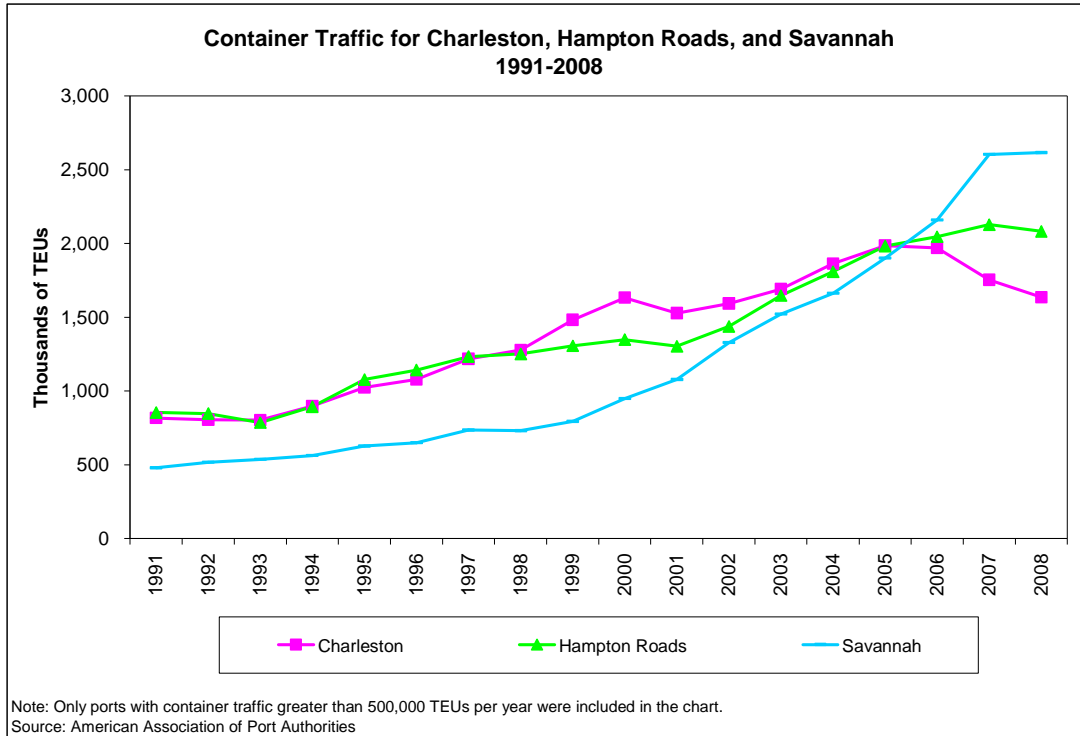
- Charleston is one of the busier ports for container traffic.



- The growth pattern among the larger Atlantic ports has varied, with some ports capturing a greater segment of the expansion in container traffic (as shown in the following graph).



- Of particular note is the fact that Charleston has experienced a decrease in TEUs in recent years while competing ports have grown.



- The proposed enhancements would better position the Port of Charleston to gain new business and reverse this trend, thus improving economic performance of the region and state and increasing its competitiveness for locating, expanding, and retaining manufacturing activity.

ADVANTAGES OF THE PORT OF CHARLESTON

- In 2008, the Port of Charleston was ranked number 12 among the US ports in container volume, with over 1.6 million TEUs.
- The Port of Charleston offers a number of advantages to shippers. It is considered one of the nation's most efficient ports and has the deepest water in the South Atlantic coast. All terminals are within two hours of the open sea, and channels are relatively wide. In fact, the Port of Charleston is one of only three East Coast ports able to accommodate fully loaded post-Panamax vessels without tidal

restrictions. It can process vessels up to 8,000 TEUs and is currently working 6,700-TEU ships twice a week.

- Highway and rail access is also attractive. The Port is served by I-26 which connects to I-95, I-20, I-77 and I-85. It is served by two Class 1 rail carriers: CSX and Norfolk Southern.
- In addition, the Port is proximate to major population centers. About 60 million people live within 500 miles of the Port of Charleston. Furthermore, around 20 million square feet of industrial distribution space is being developed within 30 miles of the Port.
- Recent investments by the Port of Charleston include \$64 million for new equipment, including 16 gantry cranes and four post-Panamax container cranes.

FUTURE OUTLOOK

- Container traffic is already concentrated in a relatively small number of ports. The degree of concentration is likely to increase in the future as those ports with the capacity to deal with larger, faster, and more specialized vessels expand their share of the market.
- According to the American Association of Port Authorities (AAPA), between 2006 and 2010, 32 of the 85 AAPA's surveyed public ports predicted spending \$8.6 billion on infrastructure. One of the major port issues is "securing resources for intermodal landside access to seaports." With other ports making such investments, it is particularly important for Charleston to provide facilities that are competitive and cost effective.
- The Port of Charleston offers a number of advantages. With the addition of the proposed intermodal facilities, cruise terminal, and other amenities, the Port is well-positioned to see substantial growth



in the years to come, thus serving as an effective catalyst for multi-faceted economic development.

- Although recent economic slowing around the globe has had a dampening effect on international trade, volumes are expected to rise as the recovery gains momentum.



Economic Impact of Proposed Shipyard Creek Associates' Macalloy Intermodal Facility



Economic Impact of Proposed Shipyard Creek Associates' Macalloy Intermodal Facility

- Intermodal facilities allow the easy connection between modes of transportation (such as ship and rail) while taking advantage of the strengths of each mode. The benefits of intermodal systems include improved mobility, diminished energy consumption, lower environmental impacts, and reduced transportation costs.
- Many studies have demonstrated that improving access through intermodal connections can lead to significant economic development, job creation, and other benefits.
- The proposed initiative by Shipyard Creek Associates includes a substantial addition to the intermodal capabilities of the Port of Charleston at the Macalloy site.

IMPACTS QUANTIFIED IN THIS ANALYSIS

- The impacts calculated herein are based on information available to the Perryman Group's at this time. Some of the details regarding precise development plans and timing remain unavailable and preliminary. Where necessary, TPG employed conservative assumptions based on independent research, prior experience with similar projects, and standard cost and revenue parameters. The ultimate development pattern depends on many factors; the economic effects quantified in this analysis yield an approximation of the impact on business activity if the project proceeds as proposed and experiences reasonable success.



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- TPG calculated the gains in business activity in the Charleston Metropolitan Statistical Area and the state of South Carolina. Gains from construction and ongoing operations were quantified. In addition, the potential economic development impacts were estimated.
 - The impacts measured include
 - the construction and operations associated with Phase I and II of the proposed Macalloy Intermodal Terminal and Logistics Park;
 - a reasonable economic development scenario illustrating the potential effects of the enhancements in competitiveness as a stimulus to business activity.
 - Impacts are expressed in terms of key measures of business activity (described more fully in the methodological appendices). In essence, total expenditures (or total spending) measures every dollar that changes hands in the local area as a result of the stimulus. Gross product (or output) is the amount of new production of goods and services that will come about locally as a result of the activity. Personal income is dollars that end up in the hands of people in the area; the vast majority of this derives from the earnings of employees, but payments such as interest and rents are also included. Job gains are expressed in either person-years of employment (for a temporary effect such as construction) or permanent jobs (for an ongoing impact).
 - Additional detail, including industry-level results, is provided in the Appendices.



METHODOLOGY USED

- The methods used in this study to assess the economic impact of the proposed enhancements to the Port of Charleston on the Charleston and South Carolina economies include dynamic input-output assessment, which essentially uses extensive survey data, industry information, and a variety of corroborative source materials to create a matrix describing the various goods and services (known as resources or inputs) required to produce one unit (a dollar's worth) of output for a given sector. Once the base information is compiled, it can be mathematically simulated to generate evaluations of the magnitude of successive rounds of activity involved in the overall production process. A similar analysis of the North Charleston alternative is provided in the following section.
- Construction cost estimates for the Shipyard Creek Associates' initiative were provided by the project developers and was independently reviewed for reasonableness. Ongoing operations were based on anticipated values provided by the project sponsors reflecting expectations regarding volumes and revenues. All of these values were independently assessed and found to be appropriate assumptions in light of market conditions (though they will obviously be refined over time).
- To illustrate the economic impact of substantially enhanced port facilities, TPG evaluated the potential benefits to South Carolina of capturing an additional 0.25% of US export activity (based on 2008 levels). While both imports and exports would increase, from the standpoint of gross product, exports are the relevant measure in that they generate gains in business activity in the domestic economy, whereas imports' effects are specific to the country of their origin.
 - This scenario was chosen because it represents an increase in the "export intensity" (exports as a proportion of gross state product) to approximately 80% of the level observed in other



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- states with substantial port facilities and manufacturing complexes (such as Louisiana, Texas, and Washington).
- While the ultimate effect of the expanded port facilities may vary from this assumed level, the 0.25% additional value capture scenario was chosen based on factors including the additional opportunities stemming from the widening of the Panama Canal and the advantages the expanded Port facilities offer in capturing this new activity. In addition, South Carolina currently lags a number of other states with port facilities in exports as a percent of gross state product; the 0.25% value capture would narrow the gap, but not fully eliminate it. Such gains in penetration have consistently been achieved in other areas with major port facilities, with even better results not uncommon.
 - The incremental activity was allocated based on current production patterns. The added production is observed throughout the state, with a relatively substantial amount (compared to the current distribution) occurring in the Charleston area.
- The construction impacts for the alternative in the North Charleston area, which is supported by Norfolk Southern and location on a portion of the Navy Base, were based on cost data from other projects as compared with the proposed facilities as provided in public documents. The adverse effects of demolition and mitigation were determined from published reports using conservative parameters for the actual cost. It should be noted that only the direct outlays were included as an offset to the proposed terminal development in the North area. The indirect or “multiplier” effects would occur irrespective of how funds were spent (though the values would differ depending on the type of activity). The use of resources to dismantle productive operations, however, constitutes a loss to the area.



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- The impact of the operations of the North Charleston facilities was based on reported intermodal activity volumes at various phases as related to other facilities. The auto facility levels were estimated based on the size as compared with other existing and proposed venues. The direct losses from displaced current public and private activity were computed based on current employment at the relevant locations and representative allocations to specific industrial categories.
 - In addition to the elimination of existing economic production, the development of the intermodal alternative in North Charleston will impede ongoing development initiatives in the area. To account for this reduced potential in a conservative manner, TPG assumed a negative economic effect of one-half of the original mixed-use real estate development planned for the Noisette site. Using this basic framework, a representative scenario of potential losses was examined. Foregone construction was based on typical cost patterns, while ongoing activity was estimated based on a reasonable allocation of commercial space assuming various uses. The operations analysis was conducted assuming project maturity and 80% occupancy. These findings are summarized in the following section.
 - All monetary values are given in constant (2009) dollars to adjust for the effects of inflation. A more detailed explanation of the methods and terms used in this study, including the pertinent input-output system, is provided in the Appendices.



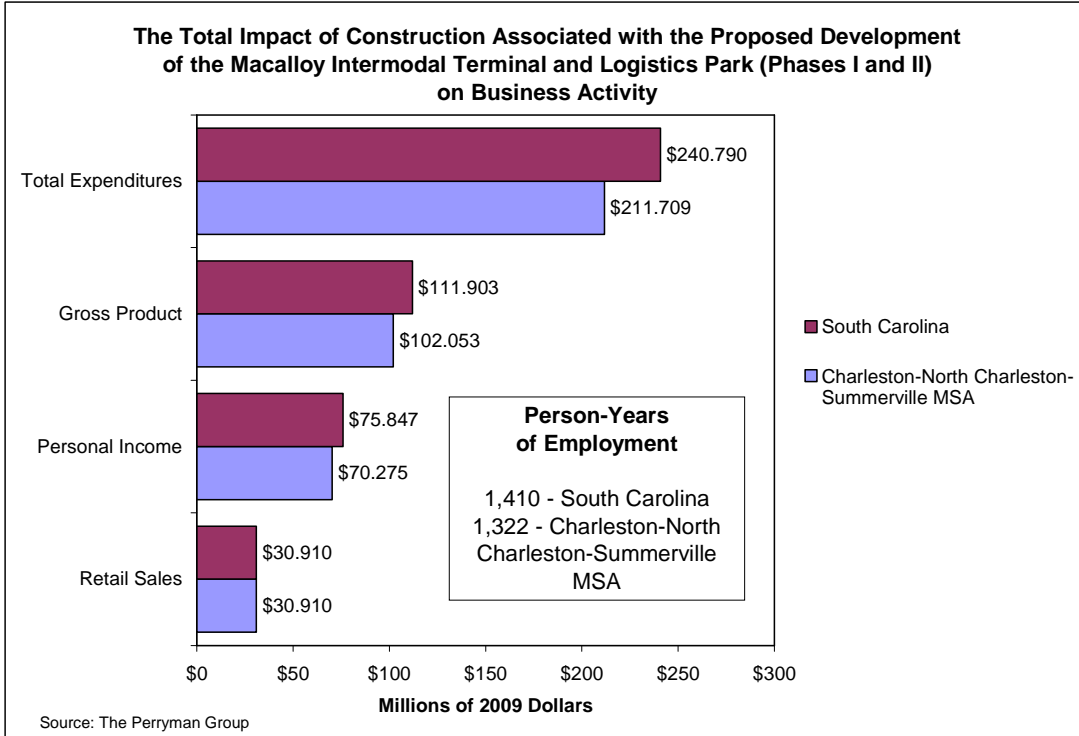
MACALLOY INTERMODAL TERMINAL

- The proposed Macalloy Intermodal Terminal and Logistics Park is located across Shipyard Creek from the new Navy Base Container Terminal at the former Charleston Navy Base. The 110-acre Macalloy site is located adjacent to an existing CSX rail yard (the Cooper Yard).
- Development of the Macalloy facility would allow for transfers of import and export containers directly between the Navy Base Container Terminal and the Macalloy Intermodal Terminal on non-licensed chassis. The *South Carolina State Rail Plan 2008 Update* noted that “the Cooper Yard-Macalloy site holds the most promise as it is clearly available and could function like an on-dock facility.”
- The expansion of the Macalloy complex is expected to occur in two phases and would ultimately provide for an annual capacity of 500,000 lifts as well as substantial warehousing capacity.

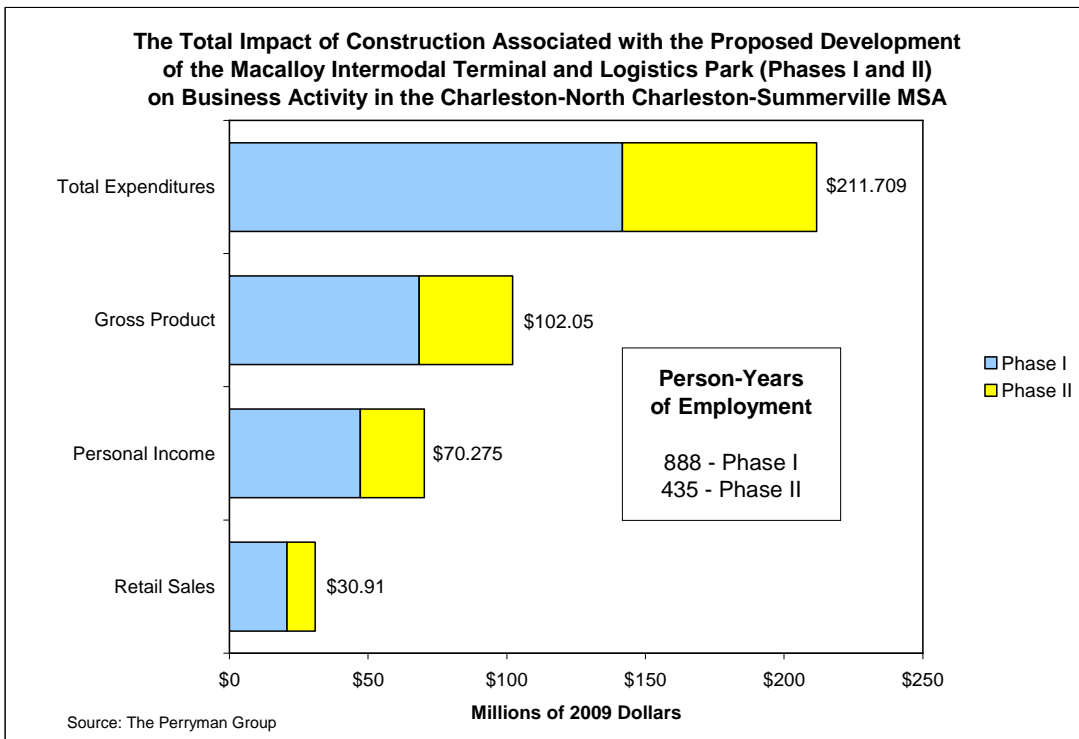
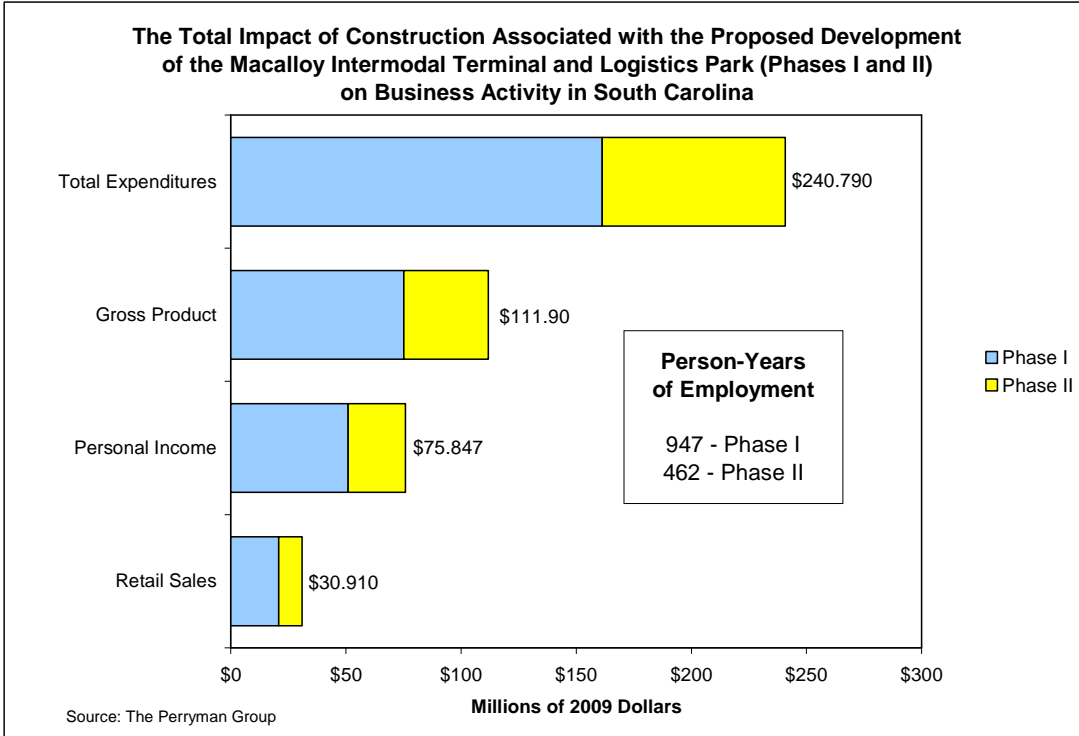
Construction Impacts

- Construction and development costs for the Macalloy Intermodal Terminal are expected to total \$102 million (including land and equipment).
- **For the state of South Carolina, this investment will yield an economic impact of some \$240.8 million in total spending, \$111.9 million in output (real gross product), and 1,410 person-years of employment.** Effects are concentrated in the Charleston area.



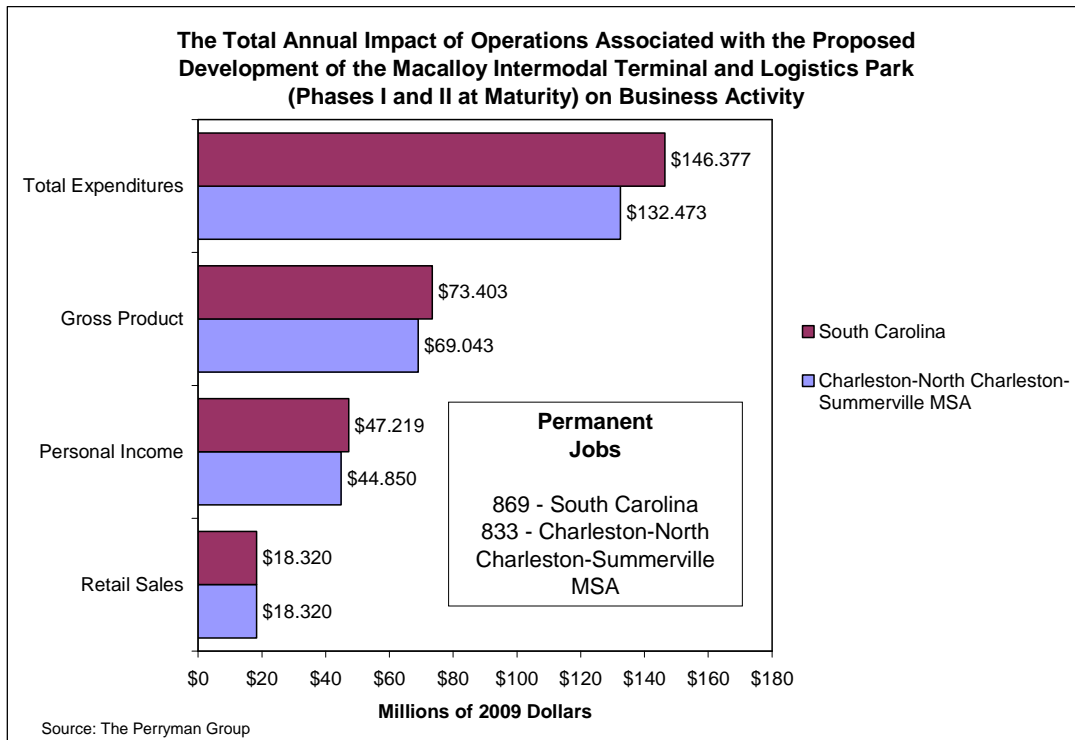


- Of this amount, Phase I construction and development accounts for \$161.3 million in spending, \$75.1 million in output, and 947 person-years of employment. Phase II contributes \$79.5 million in spending, \$36.8 million in output, and 462 jobs.

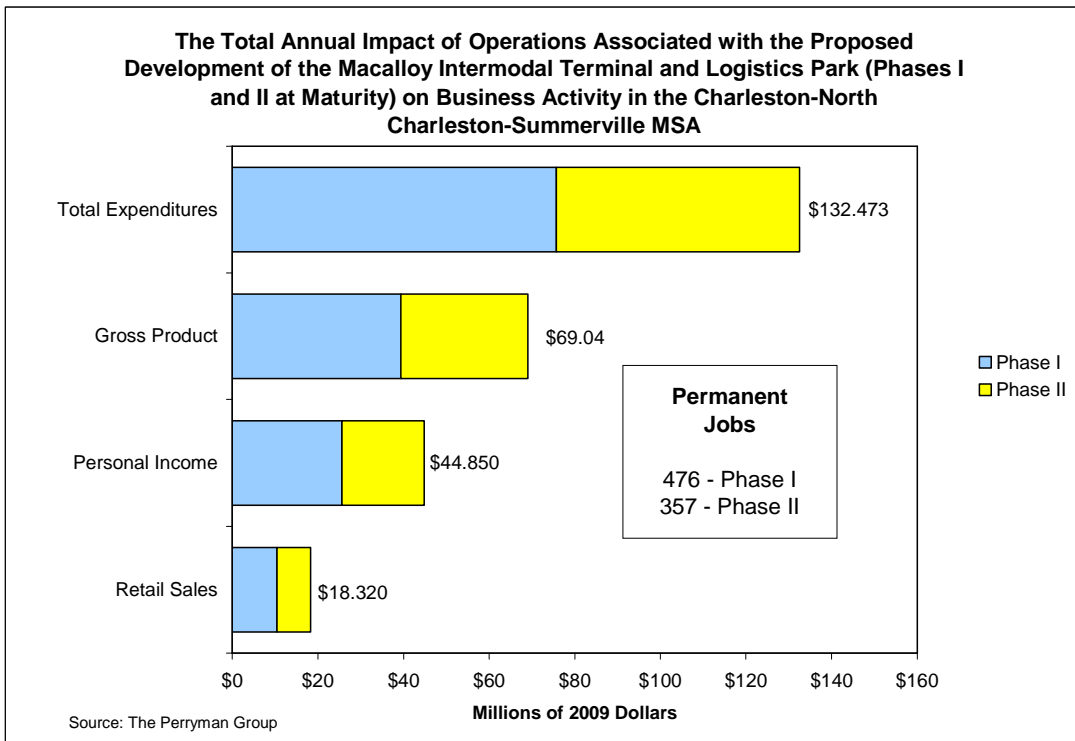
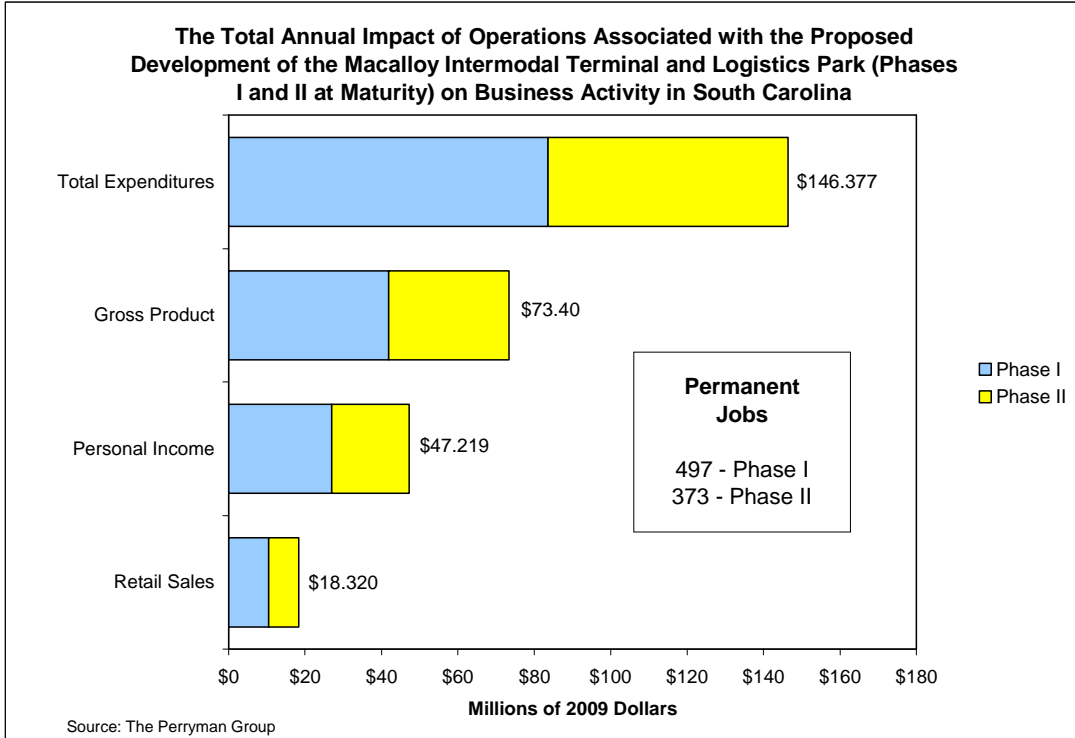


Ongoing Operations Impacts

- **Once operational at maturity, the Macalloy Intermodal Terminal and Logistics Park yields an annual stimulus to business activity in South Carolina of \$146.4 million in annual total spending, \$73.4 million in output, and 869 permanent jobs.**

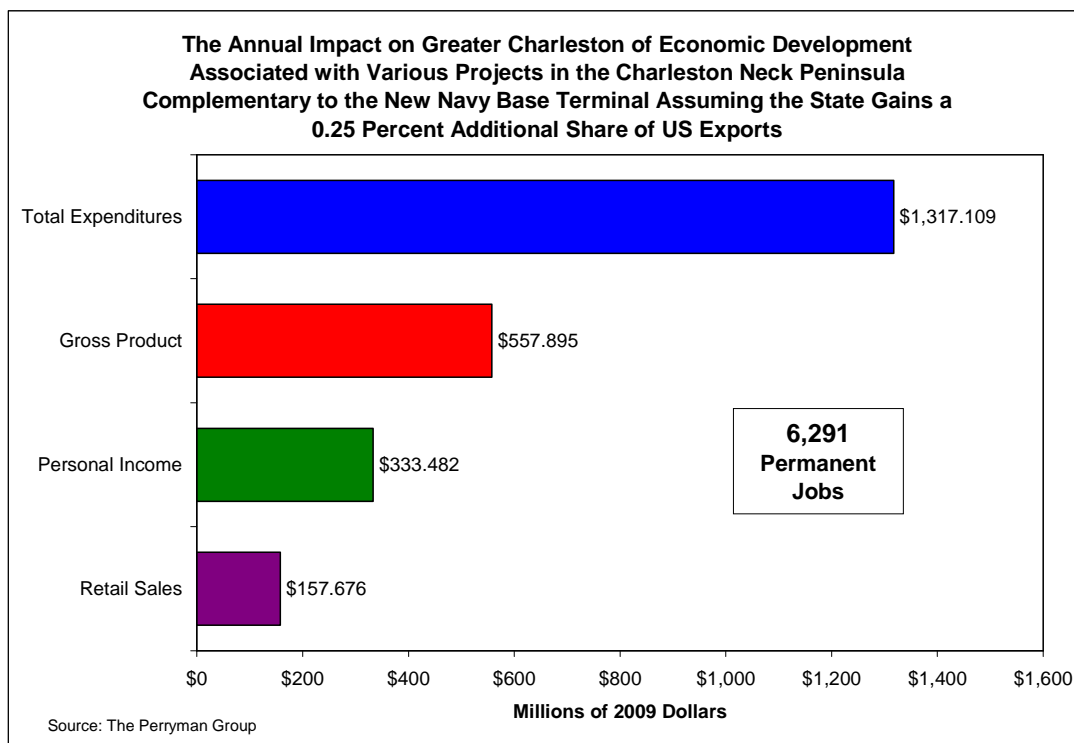


- Of the total for the Macalloy facility, Phase I operations account for \$83.6 million in total spending, \$41.9 million in output, and 497 permanent jobs in South Carolina. Phase II-related activity contributes \$62.8 million in spending, \$31.5 million in output, and 373 jobs.



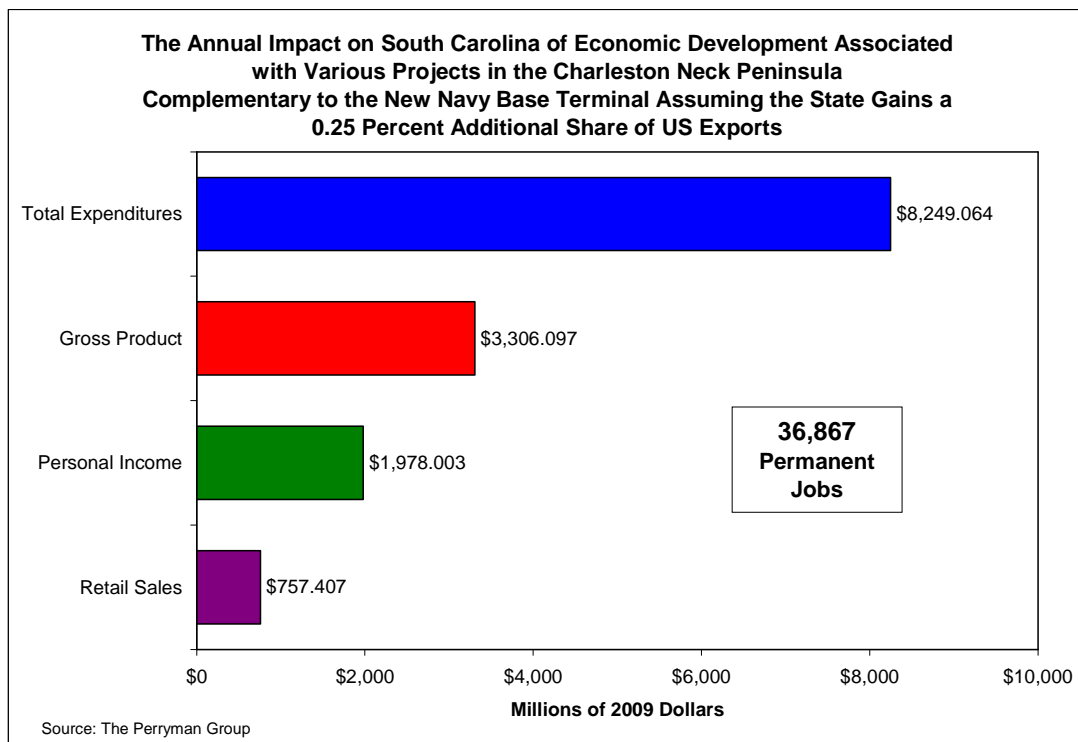
ECONOMIC DEVELOPMENT EFFECTS

- If the enhanced port facilities increase “export intensity” to allow for capturing an additional 0.25% of US export activity compared to 2008 levels (the rationale for this scenario was described earlier), business activity in the Charleston area would increase substantially. The Perryman Group estimated gains in the metro area to include \$1.3 billion in annual total spending, \$558 million in annual gross product, and 6,291 jobs. These effects would be realized upon maturity after market adjustments have taken place, a process which would likely take several years.



- For the state as a whole, the impacts would include almost \$8.2 billion in annual total spending, \$3.3 billion in annual output (gross product), and 36,867 jobs.

- **As a point of reference, the total state output (current dollar gross state product) in 2008 for South Carolina according to the Bureau of Economic Analysis was \$156.4 billion. A \$3.3 billion increment to output represents about than 2.1% of the South Carolina economy at current levels. In other words, approximately \$1 of every \$50 of production in the state would be a new dollar facilitated by this initiative.**



- **While this economic development scenario is hypothetical, it is in line with what has been experienced in other areas under similar circumstances. Gains would be realized over time as facilities choose South Carolina as a location in order to take advantage of the superior logistics capabilities of the Port of Charleston in the post-Panamax environment.**

Comparison of Shipyard Creek Associates' Planned Macalloy Terminal and Logistic Park Development to Proposed Alternative



Comparison of Shipyard Creek Associates' Planned Macalloy Terminal and Logistic Park Development to Proposed Alternative

THE NORTH CHARLESTON/NOISETTE OPTION

- In addition to the initiatives discussed above, there is an alternative proposal to develop northern rail access through the North Charleston area.
- This plan for development of the Norfolk Southern Navy Base intermodal terminal, warehouse space, and automobile facility raises numerous concerns including
 - the need to destroy numerous historic buildings and engage in hundreds of millions of dollars in various demolition and remediation expenses;
 - the displacement of substantial current public and private sector activity;
 - a location that, according to the *South Carolina State Rail Plan*, is likely impractical;
 - the lack of adequate trackage leading to routing and timing issues;
 - the need to transfer many loads by truck, thus adding additional time, expense, and loss of efficiency (making the area less competitive with other venues); and
 - the isolation of much of North Charleston (including areas now undergoing substantial redevelopment) from access to the waterfront and the river.

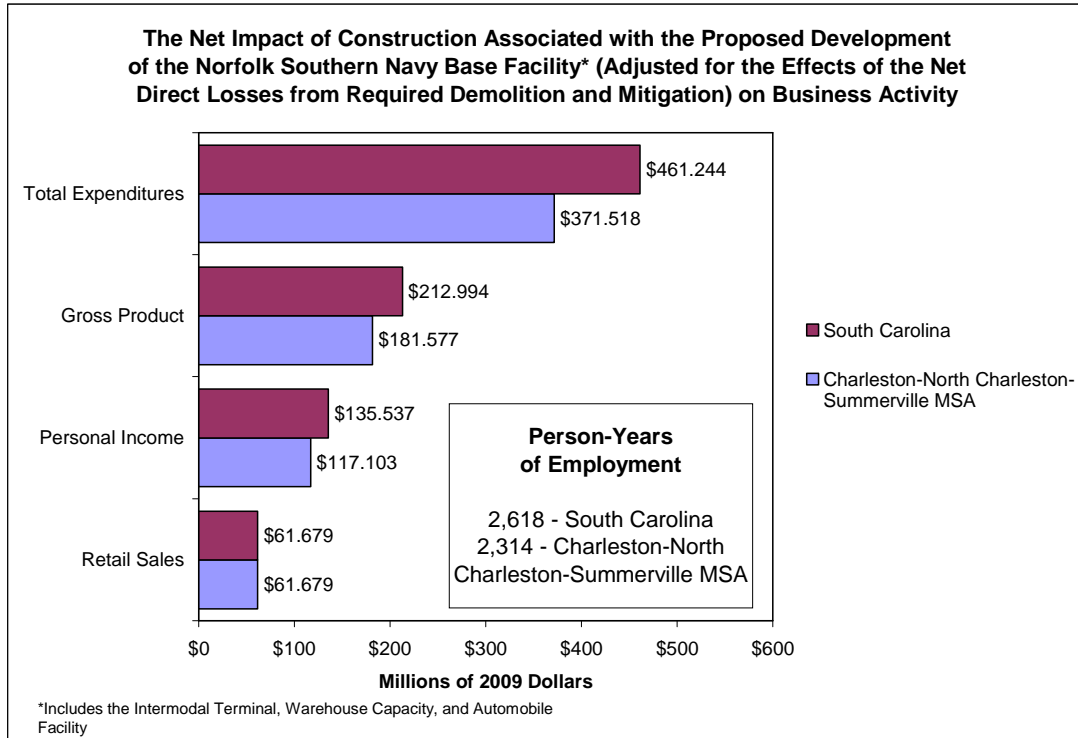


-
- Many of these factors serve to limit the economic development prospects of the area and make it unlikely that substantial growth in export intensity could be achieved.
 - Moreover, the northern access option does not facilitate the expanded cruise operations and commercial waterfront development that represent a notable stimulus to local business activity.
 - A planned mixed-use development at Noisette would also be foregone under the North Charleston/Noisette development plan.

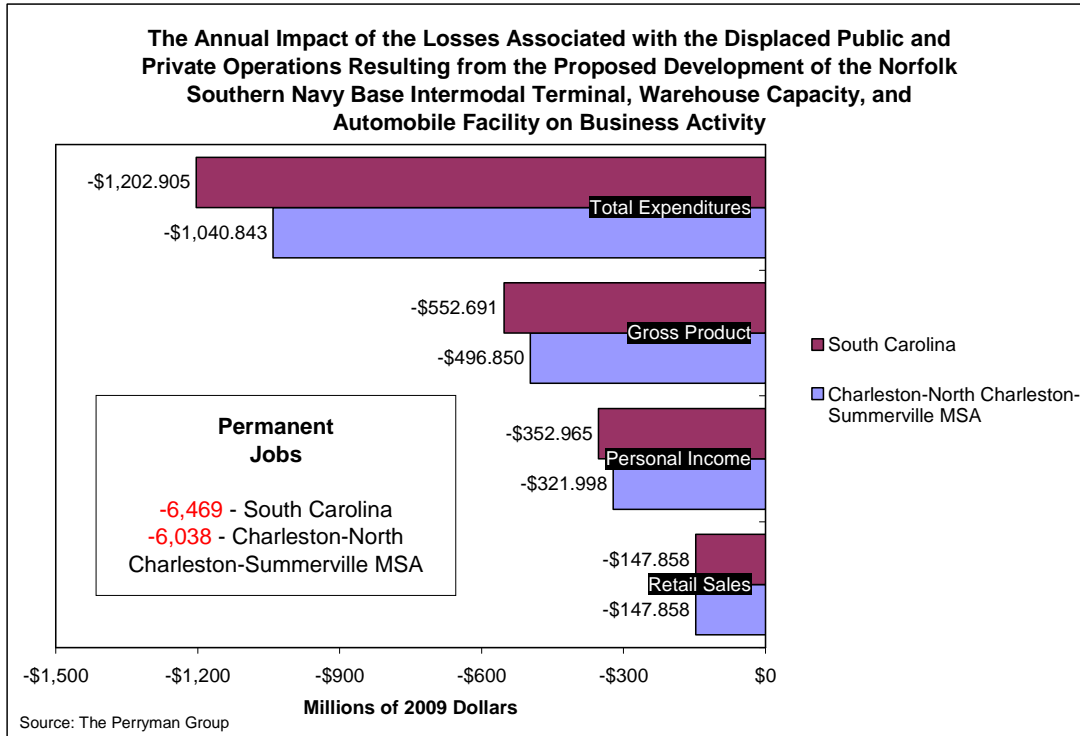
NET ECONOMIC IMPACT OF PROPOSED DEVELOPMENTS OVER THE ALTERNATIVE NORTH CHARLESTON/NOISETTE SITE

- The Perryman Group quantified the impact of the proposed developments compared to the North Charleston/Noisette option for rail access.
- During the construction phase, the gross benefits of the proposed development include \$661.2 million in total spending, \$307.1 million in output, and 3,795 person-years of employment in South Carolina.
- However, a significant component of this activity involves outlays with little lasting value to society: the substantial expenses associated with mitigation and demolition of currently productive buildings. When adjusted for the direct losses associated with mitigation and demolition, the net gains in business activity are reduced to \$461.2 million in total spending, \$213.0 million in output, and 2,618 person-years of employment in South Carolina.

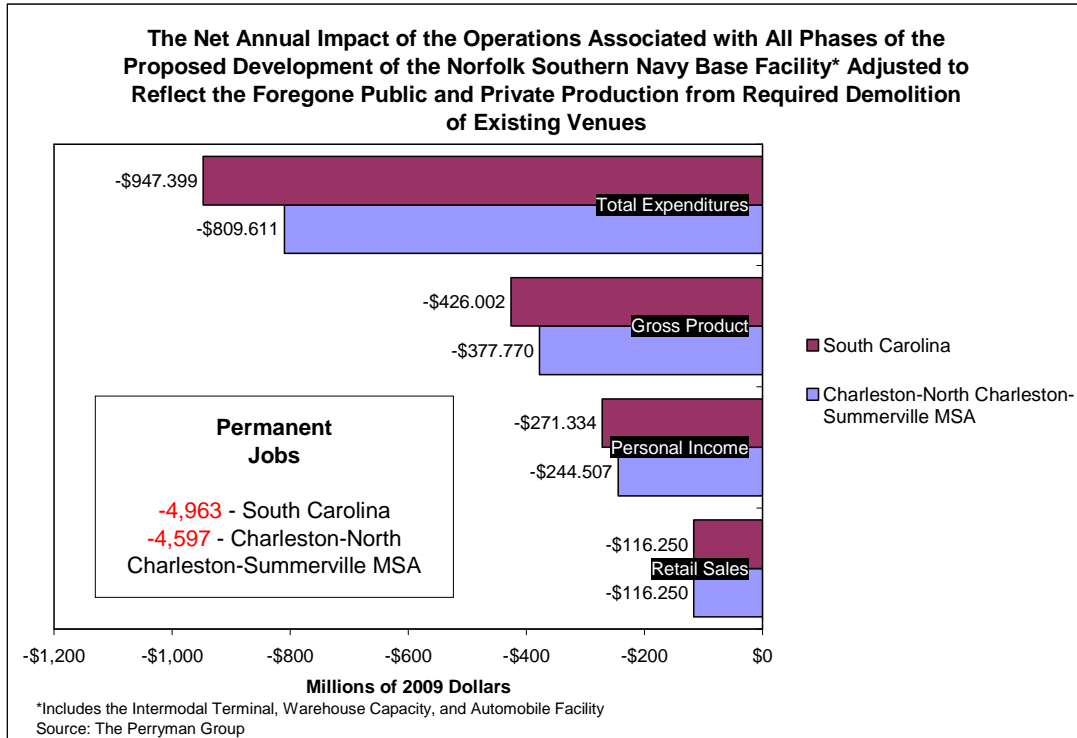




- Once operational, the benefits of the proposed developments over North Charleston/Noisette are estimated to include \$231.2 million in total annual spending, \$119.1 million in yearly output, and 1,440 permanent jobs.
- As noted, however, the development of this option involves the dislocation of thousands of workers. The foregone activity leads to a sizable loss in business activity including \$1.20 billion in lost annual total spending, a \$552.69 million reduction in output, and the loss of 6,469 jobs.

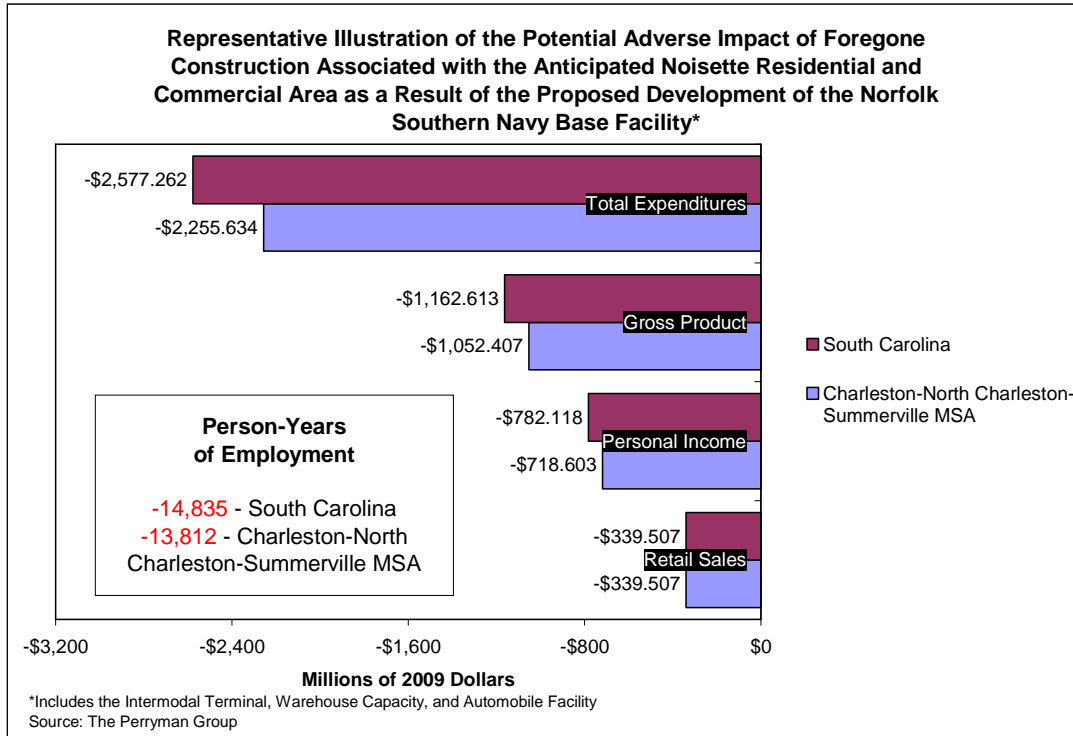


- The Perryman Group also quantified a net loss measure to reflect the fact that adding the facilities creates some jobs (the benefits of the proposed development noted previously), but dislocates others (the annual losses stemming from displacement as outlined in the prior section).**
- The net impacts were found to include annual losses of \$947.4 million in total annual spending, \$426.0 million in yearly output, and 4,963 permanent jobs.**

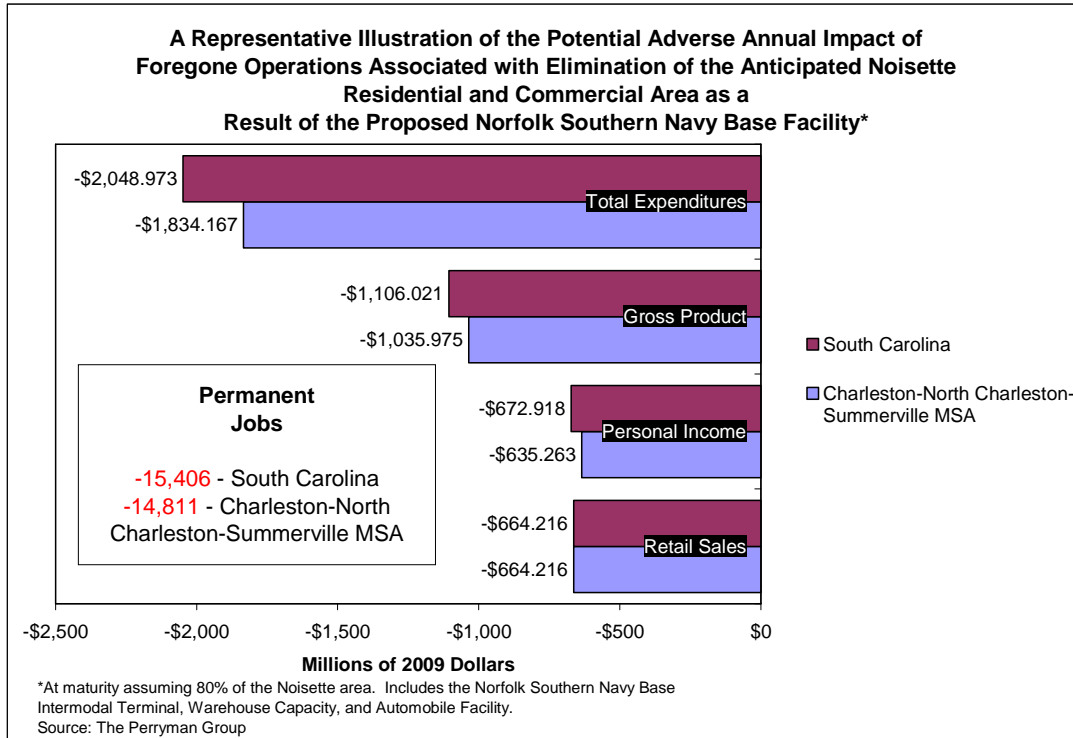


POTENTIAL ADVERSE IMPACT ASSOCIATED WITH ELIMINATION OF THE ANTICIPATED NOISETTE RESIDENTIAL AND COMMERCIAL DEVELOPMENT

- Beyond these impacts is the foregone activity at the planned mixed-use development at Noisette which would be impossible under the North Charleston/Noisette access option. This limitation represents another potential disadvantage of the North Charleston (Navy Yard) plan. As noted above, the analysis assumes a 50% reduction in net development relative to current plans.
- Foregone business activity during the construction phase was estimated to total \$2.3 billion in total spending, \$1.2 billion in output, and 14,835 person-years of employment.



- The planned development at Noisette would have contributed to business activity once operational. However, if the land is used for port-related purposes as outlined in the proposed Norfolk Southern Navy Base Facility, this potential development cannot take place. Not pursuing this mixed-use development planned for the area (housing, retail, office, and other space) leads to a foregone ongoing stimulus (at maturity assuming 80% occupancy and 50% net loss in development) of \$2.0 billion in total spending, \$1.1 billion in output, and 15,406 permanent jobs.



COMPARISON OF THE SHIPYARD CREEK ASSOCIATES' PROPOSAL TO THE ALTERNATIVE NORTH CHARLESTON/NOISETTE OPTION

- **The combination of limiting prospects in North Charleston, foregoing major development, incurring additional expenses that do not contribute to productivity, and providing inefficient and uncompetitive service clearly suggests that this alternative approach is not in the best economic interest of South Carolina or the greater Charleston area.**
 - This project, in the Navy Yard area, requires substantial elimination of existing activity and serves as an impediment to other planned investments and community development.
 - In fact, some 2,000 workers in 80 buildings (many of them historic) would have to be displaced, resulting in a reduction in public and private sector jobs and production.

- The Perryman Group quantified the net impact of the proposed Shipyard Creek Associates Macalloy development compared to the North Charleston/Noisette option for rail access which has been suggested and found substantial differences in ongoing impacts. Key aspects of this comparison are presented in the following table.

Comparison of Shipyard Creek Associates Proposal to Alternative North Charleston/Noisette Option	
<i>Shipyard Creek Associates Proposal</i>	<i>North Charleston/Noisette Option</i>
<ul style="list-style-type: none"> ✓ Substantial ongoing annual operations stimulus in the Charleston area: <ul style="list-style-type: none"> ○ \$69.0 million in additional output; ○ 833 permanent jobs. 	<ul style="list-style-type: none"> ✓ Job gains are smaller and are more than offset by losses from businesses forced to relocate. Net impacts from ongoing operations are actually negative for Charleston and include <ul style="list-style-type: none"> ○ \$377.8 million in reduced output; ○ 4,597 lost permanent jobs.
<ul style="list-style-type: none"> ✓ Substantial ongoing annual operations stimulus in South Carolina: <ul style="list-style-type: none"> ○ \$73.4 million in additional output; ○ 869 permanent jobs. 	<ul style="list-style-type: none"> ✓ Net impacts for South Carolina generated through ongoing operations are also negative: <ul style="list-style-type: none"> ○ \$426.0 million in reduced output; ○ 4,963 lost permanent jobs.
<ul style="list-style-type: none"> ✓ Makes use of land currently vacant or underused. Minimizes disruptions and facilitates additional development and economic activity. 	<ul style="list-style-type: none"> ✓ Involves demolition of up to 80 buildings currently in use. About half are historic sites, and several involve long-term leases. The necessary displacement of 2,000 workers will lead to declines in public and private employment and output.
<ul style="list-style-type: none"> ✓ Comparable container cargo capacity, notable collateral development, and improved RO-RO capabilities and vehicle processing. 	<ul style="list-style-type: none"> ✓ Comparable cargo capacity, no improvement to cruise terminals, and limited gains in RO-RO capabilities.
<ul style="list-style-type: none"> ✓ Provides efficient intermodal linkages and cost savings, thus enhancing competitiveness. 	<ul style="list-style-type: none"> ✓ Requires cartage by truck to warehouse facilities, creates barriers to the river, and limits rail operations to a single track.
<ul style="list-style-type: none"> ✓ Optimizes economic development potential of the Port, related operations, and adjacent parcels; brings greater competitiveness for manufacturing locations. 	<ul style="list-style-type: none"> ✓ Causes loss of current activity, yields less potential associated development, and impedes major current community initiatives.

Conclusion



Conclusion

- As worldwide volumes of trade rise, the need for port facilities will grow. The widening of the Panama Canal will contribute to the trend toward larger vessels and diversion of some Asian cargo from West Coast ports to the Atlantic.
- The Port of Charleston has recently lost ground to other ports; deficiencies in the intermodal options in Charleston are a key reason for this relative decline.
- Currently, Shipyard Creek Associates is planning a significant enhancement of Port facilities. The potential projects include important additions to the intermodal capabilities of the Port and other improvements.
- Construction and development outlays would inject over \$100 million into the local, regional, and state economy. Once operational, the new facilities will lead to the creation of thousands of jobs, millions of dollars in personal income, and millions of dollars in tax receipts to state and local governments.
- The potential enhancements will better position the Port of Charleston to capture a larger share of future trade volume, thus encouraging the development of export-related industries.
- This initiative has substantial advantages over the suggested alternative in the North Charleston area and is worthy of widespread support.



APPENDICES



APPENDIX A: US Multi-Regional Impact Assessment System Methodology



US Multi-Regional Impact Assessment System

- The basic modeling technique employed in this study is known as dynamic input-output analysis. This methodology essentially uses extensive survey data, industry information, and a variety of corroborative source materials to create a matrix describing the various goods and services (known as resources or inputs) required to produce one unit (a dollar's worth) of output for a given sector. Once the base information is compiled, it can be mathematically simulated to generate evaluations of the magnitude of successive rounds of activity involved in the overall production process.
- There are two essential steps in conducting an input-output analysis once the system is operational. The first major endeavor is to accurately define the levels of direct activity to be evaluated. This process was described within the report. The second step is the simulation of the input-output system to measure overall economic effects.
- Once the direct input values were determined (as described within the report), the present study was conducted within the context of the US Multi-Regional Impact Assessment System (USMRIAS) which was developed and is maintained by The Perryman Group. This model has been used in hundreds of diverse applications across the country and has an excellent reputation for accuracy and credibility. In addition, the model has been in operation and continually updated for over two decades. The systems used in the current simulations reflect the unique industrial structures and characteristics of the economies of the state of South Carolina and the Charleston-North Charleston-Summerville Metropolitan Statistical Area.
- The USMRIAS is somewhat similar in format to the Input-Output Model of the United States and the Regional Input-Output Modeling System, both of which are maintained by the US Department of Commerce. The model developed by TPG, however, incorporates several important enhancements and refinements. Specifically, the expanded system includes (1) comprehensive 500-sector coverage for any county, multi-county, or urban region; (2) calculation of both total expenditures and value-added by industry and region; (3) direct estimation of expenditures for multiple basic input choices (expenditures, output, income, or employment); (4) extensive parameter localization; (5) price adjustments for real and nominal assessments by sectors and areas; (6) measurement of the induced impacts associated with payrolls and consumer spending; (7) embedded modules to estimate multi-sectoral direct spending effects; (8) estimation of retail spending activity by consumers; and (9) comprehensive linkage and integration capabilities with a wide variety of econometric, real estate, occupational, and fiscal impact models. The models used for the present investigation have been thoroughly tested for reasonableness and historical reliability.
- As noted earlier, the impact assessment (input-output) process essentially estimates the amounts of all types of goods and services required to produce one unit (a dollar's worth) of a specific type of output. For purposes of illustrating the nature of the system, it is useful to think of inputs and outputs in dollar (rather than physical) terms. As an example, the construction of a new building will require



specific dollar amounts of lumber, glass, concrete, hand tools, architectural services, interior design services, paint, plumbing, and numerous other elements. Each of these suppliers must, in turn, purchase additional dollar amounts of inputs. This process continues through multiple rounds of production, thus generating subsequent increments to business activity. The initial process of building the facility is known as the *direct effect*. The ensuing transactions in the output chain constitute the *indirect effect*.

- Another pattern that arises in response to any direct economic activity comes from the payroll dollars received by employees at each stage of the production cycle. As workers are compensated, they use some of their income for taxes, savings, and purchases from external markets. A substantial portion, however, is spent locally on food, clothing, healthcare services, utilities, housing, recreation, and other items. Typical purchasing patterns in the relevant areas are obtained from the *ACCRA Cost of Living Index*, a privately compiled inter-regional measure which has been widely used for several decades, and the *Consumer Expenditure Survey* of the US Department of Labor. These initial outlays by area residents generate further secondary activity as local providers acquire inputs to meet this consumer demand. These consumer spending impacts are known as the *induced effect*. The USMRIAS is designed to provide realistic, yet conservative, estimates of these phenomena.
- Sources for information used in this process include the Bureau of the Census, the Bureau of Labor Statistics, the Regional Economic Information System of the US Department of Commerce, and other public and private sources. The pricing data are compiled from the US Department of Labor and the US Department of Commerce. The verification and testing procedures make use of extensive public and private sources. Note that all monetary values, unless otherwise noted, are given in constant (2009) dollars to eliminate the effects of inflation.
- The USMRIAS generates estimates of the effect on several measures of business activity. The most comprehensive measure of economic activity used in this study is **Total Expenditures**. This measure incorporates every dollar that changes hands in any transaction. For example, suppose a farmer sells wheat to a miller for \$0.50; the miller then sells flour to a baker for \$0.75; the baker, in turn, sells bread to a customer for \$1.25. The Total Expenditures recorded in this instance would be \$2.50, that is, $\$0.50 + \$0.75 + \$1.25$. This measure is quite broad, but is useful in that (1) it reflects the overall interplay of all industries in the economy, and (2) some key fiscal variables such as sales taxes are linked to aggregate spending.
- A second measure of business activity frequently employed in this analysis is that of **Gross Product**. This indicator represents the regional equivalent of Gross Domestic Product, the most commonly reported statistic regarding national economic performance. In other words, the Gross Product of any geographic area is the amount of US output that is produced in that area. It is defined as the value of all final goods produced in a given region for a specific period of time. Stated differently, it captures the amount of value-added (gross area product) over intermediate goods and services at each stage of the production process, that is, it eliminates the double counting in the Total Expenditures concept. Using the



example above, the Gross Product is \$1.25 (the value of the bread) rather than \$2.50. Alternatively, it may be viewed as the sum of the value-added by the farmer, \$0.50; the miller, \$0.25 (\$0.75 - \$0.50); and the baker, \$0.50 (\$1.25 - \$0.75). The total value-added is, therefore, \$1.25, which is equivalent to the final value of the bread. In many industries, the primary component of value-added is the wage and salary payments to employees.

- The third gauge of economic activity used in this evaluation is **Personal Income**. As the name implies, Personal Income is simply the income received by individuals, whether in the form of wages, salaries, interest, dividends, proprietors' profits, or other sources. It may thus be viewed as the segment of overall impacts which flows directly to the citizenry.
- The fourth measure, **Retail Sales**, represents the component of Total Expenditures which occurs in retail outlets (general merchandise stores, automobile dealers and service stations, building materials stores, food stores, drugstores, restaurants, and so forth). Retail Sales is a commonly used measure of consumer activity. In this case, measured Retail Sales are found to occur primarily in the Charleston area because, as a major commercial center, it has the capacity to support all of the incremental sales occurring as a result of the proposed initiatives.
- The final aggregates used are **Permanent Jobs** and **Person-Years of Employment**. The Person-Years of Employment measure reveals the full-time equivalent jobs generated by an activity. A person-year is simply the equivalent of a person working for a year. As an example, it could be a carpenter employed for five months, a mason for three months, and a painter for four months. In the case of a construction project, these are typically spread over the course of the construction and development phase. It should be noted that, unlike the dollar values described above, Permanent Jobs is a "stock" rather than a "flow." In other words, if an area produces \$1 million in output in 2007 and \$1 million in 2008, it is appropriate to say that \$2 million was achieved in the 2007-2008 period. If the same area has 100 people working in 2007 and 100 in 2008, it only has 100 Permanent Jobs. When a flow of jobs is measured, such as in a construction project or a cumulative assessment over multiple years, it is appropriate to measure employment in Person-Years (a person working for a year). This concept is distinct from Permanent Jobs, which anticipates that the relevant positions will be maintained on a continuing basis.



APPENDIX B: Detailed Sectoral Results



Shipyards Creek Associates' Proposed Macalloy Intermodal Terminal



The Total Impact of Construction Associated with the Proposed Development of the Macalloy Intermodal Terminal and Logistics Park (Phases I and II) on Business Activity in South Carolina—Detailed Industrial Category

Category	Total Expenditures (2009 Dollars)	Gross Product (2009 Dollars)	Personal Income (2009 Dollars)	Employment (Person-Years)
Agricultural Products & Services	\$3,569,591	\$1,039,181	\$707,738	12
Forestry & Fishery Products	\$66,881	\$55,865	\$20,719	0
Coal Mining	\$32,259	\$9,382	\$9,886	0
Crude Petroleum & Natural Gas	\$32,177	\$7,050	\$3,251	0
Miscellaneous Mining	\$910,751	\$449,884	\$264,462	3
New Construction	\$62,046,913	\$27,728,726	\$22,850,197	347
Maintenance & Repair Construction	\$4,037,112	\$2,141,136	\$1,764,425	27
Food Products & Tobacco	\$5,158,367	\$1,335,975	\$682,480	12
Textile Mill Products	\$170,723	\$39,377	\$33,314	1
Apparel	\$2,491,136	\$1,381,224	\$699,891	20
Paper & Allied Products	\$1,436,230	\$634,533	\$286,871	4
Printing & Publishing	\$1,273,336	\$629,805	\$411,088	7
Chemicals & Petroleum Refining	\$18,272,300	\$2,866,519	\$1,345,996	11
Rubber & Leather Products	\$1,216,730	\$529,038	\$309,275	7
Lumber Products & Furniture	\$1,713,624	\$486,842	\$347,089	7
Stone, Clay, & Glass Products	\$5,653,621	\$2,675,591	\$1,399,343	24
Primary Metal	\$2,397,883	\$706,464	\$525,857	8
Fabricated Metal Products	\$7,278,646	\$2,801,764	\$1,808,824	33
Machinery, Except Electrical	\$1,237,741	\$501,259	\$358,107	4
Electric & Electronic Equipment	\$1,304,263	\$743,898	\$444,725	4
Motor Vehicles & Equipment	\$981,068	\$208,413	\$135,398	2
Transp. Equip., Exc. Motor Vehicles	\$179,349	\$77,015	\$50,326	0
Instruments & Related Products	\$100,260	\$42,779	\$32,514	0
Miscellaneous Manufacturing	\$704,845	\$295,336	\$203,697	3
Transportation	\$8,898,101	\$5,888,244	\$3,894,274	58
Communication	\$2,726,771	\$1,682,908	\$718,486	7
Electric, Gas, Water, Sanitary Services	\$8,168,603	\$1,841,804	\$803,715	3
Wholesale Trade	\$7,741,125	\$5,238,737	\$3,020,701	36
Retail Trade	\$21,802,785	\$18,064,666	\$10,802,090	305
Finance	\$1,498,455	\$808,796	\$470,964	4
Insurance	\$2,978,642	\$1,781,783	\$1,065,219	14
Real Estate	\$21,243,574	\$3,025,739	\$487,513	4
Hotels, Lodging Places, Amusements	\$1,857,513	\$970,373	\$636,598	17
Personal Services	\$4,308,433	\$2,652,629	\$2,063,784	38
Business Services	\$15,802,349	\$10,175,081	\$8,300,258	109
Eating & Drinking Places	\$9,107,519	\$5,334,025	\$2,837,986	138
Health Services	\$6,234,108	\$4,363,015	\$3,688,969	66
Miscellaneous Services	\$5,885,324	\$2,417,239	\$2,095,546	54
Households	\$271,028	\$271,028	\$265,295	20
Total	\$240,790,135	\$111,903,121	\$75,846,871	1,410

SOURCE: US Multi-Regional Impact Assessment System, The Perryman Group

**The Total Impact of Construction Associated with the Proposed Development
of the Macalloy Intermodal Terminal and Logistics Park (Phases I and II)
on Business Activity in the Charleston-North Charleston-Summerville
Metropolitan Statistical Area—Detailed Industrial Category**

Category	Total Expenditures (2009 Dollars)	Gross Product (2009 Dollars)	Personal Income (2009 Dollars)	Employment (Person- Years)
Agricultural Products & Services	\$2,701,186	\$786,371	\$535,560	9
Forestry & Fishery Products	\$66,881	\$55,865	\$20,719	0
Coal Mining	\$0	\$0	\$0	0
Crude Petroleum & Natural Gas	\$32,177	\$7,050	\$3,251	0
Miscellaneous Mining	\$227,879	\$112,566	\$66,171	1
New Construction	\$62,046,913	\$27,728,726	\$22,850,197	347
Maintenance & Repair Construction	\$4,037,112	\$2,141,136	\$1,764,425	27
Food Products & Tobacco	\$1,548,306	\$400,999	\$204,849	4
Textile Mill Products	\$2,752	\$635	\$537	0
Apparel	\$309,092	\$171,378	\$86,840	3
Paper & Allied Products	\$1,436,230	\$634,533	\$286,871	4
Printing & Publishing	\$901,935	\$446,106	\$291,184	5
Chemicals & Petroleum Refining	\$13,547,482	\$2,125,300	\$997,951	8
Rubber & Leather Products	\$295,362	\$128,424	\$75,077	2
Lumber Products & Furniture	\$1,420,834	\$403,660	\$287,786	6
Stone, Clay, & Glass Products	\$5,653,621	\$2,675,591	\$1,399,343	24
Primary Metal	\$2,397,883	\$706,464	\$525,857	8
Fabricated Metal Products	\$1,299,676	\$500,283	\$322,984	6
Machinery, Except Electrical	\$368,088	\$149,068	\$106,496	1
Electric & Electronic Equipment	\$465,825	\$265,687	\$158,836	1
Motor Vehicles & Equipment	\$981,068	\$208,413	\$135,398	2
Transp. Equip., Exc. Motor Vehicles	\$179,349	\$77,015	\$50,326	0
Instruments & Related Products	\$47,741	\$20,370	\$15,482	0
Miscellaneous Manufacturing	\$437,506	\$183,319	\$126,437	2
Transportation	\$8,898,101	\$5,888,244	\$3,894,274	58
Communication	\$2,362,751	\$1,458,242	\$622,569	6
Electric, Gas, Water, Sanitary Services	\$2,849,825	\$642,560	\$280,397	1
Wholesale Trade	\$7,130,513	\$4,825,511	\$2,782,431	33
Retail Trade	\$21,802,785	\$18,064,666	\$10,802,090	305
Finance	\$1,498,455	\$808,796	\$470,964	4
Insurance	\$2,051,429	\$1,227,137	\$733,630	9
Real Estate	\$21,243,574	\$3,025,739	\$487,513	4
Hotels, Lodging Places, Amusements	\$1,857,513	\$970,373	\$636,598	17
Personal Services	\$4,308,433	\$2,652,629	\$2,063,784	38
Business Services	\$15,802,349	\$10,175,081	\$8,300,258	109
Eating & Drinking Places	\$9,107,519	\$5,334,025	\$2,837,986	138
Health Services	\$6,234,108	\$4,363,015	\$3,688,969	66
Miscellaneous Services	\$5,885,324	\$2,417,239	\$2,095,546	54
Households	\$271,028	\$271,028	\$265,295	20
Total	\$211,708,604	\$102,053,241	\$70,274,881	1,322

SOURCE: US Multi-Regional Impact Assessment System, The Perryman Group

**The Impact of Construction Associated with the Proposed Development of
Phase I of the Macalloy Intermodal Terminal and Logistics Park on
Business Activity in South Carolina—Detailed Industrial Category**

Category	Total Expenditures (2009 Dollars)	Gross Product (2009 Dollars)	Personal Income (2009 Dollars)	Employment (Person- Years)
Agricultural Products & Services	\$2,390,761	\$692,942	\$471,932	8
Forestry & Fishery Products	\$44,568	\$37,451	\$13,891	0
Coal Mining	\$21,479	\$6,248	\$6,584	0
Crude Petroleum & Natural Gas	\$21,332	\$4,675	\$2,156	0
Miscellaneous Mining	\$583,622	\$287,974	\$169,283	2
New Construction	\$41,544,217	\$18,652,229	\$15,370,598	233
Maintenance & Repair Construction	\$2,704,508	\$1,433,982	\$1,181,688	18
Food Products & Tobacco	\$3,462,762	\$897,012	\$458,236	8
Textile Mill Products	\$114,597	\$26,386	\$22,326	0
Apparel	\$1,671,789	\$926,945	\$469,700	14
Paper & Allied Products	\$964,351	\$426,414	\$192,780	3
Printing & Publishing	\$854,661	\$422,844	\$276,000	5
Chemicals & Petroleum Refining	\$12,056,160	\$1,889,854	\$887,392	7
Rubber & Leather Products	\$822,361	\$356,978	\$208,689	4
Lumber Products & Furniture	\$1,113,607	\$319,103	\$227,502	5
Stone, Clay, & Glass Products	\$3,740,370	\$1,770,567	\$926,013	16
Primary Metal	\$1,596,016	\$468,700	\$348,877	6
Fabricated Metal Products	\$5,052,700	\$1,948,706	\$1,258,088	23
Machinery, Except Electrical	\$874,674	\$352,405	\$251,762	3
Electric & Electronic Equipment	\$867,653	\$489,454	\$292,611	2
Motor Vehicles & Equipment	\$658,936	\$140,406	\$91,220	1
Transp. Equip., Exc. Motor Vehicles	\$120,470	\$51,704	\$33,787	0
Instruments & Related Products	\$68,826	\$29,591	\$22,491	0
Miscellaneous Manufacturing	\$464,747	\$194,213	\$133,951	2
Transportation	\$5,870,688	\$3,884,849	\$2,569,300	38
Communication	\$1,828,555	\$1,128,778	\$481,910	5
Electric, Gas, Water, Sanitary Services	\$5,477,618	\$1,235,310	\$539,057	2
Wholesale Trade	\$5,208,393	\$3,524,459	\$2,032,233	24
Retail Trade	\$14,665,804	\$12,151,401	\$7,266,148	205
Finance	\$1,004,012	\$541,810	\$315,497	3
Insurance	\$1,995,650	\$1,193,731	\$713,659	9
Real Estate	\$14,258,263	\$2,030,711	\$327,193	3
Hotels, Lodging Places, Amusements	\$1,246,938	\$651,309	\$427,282	11
Personal Services	\$2,891,348	\$1,780,148	\$1,384,981	25
Business Services	\$10,608,111	\$6,835,370	\$5,575,912	73
Eating & Drinking Places	\$6,113,898	\$3,580,729	\$1,905,138	93
Health Services	\$4,184,765	\$2,928,881	\$2,476,397	44
Miscellaneous Services	\$3,938,048	\$1,618,604	\$1,403,193	36
Households	\$181,866	\$181,866	\$178,018	13
Total	\$161,289,123	\$75,094,738	\$50,913,475	947

SOURCE: US Multi-Regional Impact Assessment System, The Perryman Group

**The Impact of Construction Associated with the Proposed Development of
Phase I of the Macalloy Intermodal Terminal and Logistics Park on
Business Activity in the Charleston-North Charleston-Summerville
Metropolitan Statistical Area—Detailed Industrial Category**

Category	Total Expenditures (2009 Dollars)	Gross Product (2009 Dollars)	Personal Income (2009 Dollars)	Employment (Person- Years)
Agricultural Products & Services	\$1,809,140	\$524,364	\$357,121	6
Forestry & Fishery Products	\$44,568	\$37,451	\$13,891	0
Coal Mining	\$0	\$0	\$0	0
Crude Petroleum & Natural Gas	\$21,332	\$4,675	\$2,156	0
Miscellaneous Mining	\$146,028	\$72,054	\$42,356	0
New Construction	\$41,544,217	\$18,652,229	\$15,370,598	233
Maintenance & Repair Construction	\$2,704,508	\$1,433,982	\$1,181,688	18
Food Products & Tobacco	\$1,039,362	\$269,242	\$137,541	2
Textile Mill Products	\$1,847	\$425	\$360	0
Apparel	\$207,430	\$115,012	\$58,279	2
Paper & Allied Products	\$964,351	\$426,414	\$192,780	3
Printing & Publishing	\$605,378	\$299,511	\$195,498	4
Chemicals & Petroleum Refining	\$8,938,700	\$1,401,179	\$657,932	5
Rubber & Leather Products	\$199,629	\$86,657	\$50,659	1
Lumber Products & Furniture	\$923,336	\$264,581	\$188,631	4
Stone, Clay, & Glass Products	\$3,740,370	\$1,770,567	\$926,013	16
Primary Metal	\$1,596,016	\$468,700	\$348,877	6
Fabricated Metal Products	\$902,211	\$347,961	\$224,644	4
Machinery, Except Electrical	\$260,117	\$104,801	\$74,871	1
Electric & Electronic Equipment	\$309,888	\$174,811	\$104,508	1
Motor Vehicles & Equipment	\$658,936	\$140,406	\$91,220	1
Transp. Equip., Exc. Motor Vehicles	\$120,470	\$51,704	\$33,787	0
Instruments & Related Products	\$32,773	\$14,090	\$10,710	0
Miscellaneous Manufacturing	\$288,474	\$120,550	\$83,145	1
Transportation	\$5,870,688	\$3,884,849	\$2,569,300	38
Communication	\$1,584,445	\$978,088	\$417,576	4
Electric, Gas, Water, Sanitary Services	\$1,911,006	\$430,969	\$188,064	1
Wholesale Trade	\$4,797,560	\$3,246,453	\$1,871,933	22
Retail Trade	\$14,665,804	\$12,151,401	\$7,266,148	205
Finance	\$1,004,012	\$541,810	\$315,497	3
Insurance	\$1,374,429	\$822,138	\$491,506	6
Real Estate	\$14,258,263	\$2,030,711	\$327,193	3
Hotels, Lodging Places, Amusements	\$1,246,938	\$651,309	\$427,282	11
Personal Services	\$2,891,348	\$1,780,148	\$1,384,981	25
Business Services	\$10,608,111	\$6,835,370	\$5,575,912	73
Eating & Drinking Places	\$6,113,898	\$3,580,729	\$1,905,138	93
Health Services	\$4,184,765	\$2,928,881	\$2,476,397	44
Miscellaneous Services	\$3,938,048	\$1,618,604	\$1,403,193	36
Households	\$181,866	\$181,866	\$178,018	13
Total	\$141,690,263	\$68,444,693	\$47,145,402	888

SOURCE: US Multi-Regional Impact Assessment System, The Perryman Group

**The Impact of Construction Associated with the Proposed Development of
Phase II of the Macalloy Intermodal Terminal and Logistics Park on
Business Activity in South Carolina—Detailed Industrial Category**

Category	Total Expenditures (2009 Dollars)	Gross Product (2009 Dollars)	Personal Income (2009 Dollars)	Employment (Person- Years)
Agricultural Products & Services	\$1,178,830	\$346,239	\$235,805	4
Forestry & Fishery Products	\$22,313	\$18,414	\$6,828	0
Coal Mining	\$10,779	\$3,134	\$3,302	0
Crude Petroleum & Natural Gas	\$10,845	\$2,375	\$1,095	0
Miscellaneous Mining	\$327,129	\$161,911	\$95,179	1
New Construction	\$20,502,695	\$9,076,497	\$7,479,599	114
Maintenance & Repair Construction	\$1,332,605	\$707,154	\$582,737	9
Food Products & Tobacco	\$1,695,606	\$438,964	\$224,244	4
Textile Mill Products	\$56,126	\$12,991	\$10,988	0
Apparel	\$819,347	\$454,279	\$230,191	7
Paper & Allied Products	\$471,879	\$208,118	\$94,091	2
Printing & Publishing	\$418,674	\$206,961	\$135,088	2
Chemicals & Petroleum Refining	\$6,216,140	\$976,665	\$458,604	4
Rubber & Leather Products	\$394,369	\$172,060	\$100,587	2
Lumber Products & Furniture	\$600,017	\$167,739	\$119,587	2
Stone, Clay, & Glass Products	\$1,913,251	\$905,024	\$473,330	8
Primary Metal	\$801,867	\$237,764	\$176,980	3
Fabricated Metal Products	\$2,225,946	\$853,058	\$550,735	10
Machinery, Except Electrical	\$363,067	\$148,855	\$106,345	1
Electric & Electronic Equipment	\$436,610	\$254,444	\$152,114	1
Motor Vehicles & Equipment	\$322,133	\$68,007	\$44,179	0
Transp. Equip., Exc. Motor Vehicles	\$58,879	\$25,311	\$16,539	0
Instruments & Related Products	\$31,434	\$13,188	\$10,023	0
Miscellaneous Manufacturing	\$240,098	\$101,123	\$69,746	1
Transportation	\$3,027,413	\$2,003,395	\$1,324,973	20
Communication	\$898,216	\$554,130	\$236,576	2
Electric, Gas, Water, Sanitary Services	\$2,690,985	\$606,494	\$264,658	1
Wholesale Trade	\$2,532,732	\$1,714,278	\$988,468	12
Retail Trade	\$7,136,981	\$5,913,265	\$3,535,942	100
Finance	\$494,443	\$266,987	\$155,467	1
Insurance	\$982,993	\$588,052	\$351,560	5
Real Estate	\$6,985,311	\$995,028	\$160,320	1
Hotels, Lodging Places, Amusements	\$610,575	\$319,063	\$209,316	5
Personal Services	\$1,417,085	\$872,480	\$678,802	13
Business Services	\$5,194,238	\$3,339,711	\$2,724,346	36
Eating & Drinking Places	\$2,993,621	\$1,753,296	\$932,847	45
Health Services	\$2,049,343	\$1,434,134	\$1,212,572	22
Miscellaneous Services	\$1,947,276	\$798,636	\$692,353	18
Households	\$89,162	\$89,162	\$87,277	7
Total	\$79,501,012	\$36,808,382	\$24,933,397	462

SOURCE: US Multi-Regional Impact Assessment System, The Perryman Group



**The Impact of Construction Associated with the Proposed Development of
Phase II of the Macalloy Intermodal Terminal and Logistics Park on
Business Activity in the Charleston-North Charleston-Summerville
Metropolitan Statistical Area—Detailed Industrial Category**

Category	Total Expenditures (2009 Dollars)	Gross Product (2009 Dollars)	Personal Income (2009 Dollars)	Employment (Person- Years)
Agricultural Products & Services	\$892,046	\$262,006	\$178,439	3
Forestry & Fishery Products	\$22,313	\$18,414	\$6,828	0
Coal Mining	\$0	\$0	\$0	0
Crude Petroleum & Natural Gas	\$10,845	\$2,375	\$1,095	0
Miscellaneous Mining	\$81,851	\$40,512	\$23,815	0
New Construction	\$20,502,695	\$9,076,497	\$7,479,599	114
Maintenance & Repair Construction	\$1,332,605	\$707,154	\$582,737	9
Food Products & Tobacco	\$508,943	\$131,757	\$67,308	1
Textile Mill Products	\$905	\$209	\$177	0
Apparel	\$101,662	\$56,365	\$28,561	1
Paper & Allied Products	\$471,879	\$208,118	\$94,091	2
Printing & Publishing	\$296,557	\$146,595	\$95,686	2
Chemicals & Petroleum Refining	\$4,608,782	\$724,121	\$340,019	3
Rubber & Leather Products	\$95,733	\$41,768	\$24,417	1
Lumber Products & Furniture	\$497,498	\$139,079	\$99,154	2
Stone, Clay, & Glass Products	\$1,913,251	\$905,024	\$473,330	8
Primary Metal	\$801,867	\$237,764	\$176,980	3
Fabricated Metal Products	\$397,465	\$152,322	\$98,339	2
Machinery, Except Electrical	\$107,971	\$44,267	\$31,626	0
Electric & Electronic Equipment	\$155,938	\$90,876	\$54,329	0
Motor Vehicles & Equipment	\$322,133	\$68,007	\$44,179	0
Transp. Equip., Exc. Motor Vehicles	\$58,879	\$25,311	\$16,539	0
Instruments & Related Products	\$14,968	\$6,280	\$4,773	0
Miscellaneous Manufacturing	\$149,032	\$62,768	\$43,292	1
Transportation	\$3,027,413	\$2,003,395	\$1,324,973	20
Communication	\$778,306	\$480,154	\$204,993	2
Electric, Gas, Water, Sanitary Services	\$938,819	\$211,591	\$92,333	0
Wholesale Trade	\$2,332,952	\$1,579,058	\$910,498	11
Retail Trade	\$7,136,981	\$5,913,265	\$3,535,942	100
Finance	\$494,443	\$266,987	\$155,467	1
Insurance	\$677,000	\$404,999	\$242,124	3
Real Estate	\$6,985,311	\$995,028	\$160,320	1
Hotels, Lodging Places, Amusements	\$610,575	\$319,063	\$209,316	5
Personal Services	\$1,417,085	\$872,480	\$678,802	13
Business Services	\$5,194,238	\$3,339,711	\$2,724,346	36
Eating & Drinking Places	\$2,993,621	\$1,753,296	\$932,847	45
Health Services	\$2,049,343	\$1,434,134	\$1,212,572	22
Miscellaneous Services	\$1,947,276	\$798,636	\$692,353	18
Households	\$89,162	\$89,162	\$87,277	7
Total	\$70,018,342	\$33,608,548	\$23,129,479	435

SOURCE: US Multi-Regional Impact Assessment System, The Perryman Group

**The Total Annual Impact of Operations Associated with the Proposed
Development of the Macalloy Intermodal Terminal and Logistics Park (Phases
I and II at Maturity) on Business Activity in South Carolina
Detailed Industrial Category**

Category	Total Expenditures (2009 Dollars)	Gross Product (2009 Dollars)	Personal Income (2009 Dollars)	Employment (Permanent Jobs)
Agricultural Products & Services	\$2,061,455	\$549,891	\$374,506	6
Forestry & Fishery Products	\$38,256	\$31,799	\$11,795	0
Coal Mining	\$16,065	\$4,726	\$4,980	0
Crude Petroleum & Natural Gas	\$23,470	\$5,116	\$2,360	0
Miscellaneous Mining	\$79,428	\$37,900	\$22,283	0
New Construction	\$0	\$0	\$0	0
Maintenance & Repair Construction	\$7,135,080	\$4,478,551	\$3,690,605	56
Food Products & Tobacco	\$3,109,566	\$805,128	\$411,297	7
Textile Mill Products	\$114,634	\$27,140	\$22,968	0
Apparel	\$1,556,875	\$866,776	\$439,209	13
Paper & Allied Products	\$787,055	\$346,573	\$156,686	2
Printing & Publishing	\$776,842	\$381,174	\$248,801	4
Chemicals & Petroleum Refining	\$11,204,564	\$1,401,062	\$657,880	5
Rubber & Leather Products	\$686,013	\$297,450	\$173,888	4
Lumber Products & Furniture	\$504,518	\$163,319	\$116,439	2
Stone, Clay, & Glass Products	\$379,640	\$206,455	\$107,977	2
Primary Metal	\$838,556	\$280,347	\$208,678	3
Fabricated Metal Products	\$975,019	\$368,485	\$237,894	4
Machinery, Except Electrical	\$638,324	\$278,056	\$198,640	2
Electric & Electronic Equipment	\$444,025	\$240,700	\$143,901	1
Motor Vehicles & Equipment	\$584,255	\$125,407	\$81,474	1
Transp. Equip., Exc. Motor Vehicles	\$611,178	\$246,647	\$161,174	2
Instruments & Related Products	\$49,736	\$20,175	\$15,335	0
Miscellaneous Manufacturing	\$327,291	\$127,558	\$87,980	1
Transportation	\$54,361,478	\$31,493,955	\$20,828,977	310
Communication	\$1,601,228	\$988,980	\$422,227	4
Electric, Gas, Water, Sanitary Services	\$4,833,014	\$1,094,948	\$477,804	2
Wholesale Trade	\$3,860,224	\$2,611,331	\$1,505,716	18
Retail Trade	\$12,854,012	\$10,651,552	\$6,369,287	180
Finance	\$976,614	\$496,837	\$289,309	3
Insurance	\$1,906,773	\$1,139,249	\$681,090	9
Real Estate	\$12,750,568	\$1,806,838	\$291,121	3
Hotels, Lodging Places, Amusements	\$1,015,763	\$528,072	\$346,434	9
Personal Services	\$2,574,444	\$1,587,899	\$1,235,411	22
Business Services	\$3,763,683	\$2,254,586	\$1,839,167	24
Eating & Drinking Places	\$5,466,447	\$3,202,304	\$1,703,797	83
Health Services	\$3,754,678	\$2,627,425	\$2,221,512	40
Miscellaneous Services	\$3,551,554	\$1,464,623	\$1,269,706	33
Households	\$164,272	\$164,272	\$160,798	12
Total	\$146,376,596	\$73,403,308	\$47,219,105	869

SOURCE: US Multi-Regional Impact Assessment System, The Perryman Group

**The Total Annual Impact of Operations Associated with the Proposed
Development of the Macalloy Intermodal Terminal and Logistics Park (Phases
I and II at Maturity) on Business Activity in the Charleston-North
Charleston-Summerville Metropolitan Statistical Area
Detailed Industrial Category**

Category	Total Expenditures (2009 Dollars)	Gross Product (2009 Dollars)	Personal Income (2009 Dollars)	Employment (Permanent Jobs)
Agricultural Products & Services	\$1,559,947	\$416,115	\$283,397	5
Forestry & Fishery Products	\$38,256	\$31,799	\$11,795	0
Coal Mining	\$0	\$0	\$0	0
Crude Petroleum & Natural Gas	\$23,470	\$5,116	\$2,360	0
Miscellaneous Mining	\$19,874	\$9,483	\$5,576	0
New Construction	\$0	\$0	\$0	0
Maintenance & Repair Construction	\$7,135,080	\$4,478,551	\$3,690,605	56
Food Products & Tobacco	\$933,349	\$241,662	\$123,452	2
Textile Mill Products	\$1,848	\$438	\$370	0
Apparel	\$193,172	\$107,547	\$54,496	2
Paper & Allied Products	\$787,055	\$346,573	\$156,686	2
Printing & Publishing	\$550,256	\$269,995	\$176,232	3
Chemicals & Petroleum Refining	\$8,307,309	\$1,038,778	\$487,767	4
Rubber & Leather Products	\$166,530	\$72,206	\$42,212	1
Lumber Products & Furniture	\$418,316	\$135,415	\$96,544	2
Stone, Clay, & Glass Products	\$379,640	\$206,455	\$107,977	2
Primary Metal	\$838,556	\$280,347	\$208,678	3
Fabricated Metal Products	\$174,100	\$65,797	\$42,478	1
Machinery, Except Electrical	\$189,829	\$82,690	\$59,073	1
Electric & Electronic Equipment	\$158,586	\$85,968	\$51,395	0
Motor Vehicles & Equipment	\$584,255	\$125,407	\$81,474	1
Transp. Equip., Exc. Motor Vehicles	\$611,178	\$246,647	\$161,174	2
Instruments & Related Products	\$23,683	\$9,607	\$7,302	0
Miscellaneous Manufacturing	\$203,153	\$79,177	\$54,610	1
Transportation	\$54,361,478	\$31,493,955	\$20,828,977	310
Communication	\$1,387,466	\$856,952	\$365,861	3
Electric, Gas, Water, Sanitary Services	\$1,686,120	\$382,000	\$166,694	1
Wholesale Trade	\$3,555,734	\$2,405,352	\$1,386,946	17
Retail Trade	\$12,854,012	\$10,651,552	\$6,369,287	180
Finance	\$976,614	\$496,837	\$289,309	3
Insurance	\$1,313,219	\$784,615	\$469,075	6
Real Estate	\$12,750,568	\$1,806,838	\$291,121	3
Hotels, Lodging Places, Amusements	\$1,015,763	\$528,072	\$346,434	9
Personal Services	\$2,574,444	\$1,587,899	\$1,235,411	22
Business Services	\$3,763,683	\$2,254,586	\$1,839,167	24
Eating & Drinking Places	\$5,466,447	\$3,202,304	\$1,703,797	83
Health Services	\$3,754,678	\$2,627,425	\$2,221,512	40
Miscellaneous Services	\$3,551,554	\$1,464,623	\$1,269,706	33
Households	\$164,272	\$164,272	\$160,798	12
Total	\$132,473,492	\$69,043,056	\$44,849,747	833

SOURCE: US Multi-Regional Impact Assessment System, The Perryman Group

The Annual Impact of Operations (at Maturity) Associated with the Proposed Development of Phase I of the Macalloy Intermodal Terminal and Logistics Park on Business Activity in South Carolina—Detailed Industrial Category

Category	Total Expenditures (2009 Dollars)	Gross Product (2009 Dollars)	Personal Income (2009 Dollars)	Employment (Permanent Jobs)
Agricultural Products & Services	\$1,176,833	\$313,923	\$213,799	4
Forestry & Fishery Products	\$21,866	\$18,137	\$6,728	0
Coal Mining	\$9,179	\$2,702	\$2,847	0
Crude Petroleum & Natural Gas	\$13,419	\$2,925	\$1,349	0
Miscellaneous Mining	\$45,702	\$21,846	\$12,844	0
New Construction	\$0	\$0	\$0	0
Maintenance & Repair Construction	\$4,109,937	\$2,581,741	\$2,127,517	32
Food Products & Tobacco	\$1,775,078	\$459,592	\$234,782	4
Textile Mill Products	\$65,545	\$15,521	\$13,135	0
Apparel	\$888,944	\$494,947	\$250,797	7
Paper & Allied Products	\$449,278	\$197,839	\$89,444	1
Printing & Publishing	\$443,796	\$217,726	\$142,114	2
Chemicals & Petroleum Refining	\$6,406,087	\$800,820	\$376,031	3
Rubber & Leather Products	\$389,536	\$168,925	\$98,753	2
Lumber Products & Furniture	\$289,660	\$93,674	\$66,784	1
Stone, Clay, & Glass Products	\$217,324	\$118,123	\$61,780	1
Primary Metal	\$483,508	\$161,727	\$120,383	2
Fabricated Metal Products	\$559,299	\$211,473	\$136,528	3
Machinery, Except Electrical	\$366,040	\$159,535	\$113,972	1
Electric & Electronic Equipment	\$254,204	\$137,883	\$82,433	1
Motor Vehicles & Equipment	\$333,202	\$71,535	\$46,474	1
Transp. Equip., Exc. Motor Vehicles	\$353,063	\$142,466	\$93,095	1
Instruments & Related Products	\$28,450	\$11,533	\$8,767	0
Miscellaneous Manufacturing	\$187,095	\$72,920	\$50,294	1
Transportation	\$31,045,092	\$17,937,140	\$11,862,983	177
Communication	\$913,656	\$564,316	\$240,925	2
Electric, Gas, Water, Sanitary Services	\$2,760,273	\$625,397	\$272,905	1
Wholesale Trade	\$2,202,367	\$1,489,809	\$859,037	10
Retail Trade	\$7,334,286	\$6,077,593	\$3,634,206	103
Finance	\$558,502	\$283,921	\$165,328	2
Insurance	\$1,088,053	\$650,087	\$388,647	5
Real Estate	\$7,277,098	\$1,030,839	\$166,092	1
Hotels, Lodging Places, Amusements	\$579,889	\$301,471	\$197,775	5
Personal Services	\$1,469,541	\$906,412	\$705,203	13
Business Services	\$2,154,855	\$1,290,250	\$1,052,514	14
Eating & Drinking Places	\$3,120,447	\$1,827,972	\$972,578	47
Health Services	\$2,143,215	\$1,499,758	\$1,268,060	23
Miscellaneous Services	\$2,017,993	\$833,528	\$722,599	19
Households	\$93,775	\$93,775	\$91,791	7
Total	\$83,626,083	\$41,889,784	\$26,951,291	497

SOURCE: US Multi-Regional Impact Assessment System, The Perryman Group

The Annual Impact of Operations (at Maturity) Associated with the Proposed Development of Phase I of the Macalloy Intermodal Terminal and Logistics Park on Business Activity in the Charleston-North Charleston-Summerville Metropolitan Statistical Area—Detailed Industrial Category

Category	Total Expenditures (2009 Dollars)	Gross Product (2009 Dollars)	Personal Income (2009 Dollars)	Employment (Permanent Jobs)
Agricultural Products & Services	\$890,535	\$237,552	\$161,786	3
Forestry & Fishery Products	\$21,866	\$18,137	\$6,728	0
Coal Mining	\$0	\$0	\$0	0
Crude Petroleum & Natural Gas	\$13,419	\$2,925	\$1,349	0
Miscellaneous Mining	\$11,435	\$5,466	\$3,214	0
New Construction	\$0	\$0	\$0	0
Maintenance & Repair Construction	\$4,109,937	\$2,581,741	\$2,127,517	32
Food Products & Tobacco	\$532,797	\$137,949	\$70,471	1
Textile Mill Products	\$1,057	\$250	\$212	0
Apparel	\$110,297	\$61,411	\$31,118	1
Paper & Allied Products	\$449,278	\$197,839	\$89,444	1
Printing & Publishing	\$314,351	\$154,220	\$100,662	2
Chemicals & Petroleum Refining	\$4,749,613	\$593,746	\$278,798	2
Rubber & Leather Products	\$94,560	\$41,007	\$23,972	1
Lumber Products & Furniture	\$240,168	\$77,669	\$55,373	1
Stone, Clay, & Glass Products	\$217,324	\$118,123	\$61,780	1
Primary Metal	\$483,508	\$161,727	\$120,383	2
Fabricated Metal Products	\$99,868	\$37,761	\$24,378	0
Machinery, Except Electrical	\$108,856	\$47,444	\$33,894	0
Electric & Electronic Equipment	\$90,790	\$49,246	\$29,442	0
Motor Vehicles & Equipment	\$333,202	\$71,535	\$46,474	1
Transp. Equip., Exc. Motor Vehicles	\$353,063	\$142,466	\$93,095	1
Instruments & Related Products	\$13,547	\$5,491	\$4,174	0
Miscellaneous Manufacturing	\$116,132	\$45,262	\$31,218	0
Transportation	\$31,045,092	\$17,937,140	\$11,862,983	177
Communication	\$791,684	\$488,981	\$208,762	2
Electric, Gas, Water, Sanitary Services	\$962,991	\$218,186	\$95,210	0
Wholesale Trade	\$2,028,646	\$1,372,294	\$791,277	10
Retail Trade	\$7,334,286	\$6,077,593	\$3,634,206	103
Finance	\$558,502	\$283,921	\$165,328	2
Insurance	\$749,356	\$447,723	\$267,666	4
Real Estate	\$7,277,098	\$1,030,839	\$166,092	1
Hotels, Lodging Places, Amusements	\$579,889	\$301,471	\$197,775	5
Personal Services	\$1,469,541	\$906,412	\$705,203	13
Business Services	\$2,154,855	\$1,290,250	\$1,052,514	14
Eating & Drinking Places	\$3,120,447	\$1,827,972	\$972,578	47
Health Services	\$2,143,215	\$1,499,758	\$1,268,060	23
Miscellaneous Services	\$2,017,993	\$833,528	\$722,599	19
Households	\$93,775	\$93,775	\$91,791	7
Total	\$75,682,973	\$39,398,812	\$25,597,525	476

SOURCE: US Multi-Regional Impact Assessment System, The Perryman Group

**The Incremental Annual Impact of Operations (at Maturity) Associated with
the Proposed Development of Phase II of the Macalloy Intermodal Terminal
and Logistics Park on Business Activity in South Carolina
Detailed Industrial Category**

Category	Total Expenditures (2009 Dollars)	Gross Product (2009 Dollars)	Personal Income (2009 Dollars)	Employment (Permanent Jobs)
Agricultural Products & Services	\$884,622	\$235,968	\$160,707	3
Forestry & Fishery Products	\$16,390	\$13,662	\$5,066	0
Coal Mining	\$6,886	\$2,024	\$2,132	0
Crude Petroleum & Natural Gas	\$10,051	\$2,191	\$1,011	0
Miscellaneous Mining	\$33,727	\$16,053	\$9,439	0
New Construction	\$0	\$0	\$0	0
Maintenance & Repair Construction	\$3,025,144	\$1,896,810	\$1,563,088	24
Food Products & Tobacco	\$1,334,488	\$345,535	\$176,515	3
Textile Mill Products	\$49,090	\$11,619	\$9,833	0
Apparel	\$667,931	\$371,829	\$188,412	5
Paper & Allied Products	\$337,777	\$148,735	\$67,242	1
Printing & Publishing	\$333,046	\$163,448	\$106,688	2
Chemicals & Petroleum Refining	\$4,798,478	\$600,242	\$281,849	2
Rubber & Leather Products	\$296,477	\$128,524	\$75,136	2
Lumber Products & Furniture	\$214,858	\$69,645	\$49,655	1
Stone, Clay, & Glass Products	\$162,316	\$88,332	\$46,198	1
Primary Metal	\$355,048	\$118,620	\$88,295	1
Fabricated Metal Products	\$415,721	\$157,012	\$101,366	2
Machinery, Except Electrical	\$272,284	\$118,521	\$84,668	1
Electric & Electronic Equipment	\$189,822	\$102,817	\$61,467	0
Motor Vehicles & Equipment	\$251,052	\$53,872	\$35,000	0
Transp. Equip., Exc. Motor Vehicles	\$258,115	\$104,181	\$68,079	1
Instruments & Related Products	\$21,286	\$8,642	\$6,568	0
Miscellaneous Manufacturing	\$140,196	\$54,638	\$37,686	1
Transportation	\$23,316,386	\$13,556,816	\$8,965,994	133
Communication	\$687,571	\$424,663	\$181,302	2
Electric, Gas, Water, Sanitary Services	\$2,072,741	\$469,551	\$204,899	1
Wholesale Trade	\$1,657,857	\$1,121,522	\$646,679	8
Retail Trade	\$5,519,726	\$4,573,958	\$2,735,080	77
Finance	\$418,111	\$212,916	\$123,981	1
Insurance	\$818,720	\$489,162	\$292,442	4
Real Estate	\$5,473,470	\$775,999	\$125,029	1
Hotels, Lodging Places, Amusements	\$435,874	\$226,602	\$148,659	4
Personal Services	\$1,104,903	\$681,486	\$530,209	9
Business Services	\$1,608,829	\$964,336	\$786,653	10
Eating & Drinking Places	\$2,346,000	\$1,374,332	\$731,218	36
Health Services	\$1,611,463	\$1,127,667	\$953,452	17
Miscellaneous Services	\$1,533,561	\$631,095	\$547,107	14
Households	\$70,498	\$70,498	\$69,007	5
Total	\$62,750,513	\$31,513,524	\$20,267,814	373

SOURCE: US Multi-Regional Impact Assessment System, The Perryman Group

The Incremental Annual Impact of Operations (at Maturity) Associated with the Proposed Development of Phase II of the Macalloy Intermodal Terminal and Logistics Park on Business Activity in the Charleston-North Charleston-Summerville Metropolitan Statistical Area—Detailed Industrial Category

Category	Total Expenditures (2009 Dollars)	Gross Product (2009 Dollars)	Personal Income (2009 Dollars)	Employment (Permanent Jobs)
Agricultural Products & Services	\$669,412	\$178,562	\$121,610	2
Forestry & Fishery Products	\$16,390	\$13,662	\$5,066	0
Coal Mining	\$0	\$0	\$0	0
Crude Petroleum & Natural Gas	\$10,051	\$2,191	\$1,011	0
Miscellaneous Mining	\$8,439	\$4,017	\$2,362	0
New Construction	\$0	\$0	\$0	0
Maintenance & Repair Construction	\$3,025,144	\$1,896,810	\$1,563,088	24
Food Products & Tobacco	\$400,552	\$103,714	\$52,982	1
Textile Mill Products	\$791	\$187	\$159	0
Apparel	\$82,875	\$46,135	\$23,378	1
Paper & Allied Products	\$337,777	\$148,735	\$67,242	1
Printing & Publishing	\$235,905	\$115,775	\$75,569	1
Chemicals & Petroleum Refining	\$3,557,696	\$445,032	\$208,969	2
Rubber & Leather Products	\$71,970	\$31,199	\$18,239	0
Lumber Products & Furniture	\$178,147	\$57,746	\$41,171	1
Stone, Clay, & Glass Products	\$162,316	\$88,332	\$46,198	1
Primary Metal	\$355,048	\$118,620	\$88,295	1
Fabricated Metal Products	\$74,231	\$28,036	\$18,100	0
Machinery, Except Electrical	\$80,974	\$35,247	\$25,179	0
Electric & Electronic Equipment	\$67,796	\$36,722	\$21,953	0
Motor Vehicles & Equipment	\$251,052	\$53,872	\$35,000	0
Transp. Equip., Exc. Motor Vehicles	\$258,115	\$104,181	\$68,079	1
Instruments & Related Products	\$10,136	\$4,115	\$3,128	0
Miscellaneous Manufacturing	\$87,021	\$33,915	\$23,392	0
Transportation	\$23,316,386	\$13,556,816	\$8,965,994	133
Communication	\$595,782	\$367,971	\$157,099	1
Electric, Gas, Water, Sanitary Services	\$723,128	\$163,815	\$71,484	0
Wholesale Trade	\$1,527,087	\$1,033,057	\$595,670	7
Retail Trade	\$5,519,726	\$4,573,958	\$2,735,080	77
Finance	\$418,111	\$212,916	\$123,981	1
Insurance	\$563,863	\$336,892	\$201,409	3
Real Estate	\$5,473,470	\$775,999	\$125,029	1
Hotels, Lodging Places, Amusements	\$435,874	\$226,602	\$148,659	4
Personal Services	\$1,104,903	\$681,486	\$530,209	9
Business Services	\$1,608,829	\$964,336	\$786,653	10
Eating & Drinking Places	\$2,346,000	\$1,374,332	\$731,218	36
Health Services	\$1,611,463	\$1,127,667	\$953,452	17
Miscellaneous Services	\$1,533,561	\$631,095	\$547,107	14
Households	\$70,498	\$70,498	\$69,007	5
Total	\$56,790,519	\$29,644,244	\$19,252,221	357

SOURCE: US Multi-Regional Impact Assessment System, The Perryman Group

Potential Economic Development Effects of Shipyard Creek Associates' Proposed Enhancements



**The Total Annual Impact of Economic Development Associated with the
Development of Various Projects in the Charleston Neck Peninsula
Complementary to the New Navy Base Terminal on Business Activity Under
a Scenario in Which the State Gains a 0.25 Percent Market Share as a Result
of Superior Infrastructure in South Carolina—Detailed Industrial Category**

Category	Total Expenditures (2009 Dollars)	Gross Product (2009 Dollars)	Personal Income (2009 Dollars)	Employment (Permanent Jobs)
Agricultural Products & Services	\$375,164,456	\$110,142,307	\$75,013,036	1,290
Forestry & Fishery Products	\$297,314,633	\$78,983,490	\$29,293,621	409
Coal Mining	\$1,096,330	\$314,903	\$331,834	2
Crude Petroleum & Natural Gas	\$1,050,630	\$229,971	\$106,062	1
Miscellaneous Mining	\$13,296,086	\$5,387,615	\$3,167,072	37
New Construction	\$0	\$0	\$0	0
Maintenance & Repair Construction	\$161,269,851	\$84,598,481	\$69,714,419	1,058
Food Products & Tobacco	\$334,668,862	\$80,792,364	\$41,272,597	742
Textile Mill Products	\$324,933,037	\$75,952,886	\$64,263,225	1,583
Apparel	\$145,720,142	\$80,733,209	\$40,908,755	1,200
Paper & Allied Products	\$332,235,705	\$155,648,913	\$70,367,726	1,150
Printing & Publishing	\$90,033,090	\$45,934,414	\$29,982,427	548
Chemicals & Petroleum Refining	\$1,419,248,151	\$376,199,180	\$176,647,354	1,406
Rubber & Leather Products	\$228,594,663	\$95,413,414	\$55,778,238	1,196
Lumber Products & Furniture	\$131,615,898	\$45,600,732	\$32,510,810	728
Stone, Clay, & Glass Products	\$116,432,241	\$60,305,909	\$31,540,245	553
Primary Metal	\$167,258,825	\$45,449,963	\$33,830,731	548
Fabricated Metal Products	\$234,038,040	\$92,696,458	\$59,844,955	1,103
Machinery, Except Electrical	\$228,910,344	\$94,015,797	\$67,165,284	769
Electric & Electronic Equipment	\$138,485,855	\$76,158,517	\$45,530,150	407
Motor Vehicles & Equipment	\$546,720,276	\$140,288,159	\$91,140,400	1,388
Transp. Equip., Exc. Motor Vehicles	\$41,708,289	\$21,281,834	\$13,906,924	179
Instruments & Related Products	\$14,515,654	\$6,446,534	\$4,899,953	67
Miscellaneous Manufacturing	\$46,457,867	\$18,139,634	\$12,511,112	214
Transportation	\$240,180,818	\$158,378,689	\$104,746,016	1,559
Communication	\$69,381,673	\$42,799,812	\$18,272,611	174
Electric, Gas, Water, Sanitary Services	\$263,657,101	\$58,951,820	\$25,725,002	117
Wholesale Trade	\$266,926,248	\$180,658,785	\$104,169,466	1,254
Retail Trade	\$521,493,564	\$432,106,057	\$258,385,606	7,291
Finance	\$39,636,575	\$21,550,857	\$12,549,127	120
Insurance	\$72,604,728	\$43,446,228	\$25,973,869	336
Real Estate	\$540,095,714	\$83,300,505	\$13,421,513	128
Hotels, Lodging Places, Amusements	\$44,195,708	\$23,054,773	\$15,124,730	396
Personal Services	\$106,899,708	\$65,653,745	\$51,079,671	926
Business Services	\$157,485,083	\$95,233,245	\$77,685,926	1,017
Eating & Drinking Places	\$235,913,086	\$138,178,309	\$73,518,240	3,578
Health Services	\$152,712,340	\$106,846,177	\$90,339,434	1,606
Miscellaneous Services	\$140,486,123	\$58,596,442	\$50,798,237	1,306
Households	\$6,626,624	\$6,626,624	\$6,486,409	482
Total	\$8,249,064,015	\$3,306,096,752	\$1,978,002,785	36,867

SOURCE: US Multi-Regional Impact Assessment System, The Perryman Group



**The Total Annual Impact of Economic Development Associated with the
Development of Various Projects in the Charleston Neck Peninsula
Complementary to the New Navy Base Terminal on Business Activity Under
a Scenario in Which the State Gains a 0.25 Percent Market Share as a Result
of Superior Infrastructure in the Charleston-North Charleston-Summerville
Metropolitan Statistical Area—Detailed Industrial Category**

Category	Total Expenditures (2009 Dollars)	Gross Product (2009 Dollars)	Personal Income (2009 Dollars)	Employment (Permanent Jobs)
Agricultural Products & Services	\$38,551,857	\$13,421,229	\$9,140,604	157
Forestry & Fishery Products	\$75,611,021	\$26,102,879	\$9,681,107	135
Coal Mining	\$0	\$0	\$0	0
Crude Petroleum & Natural Gas	\$246,771	\$54,026	\$24,917	0
Miscellaneous Mining	\$737,646	\$307,990	\$181,050	2
New Construction	\$0	\$0	\$0	0
Maintenance & Repair Construction	\$34,395,396	\$18,036,967	\$14,863,584	226
Food Products & Tobacco	\$11,853,447	\$2,964,422	\$1,514,369	27
Textile Mill Products	\$58,461	\$14,068	\$11,903	0
Apparel	\$2,610,194	\$1,445,554	\$732,484	21
Paper & Allied Products	\$72,170,529	\$33,850,935	\$15,303,763	250
Printing & Publishing	\$15,422,343	\$7,886,145	\$5,147,465	94
Chemicals & Petroleum Refining	\$207,124,186	\$51,255,738	\$24,067,541	191
Rubber & Leather Products	\$6,868,527	\$2,868,183	\$1,676,727	36
Lumber Products & Furniture	\$14,961,148	\$5,340,054	\$3,807,164	85
Stone, Clay, & Glass Products	\$29,149,881	\$14,972,977	\$7,830,927	137
Primary Metal	\$80,297,231	\$20,912,524	\$15,566,258	252
Fabricated Metal Products	\$4,885,311	\$1,920,929	\$1,240,153	23
Machinery, Except Electrical	\$15,148,948	\$6,212,590	\$4,438,301	51
Electric & Electronic Equipment	\$19,077,425	\$10,544,256	\$6,303,716	56
Motor Vehicles & Equipment	\$119,032,288	\$30,554,109	\$19,849,954	301
Transp. Equip., Exc. Motor Vehicles	\$12,857,562	\$6,621,784	\$4,327,102	55
Instruments & Related Products	\$2,591,861	\$1,154,111	\$877,230	12
Miscellaneous Manufacturing	\$10,173,579	\$3,965,401	\$2,734,984	46
Transportation	\$49,373,782	\$32,429,360	\$21,447,618	319
Communication	\$12,341,127	\$7,615,097	\$3,251,130	31
Electric, Gas, Water, Sanitary Services	\$19,112,592	\$4,259,691	\$1,858,815	8
Wholesale Trade	\$49,216,596	\$33,309,703	\$19,206,671	231
Retail Trade	\$108,469,906	\$89,878,290	\$53,744,348	1,516
Finance	\$8,190,171	\$4,453,641	\$2,593,368	25
Insurance	\$10,310,197	\$6,170,580	\$3,689,015	47
Real Estate	\$111,250,222	\$16,874,495	\$2,718,850	25
Hotels, Lodging Places, Amusements	\$9,307,757	\$4,858,773	\$3,187,525	83
Personal Services	\$22,163,613	\$13,617,801	\$10,594,871	192
Business Services	\$32,200,667	\$19,524,504	\$15,926,993	208
Eating & Drinking Places	\$49,205,676	\$28,822,262	\$15,334,981	746
Health Services	\$31,651,324	\$22,148,481	\$18,726,746	333
Miscellaneous Services	\$29,111,860	\$12,147,710	\$10,531,049	271
Households	\$1,378,208	\$1,378,208	\$1,349,042	100
Total	\$1,317,109,309	\$557,895,465	\$333,482,325	6,291

SOURCE: US Multi-Regional Impact Assessment System, The Perryman Group

Impact of Alternative Proposal for Rail Access through North Charleston/Noisette



**The Impact of Construction Associated with the Proposed Development of the Norfolk Southern Navy Base Intermodal Terminal, Warehouse Capacity, and Automobile Facility (Excluding the Effects of the Net Direct Losses from Required Demolition and Mitigation) on Business Activity in South Carolina
Detailed Industrial Category**

Category	Total Expenditures (2009 Dollars)	Gross Product (2009 Dollars)	Personal Income (2009 Dollars)	Employment (Person-Years)
Agricultural Products & Services	\$8,513,673	\$2,352,982	\$1,602,513	28
Forestry & Fishery Products	\$195,367	\$125,157	\$46,419	1
Coal Mining	\$75,308	\$22,149	\$23,340	0
Crude Petroleum & Natural Gas	\$67,977	\$14,914	\$6,878	0
Miscellaneous Mining	\$1,531,074	\$734,476	\$431,757	5
New Construction	\$229,553,035	\$108,034,822	\$89,027,421	1,351
Maintenance & Repair Construction	\$9,069,961	\$4,876,163	\$4,018,262	61
Food Products & Tobacco	\$12,812,992	\$3,324,395	\$1,698,260	31
Textile Mill Products	\$437,443	\$102,185	\$86,458	2
Apparel	\$6,659,812	\$3,675,510	\$1,862,437	55
Paper & Allied Products	\$3,890,861	\$1,727,881	\$781,163	13
Printing & Publishing	\$2,982,006	\$1,473,477	\$961,772	18
Chemicals & Petroleum Refining	\$39,605,361	\$6,510,178	\$3,056,906	24
Rubber & Leather Products	\$4,574,161	\$1,934,933	\$1,131,153	24
Lumber Products & Furniture	\$10,498,208	\$2,945,322	\$2,099,852	47
Stone, Clay, & Glass Products	\$17,333,480	\$8,316,541	\$4,349,586	76
Primary Metal	\$10,023,794	\$2,884,550	\$2,147,118	35
Fabricated Metal Products	\$37,148,069	\$13,335,409	\$8,609,358	159
Machinery, Except Electrical	\$5,750,990	\$2,215,145	\$1,582,508	18
Electric & Electronic Equipment	\$5,435,219	\$3,190,910	\$1,907,635	17
Motor Vehicles & Equipment	\$2,613,158	\$538,196	\$349,648	5
Transp. Equip., Exc. Motor Vehicles	\$542,697	\$238,172	\$155,637	2
Instruments & Related Products	\$279,732	\$127,228	\$96,705	1
Miscellaneous Manufacturing	\$1,515,724	\$605,145	\$417,376	7
Transportation	\$21,308,604	\$14,052,750	\$9,293,987	138
Communication	\$6,025,073	\$3,727,549	\$1,591,410	15
Electric, Gas, Water, Sanitary Services	\$16,861,992	\$3,818,689	\$1,666,374	8
Wholesale Trade	\$22,942,775	\$15,537,869	\$8,959,274	108
Retail Trade	\$44,324,445	\$36,737,546	\$21,967,878	620
Finance	\$3,935,519	\$2,129,278	\$1,239,885	12
Insurance	\$7,930,435	\$4,740,662	\$2,834,155	37
Real Estate	\$43,580,661	\$7,274,598	\$1,172,096	11
Hotels, Lodging Places, Amusements	\$3,863,740	\$2,016,163	\$1,322,673	35
Personal Services	\$7,308,540	\$4,462,580	\$3,471,960	63
Business Services	\$27,369,313	\$17,546,754	\$14,313,656	188
Eating & Drinking Places	\$17,354,171	\$10,173,782	\$5,412,995	263
Health Services	\$13,325,441	\$9,251,239	\$7,822,008	139
Miscellaneous Services	\$13,254,030	\$5,594,962	\$4,850,366	125
Households	\$749,649	\$749,649	\$733,787	55
Total	\$661,244,489	\$307,119,911	\$213,102,665	3,795

SOURCE: US Multi-Regional Impact Assessment System, The Perryman Group

**The Impact of Construction Associated with the Proposed Development
of the Norfolk Southern Navy Base Intermodal Terminal, Warehouse Capacity,
and Automobile Facility (Excluding the Effects of the Net Direct Losses from
Required Demolition and Mitigation) on Business Activity in the
Charleston-North Charleston-Summerville Metropolitan Statistical Area
Detailed Industrial Category**

Category	Total Expenditures (2009 Dollars)	Gross Product (2009 Dollars)	Personal Income (2009 Dollars)	Employment (Person- Years)
Agricultural Products & Services	\$6,442,480	\$1,780,552	\$1,212,656	21
Forestry & Fishery Products	\$195,367	\$125,157	\$46,419	1
Coal Mining	\$0	\$0	\$0	0
Crude Petroleum & Natural Gas	\$67,977	\$14,914	\$6,878	0
Miscellaneous Mining	\$383,091	\$183,774	\$108,030	1
New Construction	\$229,553,035	\$108,034,822	\$89,027,421	1,351
Maintenance & Repair Construction	\$9,069,961	\$4,876,163	\$4,018,262	61
Food Products & Tobacco	\$3,845,873	\$997,831	\$509,740	9
Textile Mill Products	\$7,052	\$1,647	\$1,394	0
Apparel	\$826,328	\$456,045	\$231,085	7
Paper & Allied Products	\$3,890,861	\$1,727,881	\$781,163	13
Printing & Publishing	\$2,112,228	\$1,043,700	\$681,247	12
Chemicals & Petroleum Refining	\$29,364,280	\$4,826,789	\$2,266,457	18
Rubber & Leather Products	\$1,110,381	\$469,707	\$274,588	6
Lumber Products & Furniture	\$8,704,482	\$2,442,084	\$1,741,071	39
Stone, Clay, & Glass Products	\$17,333,480	\$8,316,541	\$4,349,586	76
Primary Metal	\$10,023,794	\$2,884,550	\$2,147,118	35
Fabricated Metal Products	\$6,633,162	\$2,381,172	\$1,537,288	28
Machinery, Except Electrical	\$1,710,271	\$658,756	\$470,618	5
Electric & Electronic Equipment	\$1,941,221	\$1,139,653	\$681,323	6
Motor Vehicles & Equipment	\$2,613,158	\$538,196	\$349,648	5
Transp. Equip., Exc. Motor Vehicles	\$542,697	\$238,172	\$155,637	2
Instruments & Related Products	\$133,200	\$60,582	\$46,048	1
Miscellaneous Manufacturing	\$940,828	\$375,621	\$259,070	4
Transportation	\$21,308,604	\$14,052,750	\$9,293,987	138
Communication	\$5,220,734	\$3,229,926	\$1,378,959	13
Electric, Gas, Water, Sanitary Services	\$5,882,734	\$1,332,247	\$581,357	3
Wholesale Trade	\$21,133,072	\$14,312,257	\$8,252,575	99
Retail Trade	\$44,324,445	\$36,737,546	\$21,967,878	620
Finance	\$3,935,519	\$2,129,278	\$1,239,885	12
Insurance	\$5,461,792	\$3,264,955	\$1,951,919	25
Real Estate	\$43,580,661	\$7,274,598	\$1,172,096	11
Hotels, Lodging Places, Amusements	\$3,863,740	\$2,016,163	\$1,322,673	35
Personal Services	\$7,308,540	\$4,462,580	\$3,471,960	63
Business Services	\$27,369,313	\$17,546,754	\$14,313,656	188
Eating & Drinking Places	\$17,354,171	\$10,173,782	\$5,412,995	263
Health Services	\$13,325,441	\$9,251,239	\$7,822,008	139
Miscellaneous Services	\$13,254,030	\$5,594,962	\$4,850,366	125
Households	\$749,649	\$749,649	\$733,787	55
Total	\$571,517,650	\$275,702,992	\$194,668,847	3,491

SOURCE: US Multi-Regional Impact Assessment System, The Perryman Group



The Net Impact of Construction Associated with the Proposed Development of the Norfolk Southern Navy Base Intermodal Terminal, Warehouse Capacity, and Automobile Facility (Adjusted for the Effects of the Net Direct Losses from Required Demolition and Mitigation) on Business Activity in South Carolina—Detailed Industrial Category

Category	Total Expenditures (2009 Dollars)	Gross Product (2009 Dollars)	Personal Income (2009 Dollars)	Employment (Person-Years)
Agricultural Products & Services	\$8,513,673	\$2,352,982	\$1,602,513	28
Forestry & Fishery Products	\$195,367	\$125,157	\$46,419	1
Coal Mining	\$75,308	\$22,149	\$23,340	0
Crude Petroleum & Natural Gas	\$67,977	\$14,914	\$6,878	0
Miscellaneous Mining	\$1,531,074	\$734,476	\$431,757	5
New Construction	\$29,553,035	\$13,908,580	\$11,461,536	174
Maintenance & Repair Construction	\$9,069,961	\$4,876,163	\$4,018,262	61
Food Products & Tobacco	\$12,812,992	\$3,324,395	\$1,698,260	31
Textile Mill Products	\$437,443	\$102,185	\$86,458	2
Apparel	\$6,659,812	\$3,675,510	\$1,862,437	55
Paper & Allied Products	\$3,890,861	\$1,727,881	\$781,163	13
Printing & Publishing	\$2,982,006	\$1,473,477	\$961,772	18
Chemicals & Petroleum Refining	\$39,605,361	\$6,510,178	\$3,056,906	24
Rubber & Leather Products	\$4,574,161	\$1,934,933	\$1,131,153	24
Lumber Products & Furniture	\$10,498,208	\$2,945,322	\$2,099,852	47
Stone, Clay, & Glass Products	\$17,333,480	\$8,316,541	\$4,349,586	76
Primary Metal	\$10,023,794	\$2,884,550	\$2,147,118	35
Fabricated Metal Products	\$37,148,069	\$13,335,409	\$8,609,358	159
Machinery, Except Electrical	\$5,750,990	\$2,215,145	\$1,582,508	18
Electric & Electronic Equipment	\$5,435,219	\$3,190,910	\$1,907,635	17
Motor Vehicles & Equipment	\$2,613,158	\$538,196	\$349,648	5
Transp. Equip., Exc. Motor Vehicles	\$542,697	\$238,172	\$155,637	2
Instruments & Related Products	\$279,732	\$127,228	\$96,705	1
Miscellaneous Manufacturing	\$1,515,724	\$605,145	\$417,376	7
Transportation	\$21,308,604	\$14,052,750	\$9,293,987	138
Communication	\$6,025,073	\$3,727,549	\$1,591,410	15
Electric, Gas, Water, Sanitary Services	\$16,861,992	\$3,818,689	\$1,666,374	8
Wholesale Trade	\$22,942,775	\$15,537,869	\$8,959,274	108
Retail Trade	\$44,324,445	\$36,737,546	\$21,967,878	620
Finance	\$3,935,519	\$2,129,278	\$1,239,885	12
Insurance	\$7,930,435	\$4,740,662	\$2,834,155	37
Real Estate	\$43,580,661	\$7,274,598	\$1,172,096	11
Hotels, Lodging Places, Amusements	\$3,863,740	\$2,016,163	\$1,322,673	35
Personal Services	\$7,308,540	\$4,462,580	\$3,471,960	63
Business Services	\$27,369,313	\$17,546,754	\$14,313,656	188
Eating & Drinking Places	\$17,354,171	\$10,173,782	\$5,412,995	263
Health Services	\$13,325,441	\$9,251,239	\$7,822,008	139
Miscellaneous Services	\$13,254,030	\$5,594,962	\$4,850,366	125
Households	\$749,649	\$749,649	\$733,787	55
Total	\$461,244,489	\$212,993,670	\$135,536,780	2,618

SOURCE: US Multi-Regional Impact Assessment System, The Perryman Group

**The Net Impact of Construction Associated with the Proposed Development of the Norfolk Southern Navy Base Intermodal Terminal, Warehouse Capacity, and Automobile Facility (Adjusted for the Effects of the Net Direct Losses from Required Demolition and Mitigation) on Business Activity in the Charleston-North Charleston-Summerville Metropolitan Statistical Area
Detailed Industrial Category**

Category	Total Expenditures (2009 Dollars)	Gross Product (2009 Dollars)	Personal Income (2009 Dollars)	Employment (Person-Years)
Agricultural Products & Services	\$6,442,480	\$1,780,552	\$1,212,656	21
Forestry & Fishery Products	\$195,367	\$125,157	\$46,419	1
Coal Mining	\$0	\$0	\$0	0
Crude Petroleum & Natural Gas	\$67,977	\$14,914	\$6,878	0
Miscellaneous Mining	\$383,091	\$183,774	\$108,030	1
New Construction	\$29,553,035	\$13,908,580	\$11,461,536	174
Maintenance & Repair Construction	\$9,069,961	\$4,876,163	\$4,018,262	61
Food Products & Tobacco	\$3,845,873	\$997,831	\$509,740	9
Textile Mill Products	\$7,052	\$1,647	\$1,394	0
Apparel	\$826,328	\$456,045	\$231,085	7
Paper & Allied Products	\$3,890,861	\$1,727,881	\$781,163	13
Printing & Publishing	\$2,112,228	\$1,043,700	\$681,247	12
Chemicals & Petroleum Refining	\$29,364,280	\$4,826,789	\$2,266,457	18
Rubber & Leather Products	\$1,110,381	\$469,707	\$274,588	6
Lumber Products & Furniture	\$8,704,482	\$2,442,084	\$1,741,071	39
Stone, Clay, & Glass Products	\$17,333,480	\$8,316,541	\$4,349,586	76
Primary Metal	\$10,023,794	\$2,884,550	\$2,147,118	35
Fabricated Metal Products	\$6,633,162	\$2,381,172	\$1,537,288	28
Machinery, Except Electrical	\$1,710,271	\$658,756	\$470,618	5
Electric & Electronic Equipment	\$1,941,221	\$1,139,653	\$681,323	6
Motor Vehicles & Equipment	\$2,613,158	\$538,196	\$349,648	5
Transp. Equip., Exc. Motor Vehicles	\$542,697	\$238,172	\$155,637	2
Instruments & Related Products	\$133,200	\$60,582	\$46,048	1
Miscellaneous Manufacturing	\$940,828	\$375,621	\$259,070	4
Transportation	\$21,308,604	\$14,052,750	\$9,293,987	138
Communication	\$5,220,734	\$3,229,926	\$1,378,959	13
Electric, Gas, Water, Sanitary Services	\$5,882,734	\$1,332,247	\$581,357	3
Wholesale Trade	\$21,133,072	\$14,312,257	\$8,252,575	99
Retail Trade	\$44,324,445	\$36,737,546	\$21,967,878	620
Finance	\$3,935,519	\$2,129,278	\$1,239,885	12
Insurance	\$5,461,792	\$3,264,955	\$1,951,919	25
Real Estate	\$43,580,661	\$7,274,598	\$1,172,096	11
Hotels, Lodging Places, Amusements	\$3,863,740	\$2,016,163	\$1,322,673	35
Personal Services	\$7,308,540	\$4,462,580	\$3,471,960	63
Business Services	\$27,369,313	\$17,546,754	\$14,313,656	188
Eating & Drinking Places	\$17,354,171	\$10,173,782	\$5,412,995	263
Health Services	\$13,325,441	\$9,251,239	\$7,822,008	139
Miscellaneous Services	\$13,254,030	\$5,594,962	\$4,850,366	125
Households	\$749,649	\$749,649	\$733,787	55
Total	\$371,517,650	\$181,576,751	\$117,102,962	2,314

SOURCE: US Multi-Regional Impact Assessment System, The Perryman Group

The Annual Impact of Operations Associated with Phase I of the Proposed Development of the Norfolk Southern Navy Base Intermodal Terminal, Warehouse Capacity, and Automobile Facility (Excluding the Foregone Public and Private Production from Required Demolition of Existing Venues) on Business Activity in South Carolina—Detailed Industrial Category

Category	Total Expenditures (2009 Dollars)	Gross Product (2009 Dollars)	Personal Income (2009 Dollars)	Employment (Permanent Jobs)
Agricultural Products & Services	\$2,518,723	\$671,947	\$457,634	8
Forestry & Fishery Products	\$47,330	\$38,494	\$14,276	0
Coal Mining	\$19,809	\$5,869	\$6,184	0
Crude Petroleum & Natural Gas	\$29,129	\$6,348	\$2,928	0
Miscellaneous Mining	\$104,935	\$50,951	\$29,950	0
New Construction	\$0	\$0	\$0	0
Maintenance & Repair Construction	\$9,526,099	\$6,023,713	\$4,963,913	75
Food Products & Tobacco	\$3,797,206	\$982,950	\$502,137	9
Textile Mill Products	\$142,319	\$33,761	\$28,564	1
Apparel	\$1,905,827	\$1,061,819	\$538,039	16
Paper & Allied Products	\$960,907	\$423,209	\$191,331	3
Printing & Publishing	\$956,126	\$468,426	\$305,753	6
Chemicals & Petroleum Refining	\$13,903,117	\$1,733,615	\$814,035	6
Rubber & Leather Products	\$792,112	\$344,021	\$201,112	4
Lumber Products & Furniture	\$652,628	\$209,216	\$149,160	3
Stone, Clay, & Glass Products	\$476,983	\$258,020	\$134,946	2
Primary Metal	\$1,130,209	\$379,644	\$282,589	5
Fabricated Metal Products	\$1,250,407	\$474,745	\$306,496	6
Machinery, Except Electrical	\$815,981	\$357,389	\$255,321	3
Electric & Electronic Equipment	\$558,413	\$304,526	\$182,056	2
Motor Vehicles & Equipment	\$706,458	\$151,940	\$98,709	1
Transp. Equip., Exc. Motor Vehicles	\$838,308	\$337,956	\$220,842	3
Instruments & Related Products	\$62,043	\$25,000	\$19,002	0
Miscellaneous Manufacturing	\$405,470	\$158,060	\$109,015	2
Transportation	\$66,672,574	\$37,555,290	\$24,837,728	370
Communication	\$1,946,598	\$1,202,455	\$513,366	5
Electric, Gas, Water, Sanitary Services	\$5,932,060	\$1,344,830	\$586,848	3
Wholesale Trade	\$4,686,967	\$3,169,984	\$1,827,840	22
Retail Trade	\$15,622,657	\$12,945,694	\$7,741,111	218
Finance	\$1,214,785	\$613,409	\$357,190	3
Insurance	\$2,319,247	\$1,385,737	\$828,448	11
Real Estate	\$15,537,364	\$2,193,559	\$353,429	3
Hotels, Lodging Places, Amusements	\$1,241,380	\$645,346	\$423,369	11
Personal Services	\$3,142,327	\$1,938,353	\$1,508,070	27
Business Services	\$4,736,456	\$2,824,366	\$2,303,959	30
Eating & Drinking Places	\$6,674,335	\$3,909,448	\$2,080,035	101
Health Services	\$4,582,307	\$3,206,435	\$2,711,071	48
Miscellaneous Services	\$4,130,093	\$1,732,479	\$1,501,915	39
Households	\$200,621	\$200,621	\$196,377	15
Total	\$180,240,309	\$89,369,626	\$57,584,749	1,062

SOURCE: US Multi-Regional Impact Assessment System, The Perryman Group

The Annual Impact of Operations Associated with Phase I of the Proposed Development of the Norfolk Southern Navy Base Intermodal Terminal, Warehouse Capacity, and Automobile Facility (Excluding the Foregone Public and Private Production from Required Demolition of Existing Venues) on Business Activity in the Charleston-North Charleston-Summerville Metropolitan Statistical Area—Detailed Industrial Category

Category	Total Expenditures (2009 Dollars)	Gross Product (2009 Dollars)	Personal Income (2009 Dollars)	Employment (Permanent Jobs)
Agricultural Products & Services	\$1,905,972	\$508,477	\$346,301	6
Forestry & Fishery Products	\$47,330	\$38,494	\$14,276	0
Coal Mining	\$0	\$0	\$0	0
Crude Petroleum & Natural Gas	\$29,129	\$6,348	\$2,928	0
Miscellaneous Mining	\$26,256	\$12,748	\$7,494	0
New Construction	\$0	\$0	\$0	0
Maintenance & Repair Construction	\$9,526,099	\$6,023,713	\$4,963,913	75
Food Products & Tobacco	\$1,139,747	\$295,036	\$150,719	3
Textile Mill Products	\$2,294	\$544	\$460	0
Apparel	\$236,469	\$131,747	\$66,758	2
Paper & Allied Products	\$960,907	\$423,209	\$191,331	3
Printing & Publishing	\$677,247	\$331,798	\$216,572	4
Chemicals & Petroleum Refining	\$10,308,074	\$1,285,340	\$603,543	5
Rubber & Leather Products	\$192,286	\$83,511	\$48,820	1
Lumber Products & Furniture	\$541,120	\$173,470	\$123,674	3
Stone, Clay, & Glass Products	\$476,983	\$258,020	\$134,946	2
Primary Metal	\$1,130,209	\$379,644	\$282,589	5
Fabricated Metal Products	\$223,273	\$84,770	\$54,728	1
Machinery, Except Electrical	\$242,662	\$106,283	\$75,929	1
Electric & Electronic Equipment	\$199,441	\$108,763	\$65,022	1
Motor Vehicles & Equipment	\$706,458	\$151,940	\$98,709	1
Transp. Equip., Exc. Motor Vehicles	\$838,308	\$337,956	\$220,842	3
Instruments & Related Products	\$29,543	\$11,904	\$9,048	0
Miscellaneous Manufacturing	\$251,680	\$98,110	\$67,667	1
Transportation	\$66,672,574	\$37,555,290	\$24,837,728	370
Communication	\$1,686,730	\$1,041,929	\$444,833	4
Electric, Gas, Water, Sanitary Services	\$2,069,550	\$469,178	\$204,737	1
Wholesale Trade	\$4,317,264	\$2,919,939	\$1,683,662	20
Retail Trade	\$15,622,657	\$12,945,694	\$7,741,111	218
Finance	\$1,214,785	\$613,409	\$357,190	3
Insurance	\$1,597,295	\$954,375	\$570,562	7
Real Estate	\$15,537,364	\$2,193,559	\$353,429	3
Hotels, Lodging Places, Amusements	\$1,241,380	\$645,346	\$423,369	11
Personal Services	\$3,142,327	\$1,938,353	\$1,508,070	27
Business Services	\$4,736,456	\$2,824,366	\$2,303,959	30
Eating & Drinking Places	\$6,674,335	\$3,909,448	\$2,080,035	101
Health Services	\$4,582,307	\$3,206,435	\$2,711,071	48
Miscellaneous Services	\$4,130,093	\$1,732,479	\$1,501,915	39
Households	\$200,621	\$200,621	\$196,377	15
Total	\$163,117,224	\$84,002,248	\$54,664,320	1,016

SOURCE: US Multi-Regional Impact Assessment System, The Perryman Group

**The Incremental Annual Impact of Operations Associated with Phase II
of the Proposed Development of the Norfolk Southern Navy Base Intermodal
Terminal, Warehouse Capacity, and Automobile Facility (Excluding the
Foregone Public and Private Production from Required Demolition of Existing
Venues) on Business Activity in South Carolina
Detailed Industrial Category**

Category	Total Expenditures (2009 Dollars)	Gross Product (2009 Dollars)	Personal Income (2009 Dollars)	Employment (Permanent Jobs)
Agricultural Products & Services	\$446,022	\$118,990	\$81,039	1
Forestry & Fishery Products	\$8,381	\$6,817	\$2,528	0
Coal Mining	\$3,508	\$1,039	\$1,095	0
Crude Petroleum & Natural Gas	\$5,158	\$1,124	\$518	0
Miscellaneous Mining	\$18,582	\$9,022	\$5,304	0
New Construction	\$0	\$0	\$0	0
Maintenance & Repair Construction	\$1,686,907	\$1,066,695	\$879,023	13
Food Products & Tobacco	\$672,419	\$174,063	\$88,920	2
Textile Mill Products	\$25,202	\$5,979	\$5,058	0
Apparel	\$337,489	\$188,030	\$95,277	3
Paper & Allied Products	\$170,160	\$74,943	\$33,881	1
Printing & Publishing	\$169,313	\$82,950	\$54,143	1
Chemicals & Petroleum Refining	\$2,462,000	\$306,993	\$144,151	1
Rubber & Leather Products	\$140,269	\$60,920	\$35,614	1
Lumber Products & Furniture	\$115,569	\$37,049	\$26,414	1
Stone, Clay, & Glass Products	\$84,465	\$45,691	\$23,897	0
Primary Metal	\$200,140	\$67,228	\$50,042	1
Fabricated Metal Products	\$221,425	\$84,069	\$54,275	1
Machinery, Except Electrical	\$144,496	\$63,287	\$45,213	1
Electric & Electronic Equipment	\$98,885	\$53,926	\$32,239	0
Motor Vehicles & Equipment	\$125,101	\$26,906	\$17,480	0
Transp. Equip., Exc. Motor Vehicles	\$148,450	\$59,846	\$39,107	1
Instruments & Related Products	\$10,987	\$4,427	\$3,365	0
Miscellaneous Manufacturing	\$71,802	\$27,990	\$19,305	0
Transportation	\$11,806,555	\$6,650,390	\$4,398,330	65
Communication	\$344,709	\$212,934	\$90,908	1
Electric, Gas, Water, Sanitary Services	\$1,050,465	\$238,146	\$103,921	0
Wholesale Trade	\$829,980	\$561,349	\$323,679	4
Retail Trade	\$2,766,501	\$2,292,458	\$1,370,816	39
Finance	\$215,117	\$108,624	\$63,252	1
Insurance	\$410,698	\$245,390	\$146,704	2
Real Estate	\$2,751,397	\$388,441	\$62,586	1
Hotels, Lodging Places, Amusements	\$219,827	\$114,280	\$74,971	2
Personal Services	\$556,452	\$343,249	\$267,053	5
Business Services	\$838,744	\$500,146	\$407,991	5
Eating & Drinking Places	\$1,181,909	\$692,295	\$368,338	18
Health Services	\$811,447	\$567,804	\$480,084	9
Miscellaneous Services	\$731,368	\$306,792	\$265,963	7
Households	\$35,527	\$35,527	\$34,775	3
Total	\$31,917,428	\$15,825,809	\$10,197,259	188

SOURCE: US Multi-Regional Impact Assessment System, The Perryman Group

The Incremental Annual Impact of Operations Associated with Phase II of the Proposed Development of the Norfolk Southern Navy Base Intermodal Terminal, Warehouse Capacity, and Automobile Facility (Excluding the Foregone Public and Private Production from Required Demolition of Existing Venues) on Business Activity in the Charleston-North Charleston-Summerville Metropolitan Statistical Area—Detailed Industrial Category

Category	Total Expenditures (2009 Dollars)	Gross Product (2009 Dollars)	Personal Income (2009 Dollars)	Employment (Permanent Jobs)
Agricultural Products & Services	\$337,515	\$90,042	\$61,324	1
Forestry & Fishery Products	\$8,381	\$6,817	\$2,528	0
Coal Mining	\$0	\$0	\$0	0
Crude Petroleum & Natural Gas	\$5,158	\$1,124	\$518	0
Miscellaneous Mining	\$4,649	\$2,258	\$1,327	0
New Construction	\$0	\$0	\$0	0
Maintenance & Repair Construction	\$1,686,907	\$1,066,695	\$879,023	13
Food Products & Tobacco	\$201,829	\$52,246	\$26,690	0
Textile Mill Products	\$406	\$96	\$82	0
Apparel	\$41,875	\$23,330	\$11,822	0
Paper & Allied Products	\$170,160	\$74,943	\$33,881	1
Printing & Publishing	\$119,929	\$58,756	\$38,351	1
Chemicals & Petroleum Refining	\$1,825,381	\$227,611	\$106,877	1
Rubber & Leather Products	\$34,050	\$14,788	\$8,645	0
Lumber Products & Furniture	\$95,823	\$30,718	\$21,901	0
Stone, Clay, & Glass Products	\$84,465	\$45,691	\$23,897	0
Primary Metal	\$200,140	\$67,228	\$50,042	1
Fabricated Metal Products	\$39,538	\$15,011	\$9,691	0
Machinery, Except Electrical	\$42,971	\$18,821	\$13,446	0
Electric & Electronic Equipment	\$35,317	\$19,260	\$11,514	0
Motor Vehicles & Equipment	\$125,101	\$26,906	\$17,480	0
Transp. Equip., Exc. Motor Vehicles	\$148,450	\$59,846	\$39,107	1
Instruments & Related Products	\$5,232	\$2,108	\$1,602	0
Miscellaneous Manufacturing	\$44,568	\$17,374	\$11,983	0
Transportation	\$11,806,555	\$6,650,390	\$4,398,330	65
Communication	\$298,691	\$184,508	\$78,772	1
Electric, Gas, Water, Sanitary Services	\$366,481	\$83,083	\$36,255	0
Wholesale Trade	\$764,512	\$517,070	\$298,147	4
Retail Trade	\$2,766,501	\$2,292,458	\$1,370,816	39
Finance	\$215,117	\$108,624	\$63,252	1
Insurance	\$282,853	\$169,003	\$101,037	1
Real Estate	\$2,751,397	\$388,441	\$62,586	1
Hotels, Lodging Places, Amusements	\$219,827	\$114,280	\$74,971	2
Personal Services	\$556,452	\$343,249	\$267,053	5
Business Services	\$838,744	\$500,146	\$407,991	5
Eating & Drinking Places	\$1,181,909	\$692,295	\$368,338	18
Health Services	\$811,447	\$567,804	\$480,084	9
Miscellaneous Services	\$731,368	\$306,792	\$265,963	7
Households	\$35,527	\$35,527	\$34,775	3
Total	\$28,885,227	\$14,875,339	\$9,680,102	180

SOURCE: US Multi-Regional Impact Assessment System, The Perryman Group

**The Incremental Annual Impact of Operations Associated with Phase III
of the Proposed Development of the Norfolk Southern Navy Base Intermodal
Terminal, Warehouse Capacity, and Automobile Facility (Excluding the
Foregone Public and Private Production from Required Demolition of Existing
Venues) on Business Activity in South Carolina
Detailed Industrial Category**

Category	Total Expenditures (2009 Dollars)	Gross Product (2009 Dollars)	Personal Income (2009 Dollars)	Employment (Permanent Jobs)
Agricultural Products & Services	\$605,751	\$161,603	\$110,061	2
Forestry & Fishery Products	\$11,383	\$9,258	\$3,433	0
Coal Mining	\$4,764	\$1,411	\$1,487	0
Crude Petroleum & Natural Gas	\$7,005	\$1,527	\$704	0
Miscellaneous Mining	\$25,237	\$12,254	\$7,203	0
New Construction	\$0	\$0	\$0	0
Maintenance & Repair Construction	\$2,291,018	\$1,448,697	\$1,193,817	18
Food Products & Tobacco	\$913,225	\$236,398	\$120,764	2
Textile Mill Products	\$34,228	\$8,120	\$6,870	0
Apparel	\$458,350	\$255,367	\$129,398	4
Paper & Allied Products	\$231,097	\$101,781	\$46,015	1
Printing & Publishing	\$229,947	\$112,656	\$73,533	1
Chemicals & Petroleum Refining	\$3,343,687	\$416,933	\$195,775	2
Rubber & Leather Products	\$190,502	\$82,737	\$48,367	1
Lumber Products & Furniture	\$156,957	\$50,316	\$35,873	1
Stone, Clay, & Glass Products	\$114,714	\$62,054	\$32,454	1
Primary Metal	\$271,814	\$91,304	\$67,962	1
Fabricated Metal Products	\$300,722	\$114,176	\$73,712	1
Machinery, Except Electrical	\$196,243	\$85,952	\$61,404	1
Electric & Electronic Equipment	\$134,298	\$73,238	\$43,784	0
Motor Vehicles & Equipment	\$169,902	\$36,542	\$23,739	0
Transp. Equip., Exc. Motor Vehicles	\$201,612	\$81,278	\$53,112	1
Instruments & Related Products	\$14,921	\$6,012	\$4,570	0
Miscellaneous Manufacturing	\$97,515	\$38,013	\$26,218	0
Transportation	\$16,034,693	\$9,032,013	\$5,973,451	89
Communication	\$468,155	\$289,189	\$123,464	1
Electric, Gas, Water, Sanitary Services	\$1,426,655	\$323,430	\$141,136	1
Wholesale Trade	\$1,127,211	\$762,378	\$439,594	5
Retail Trade	\$3,757,235	\$3,113,428	\$1,861,730	53
Finance	\$292,155	\$147,524	\$85,904	1
Insurance	\$557,777	\$333,268	\$199,241	3
Real Estate	\$3,736,722	\$527,549	\$84,999	1
Hotels, Lodging Places, Amusements	\$298,551	\$155,205	\$101,820	3
Personal Services	\$755,727	\$466,172	\$362,689	7
Business Services	\$1,139,113	\$679,257	\$554,100	7
Eating & Drinking Places	\$1,605,171	\$940,219	\$500,247	24
Health Services	\$1,102,041	\$771,145	\$652,010	12
Miscellaneous Services	\$993,284	\$416,660	\$361,209	9
Households	\$48,249	\$48,249	\$47,228	4
Total	\$43,347,629	\$21,493,313	\$13,849,079	255

SOURCE: US Multi-Regional Impact Assessment System, The Perryman Group



**The Incremental Annual Impact of Operations Associated with Phase III
of the Proposed Development of the Norfolk Southern Navy Base Intermodal
Terminal, Warehouse Capacity, and Automobile Facility (Excluding the
Foregone Public and Private Production from Required Demolition of Existing
Venues) on Business Activity in the Charleston-North Charleston-Summerville
Metropolitan Statistical Area—Detailed Industrial Category**

Category	Total Expenditures (2009 Dollars)	Gross Product (2009 Dollars)	Personal Income (2009 Dollars)	Employment (Permanent Jobs)
Agricultural Products & Services	\$458,384	\$122,288	\$83,285	1
Forestry & Fishery Products	\$11,383	\$9,258	\$3,433	0
Coal Mining	\$0	\$0	\$0	0
Crude Petroleum & Natural Gas	\$7,005	\$1,527	\$704	0
Miscellaneous Mining	\$6,315	\$3,066	\$1,802	0
New Construction	\$0	\$0	\$0	0
Maintenance & Repair Construction	\$2,291,018	\$1,448,697	\$1,193,817	18
Food Products & Tobacco	\$274,108	\$70,956	\$36,248	1
Textile Mill Products	\$552	\$131	\$111	0
Apparel	\$56,871	\$31,685	\$16,055	0
Paper & Allied Products	\$231,097	\$101,781	\$46,015	1
Printing & Publishing	\$162,877	\$79,797	\$52,085	1
Chemicals & Petroleum Refining	\$2,479,082	\$309,123	\$145,152	1
Rubber & Leather Products	\$46,245	\$20,084	\$11,741	0
Lumber Products & Furniture	\$130,139	\$41,719	\$29,744	1
Stone, Clay, & Glass Products	\$114,714	\$62,054	\$32,454	1
Primary Metal	\$271,814	\$91,304	\$67,962	1
Fabricated Metal Products	\$53,697	\$20,387	\$13,162	0
Machinery, Except Electrical	\$58,360	\$25,561	\$18,261	0
Electric & Electronic Equipment	\$47,965	\$26,157	\$15,638	0
Motor Vehicles & Equipment	\$169,902	\$36,542	\$23,739	0
Transp. Equip., Exc. Motor Vehicles	\$201,612	\$81,278	\$53,112	1
Instruments & Related Products	\$7,105	\$2,863	\$2,176	0
Miscellaneous Manufacturing	\$60,529	\$23,595	\$16,274	0
Transportation	\$16,034,693	\$9,032,013	\$5,973,451	89
Communication	\$405,657	\$250,583	\$106,982	1
Electric, Gas, Water, Sanitary Services	\$497,725	\$112,837	\$49,239	0
Wholesale Trade	\$1,038,298	\$702,243	\$404,919	5
Retail Trade	\$3,757,235	\$3,113,428	\$1,861,730	53
Finance	\$292,155	\$147,524	\$85,904	1
Insurance	\$384,148	\$229,526	\$137,220	2
Real Estate	\$3,736,722	\$527,549	\$84,999	1
Hotels, Lodging Places, Amusements	\$298,551	\$155,205	\$101,820	3
Personal Services	\$755,727	\$466,172	\$362,689	7
Business Services	\$1,139,113	\$679,257	\$554,100	7
Eating & Drinking Places	\$1,605,171	\$940,219	\$500,247	24
Health Services	\$1,102,041	\$771,145	\$652,010	12
Miscellaneous Services	\$993,284	\$416,660	\$361,209	9
Households	\$48,249	\$48,249	\$47,228	4
Total	\$39,229,543	\$20,202,464	\$13,146,719	244

SOURCE: US Multi-Regional Impact Assessment System, The Perryman Group



The Total Annual Impact of Operations Associated with All Phases of the Proposed Development of the Norfolk Southern Navy Base Intermodal Terminal, Warehouse Capacity, and Automobile Facility (Excluding the Foregone Public and Private Production from Required Demolition of Existing Venues) on Business Activity in South Carolina
Detailed Industrial Category

Category	Total Expenditures (2009 Dollars)	Gross Product (2009 Dollars)	Personal Income (2009 Dollars)	Employment (Permanent Jobs)
Agricultural Products & Services	\$3,570,496	\$952,540	\$648,734	11
Forestry & Fishery Products	\$67,094	\$54,568	\$20,237	0
Coal Mining	\$28,081	\$8,319	\$8,767	0
Crude Petroleum & Natural Gas	\$41,292	\$8,999	\$4,150	0
Miscellaneous Mining	\$148,754	\$72,227	\$42,456	0
New Construction	\$0	\$0	\$0	0
Maintenance & Repair Construction	\$13,504,024	\$8,539,105	\$7,036,753	107
Food Products & Tobacco	\$5,382,850	\$1,393,411	\$711,821	13
Textile Mill Products	\$201,749	\$47,860	\$40,491	1
Apparel	\$2,701,665	\$1,505,216	\$762,714	22
Paper & Allied Products	\$1,362,164	\$599,934	\$271,227	4
Printing & Publishing	\$1,355,386	\$664,033	\$433,429	8
Chemicals & Petroleum Refining	\$19,708,804	\$2,457,541	\$1,153,961	9
Rubber & Leather Products	\$1,122,883	\$487,677	\$285,093	6
Lumber Products & Furniture	\$925,154	\$296,581	\$211,446	5
Stone, Clay, & Glass Products	\$676,162	\$365,764	\$191,297	3
Primary Metal	\$1,602,164	\$538,177	\$400,592	6
Fabricated Metal Products	\$1,772,554	\$672,990	\$434,482	8
Machinery, Except Electrical	\$1,156,720	\$506,628	\$361,938	4
Electric & Electronic Equipment	\$791,596	\$431,691	\$258,079	2
Motor Vehicles & Equipment	\$1,001,461	\$215,388	\$139,928	2
Transp. Equip., Exc. Motor Vehicles	\$1,188,370	\$479,081	\$313,062	4
Instruments & Related Products	\$87,951	\$35,439	\$26,937	0
Miscellaneous Manufacturing	\$574,786	\$224,063	\$154,538	3
Transportation	\$94,513,822	\$53,237,692	\$35,209,510	524
Communication	\$2,759,461	\$1,704,578	\$727,739	7
Electric, Gas, Water, Sanitary Services	\$8,409,180	\$1,906,406	\$831,906	4
Wholesale Trade	\$6,644,159	\$4,493,711	\$2,591,113	31
Retail Trade	\$22,146,393	\$18,351,580	\$10,973,657	310
Finance	\$1,722,057	\$869,558	\$506,347	5
Insurance	\$3,287,723	\$1,964,395	\$1,174,392	15
Real Estate	\$22,025,483	\$3,109,550	\$501,015	5
Hotels, Lodging Places, Amusements	\$1,759,758	\$914,830	\$600,161	16
Personal Services	\$4,454,506	\$2,747,773	\$2,137,812	39
Business Services	\$6,714,313	\$4,003,769	\$3,266,050	43
Eating & Drinking Places	\$9,461,415	\$5,541,962	\$2,948,620	144
Health Services	\$6,495,795	\$4,545,384	\$3,843,165	68
Miscellaneous Services	\$5,854,745	\$2,455,930	\$2,129,088	55
Households	\$284,397	\$284,397	\$278,380	21
Total	\$255,505,366	\$126,688,748	\$81,631,087	1,506

SOURCE: US Multi-Regional Impact Assessment System, The Perryman Group

The Total Annual Impact of Operations Associated with All Phases of the Proposed Development of the Norfolk Southern Navy Base Intermodal Terminal, Warehouse Capacity, and Automobile Facility (Excluding the Foregone Public and Private Production from Required Demolition of Existing Venues) on Business Activity in the Charleston-North Charleston-Summerville Metropolitan Statistical Area—Detailed Industrial Category

Category	Total Expenditures (2009 Dollars)	Gross Product (2009 Dollars)	Personal Income (2009 Dollars)	Employment (Permanent Jobs)
Agricultural Products & Services	\$2,701,871	\$720,808	\$490,911	8
Forestry & Fishery Products	\$67,094	\$54,568	\$20,237	0
Coal Mining	\$0	\$0	\$0	0
Crude Petroleum & Natural Gas	\$41,292	\$8,999	\$4,150	0
Miscellaneous Mining	\$37,220	\$18,072	\$10,623	0
New Construction	\$0	\$0	\$0	0
Maintenance & Repair Construction	\$13,504,024	\$8,539,105	\$7,036,753	107
Food Products & Tobacco	\$1,615,685	\$418,238	\$213,656	4
Textile Mill Products	\$3,252	\$772	\$653	0
Apparel	\$335,214	\$186,762	\$94,635	3
Paper & Allied Products	\$1,362,164	\$599,934	\$271,227	4
Printing & Publishing	\$960,053	\$470,351	\$307,009	6
Chemicals & Petroleum Refining	\$14,612,538	\$1,822,075	\$855,572	7
Rubber & Leather Products	\$272,581	\$118,384	\$69,207	1
Lumber Products & Furniture	\$767,082	\$245,907	\$175,318	4
Stone, Clay, & Glass Products	\$676,162	\$365,764	\$191,297	3
Primary Metal	\$1,602,164	\$538,177	\$400,592	6
Fabricated Metal Products	\$316,507	\$120,169	\$77,581	1
Machinery, Except Electrical	\$343,994	\$150,665	\$107,636	1
Electric & Electronic Equipment	\$282,723	\$154,181	\$92,175	1
Motor Vehicles & Equipment	\$1,001,461	\$215,388	\$139,928	2
Transp. Equip., Exc. Motor Vehicles	\$1,188,370	\$479,081	\$313,062	4
Instruments & Related Products	\$41,880	\$16,875	\$12,827	0
Miscellaneous Manufacturing	\$356,777	\$139,079	\$95,924	2
Transportation	\$94,513,822	\$53,237,692	\$35,209,510	524
Communication	\$2,391,077	\$1,477,019	\$630,587	6
Electric, Gas, Water, Sanitary Services	\$2,933,756	\$665,098	\$290,231	1
Wholesale Trade	\$6,120,074	\$4,139,252	\$2,386,729	29
Retail Trade	\$22,146,393	\$18,351,580	\$10,973,657	310
Finance	\$1,722,057	\$869,558	\$506,347	5
Insurance	\$2,264,297	\$1,352,904	\$808,819	10
Real Estate	\$22,025,483	\$3,109,550	\$501,015	5
Hotels, Lodging Places, Amusements	\$1,759,758	\$914,830	\$600,161	16
Personal Services	\$4,454,506	\$2,747,773	\$2,137,812	39
Business Services	\$6,714,313	\$4,003,769	\$3,266,050	43
Eating & Drinking Places	\$9,461,415	\$5,541,962	\$2,948,620	144
Health Services	\$6,495,795	\$4,545,384	\$3,843,165	68
Miscellaneous Services	\$5,854,745	\$2,455,930	\$2,129,088	55
Households	\$284,397	\$284,397	\$278,380	21
Total	\$231,231,994	\$119,080,051	\$77,491,141	1,440

SOURCE: US Multi-Regional Impact Assessment System, The Perryman Group



The Annual Impact of the Losses Associated with the Displaced Public and Private Operations Resulting from the Proposed Development of the Norfolk Southern Navy Base Intermodal Terminal, Warehouse Capacity, and Automobile Facility on Business Activity in South Carolina—Detailed Industrial Category

Category	Total Expenditures (2009 Dollars)	Gross Product (2009 Dollars)	Personal Income (2009 Dollars)	Employment (Permanent Jobs)
Agricultural Products & Services	(\$17,144,741)	(\$4,597,556)	(\$3,131,190)	-54
Forestry & Fishery Products	(\$287,474)	(\$243,245)	(\$90,215)	-1
Coal Mining	(\$158,034)	(\$45,821)	(\$48,284)	0
Crude Petroleum & Natural Gas	(\$162,844)	(\$35,612)	(\$16,424)	0
Miscellaneous Mining	(\$906,912)	(\$343,135)	(\$201,708)	-2
New Construction	\$0	\$0	\$0	0
Maintenance & Repair Construction	(\$22,703,114)	(\$12,167,668)	(\$10,026,922)	-152
Food Products & Tobacco	(\$29,409,101)	(\$7,608,380)	(\$3,886,721)	-70
Textile Mill Products	(\$1,015,159)	(\$252,179)	(\$213,362)	-5
Apparel	(\$13,070,170)	(\$7,240,089)	(\$3,668,665)	-107
Paper & Allied Products	(\$19,950,725)	(\$10,186,208)	(\$4,605,111)	-75
Printing & Publishing	(\$7,738,853)	(\$3,810,552)	(\$2,487,232)	-46
Chemicals & Petroleum Refining	(\$146,283,722)	(\$33,590,101)	(\$15,772,501)	-126
Rubber & Leather Products	(\$6,971,946)	(\$2,982,565)	(\$1,743,591)	-37
Lumber Products & Furniture	(\$3,169,088)	(\$1,103,381)	(\$786,642)	-18
Stone, Clay, & Glass Products	(\$3,377,897)	(\$1,858,607)	(\$972,060)	-17
Primary Metal	(\$5,425,732)	(\$1,549,895)	(\$1,153,667)	-18
Fabricated Metal Products	(\$10,344,092)	(\$4,034,381)	(\$2,604,602)	-48
Machinery, Except Electrical	(\$21,663,761)	(\$9,047,436)	(\$6,463,526)	-74
Electric & Electronic Equipment	(\$15,248,593)	(\$8,463,592)	(\$5,059,824)	-46
Motor Vehicles & Equipment	(\$5,468,606)	(\$1,273,313)	(\$827,224)	-12
Transp. Equip., Exc. Motor Vehicles	(\$22,122,329)	(\$15,038,308)	(\$9,827,003)	-126
Instruments & Related Products	(\$493,923)	(\$208,927)	(\$158,805)	-2
Miscellaneous Manufacturing	(\$2,948,660)	(\$1,145,435)	(\$790,018)	-13
Transportation	(\$209,854,117)	(\$88,526,565)	(\$58,548,314)	-871
Communication	(\$16,470,917)	(\$10,177,603)	(\$4,345,145)	-41
Electric, Gas, Water, Sanitary Services	(\$48,856,743)	(\$11,035,544)	(\$4,815,617)	-22
Wholesale Trade	(\$45,632,137)	(\$30,884,334)	(\$17,808,183)	-214
Retail Trade	(\$101,237,094)	(\$83,889,058)	(\$50,162,971)	-1,415
Finance	(\$9,197,033)	(\$4,618,057)	(\$2,689,106)	-26
Insurance	(\$18,028,800)	(\$11,645,353)	(\$6,962,049)	-90
Real Estate	(\$105,872,691)	(\$16,546,757)	(\$2,666,044)	-25
Hotels, Lodging Places, Amusements	(\$8,977,274)	(\$4,688,788)	(\$3,076,006)	-81
Personal Services	(\$21,271,347)	(\$13,086,203)	(\$10,181,274)	-185
Business Services	(\$130,181,598)	(\$79,994,170)	(\$65,254,745)	-855
Eating & Drinking Places	(\$46,620,899)	(\$27,289,955)	(\$14,519,708)	-706
Health Services	(\$30,019,923)	(\$21,012,546)	(\$17,766,303)	-316
Miscellaneous Services	(\$53,233,422)	(\$21,084,285)	(\$18,278,317)	-470
Households	(\$1,385,372)	(\$1,385,372)	(\$1,356,055)	-101
Total	(\$1,202,904,845)	(\$552,690,973)	(\$352,965,133)	-6,469

SOURCE: US Multi-Regional Impact Assessment System, The Perryman Group

The Annual Impact of the Losses Associated with the Displaced Public and Private Operations Resulting from the Proposed Development of the Norfolk Southern Navy Base Intermodal Terminal, Warehouse Capacity, and Automobile Facility on Business Activity in the Charleston-North Charleston-Summerville Metropolitan Statistical Area—Detailed Industrial Category

Category	Total Expenditures (2009 Dollars)	Gross Product (2009 Dollars)	Personal Income (2009 Dollars)	Employment (Permanent Jobs)
Agricultural Products & Services	(\$12,973,795)	(\$3,479,070)	(\$2,369,439)	-41
Forestry & Fishery Products	(\$287,474)	(\$243,245)	(\$90,215)	-1
Coal Mining	\$0	\$0	\$0	0
Crude Petroleum & Natural Gas	(\$162,844)	(\$35,612)	(\$16,424)	0
Miscellaneous Mining	(\$226,919)	(\$85,856)	(\$50,469)	-1
New Construction	\$0	\$0	\$0	0
Maintenance & Repair Construction	(\$22,703,114)	(\$12,167,668)	(\$10,026,922)	-152
Food Products & Tobacco	(\$8,827,264)	(\$2,283,687)	(\$1,166,615)	-21
Textile Mill Products	(\$16,364)	(\$4,065)	(\$3,439)	0
Apparel	(\$1,621,704)	(\$898,326)	(\$455,196)	-13
Paper & Allied Products	(\$19,950,725)	(\$10,186,208)	(\$4,605,111)	-75
Printing & Publishing	(\$5,481,619)	(\$2,699,107)	(\$1,761,767)	-32
Chemicals & Petroleum Refining	(\$108,457,948)	(\$24,904,434)	(\$11,694,077)	-93
Rubber & Leather Products	(\$1,692,445)	(\$724,020)	(\$423,258)	-9
Lumber Products & Furniture	(\$2,627,617)	(\$914,857)	(\$652,236)	-15
Stone, Clay, & Glass Products	(\$3,377,897)	(\$1,858,607)	(\$972,060)	-17
Primary Metal	(\$5,425,732)	(\$1,549,895)	(\$1,153,667)	-18
Fabricated Metal Products	(\$1,847,042)	(\$720,379)	(\$465,078)	-9
Machinery, Except Electrical	(\$6,442,526)	(\$2,690,592)	(\$1,922,170)	-22
Electric & Electronic Equipment	(\$5,446,127)	(\$3,022,823)	(\$1,807,147)	-16
Motor Vehicles & Equipment	(\$5,468,606)	(\$1,273,313)	(\$827,224)	-12
Transp. Equip., Exc. Motor Vehicles	(\$22,122,329)	(\$15,038,308)	(\$9,827,003)	-126
Instruments & Related Products	(\$235,191)	(\$99,484)	(\$75,618)	-1
Miscellaneous Manufacturing	(\$1,830,268)	(\$710,985)	(\$490,374)	-8
Transportation	(\$209,854,117)	(\$88,526,565)	(\$58,548,314)	-871
Communication	(\$14,272,073)	(\$8,818,907)	(\$3,765,074)	-36
Electric, Gas, Water, Sanitary Services	(\$17,044,916)	(\$3,850,030)	(\$1,680,050)	-8
Wholesale Trade	(\$42,032,720)	(\$28,448,209)	(\$16,403,491)	-197
Retail Trade	(\$101,237,094)	(\$83,889,058)	(\$50,162,971)	-1,415
Finance	(\$9,197,033)	(\$4,618,057)	(\$2,689,106)	-26
Insurance	(\$12,416,665)	(\$8,020,303)	(\$4,794,852)	-62
Real Estate	(\$105,872,691)	(\$16,546,757)	(\$2,666,044)	-25
Hotels, Lodging Places, Amusements	(\$8,977,274)	(\$4,688,788)	(\$3,076,006)	-81
Personal Services	(\$21,271,347)	(\$13,086,203)	(\$10,181,274)	-185
Business Services	(\$130,181,598)	(\$79,994,170)	(\$65,254,745)	-855
Eating & Drinking Places	(\$46,620,899)	(\$27,289,955)	(\$14,519,708)	-706
Health Services	(\$30,019,923)	(\$21,012,546)	(\$17,766,303)	-316
Miscellaneous Services	(\$53,233,422)	(\$21,084,285)	(\$18,278,317)	-470
Households	(\$1,385,372)	(\$1,385,372)	(\$1,356,055)	-101
Total	(\$1,040,842,696)	(\$496,849,746)	(\$321,997,820)	-6,038

SOURCE: US Multi-Regional Impact Assessment System, The Perryman Group



The Net Annual Impact of the Operations Associated with All Phases of the Proposed Development of the Norfolk Southern Navy Base Intermodal Terminal, Warehouse Capacity, and Automobile Facility (Adjusted to Reflect the Foregone Public and Private Production from Required Demolition of Existing Venues) on Business Activity in South Carolina
Detailed Industrial Category

Category	Total Expenditures (2009 Dollars)	Gross Product (2009 Dollars)	Personal Income (2009 Dollars)	Employment (Permanent Jobs)
Agricultural Products & Services	(\$13,574,246)	(\$3,645,016)	(\$2,482,457)	-43
Forestry & Fishery Products	(\$220,380)	(\$188,676)	(\$69,978)	-1
Coal Mining	(\$129,954)	(\$37,501)	(\$39,517)	0
Crude Petroleum & Natural Gas	(\$121,552)	(\$26,613)	(\$12,274)	0
Miscellaneous Mining	(\$758,158)	(\$270,908)	(\$159,251)	-2
New Construction	\$0	\$0	\$0	0
Maintenance & Repair Construction	(\$9,199,089)	(\$3,628,562)	(\$2,990,169)	-45
Food Products & Tobacco	(\$24,026,251)	(\$6,214,969)	(\$3,174,900)	-57
Textile Mill Products	(\$813,410)	(\$204,320)	(\$172,871)	-4
Apparel	(\$10,368,505)	(\$5,734,873)	(\$2,905,951)	-85
Paper & Allied Products	(\$18,588,562)	(\$9,586,274)	(\$4,333,884)	-71
Printing & Publishing	(\$6,383,467)	(\$3,146,519)	(\$2,053,802)	-38
Chemicals & Petroleum Refining	(\$126,574,918)	(\$31,132,559)	(\$14,618,540)	-116
Rubber & Leather Products	(\$5,849,063)	(\$2,494,888)	(\$1,458,497)	-31
Lumber Products & Furniture	(\$2,243,934)	(\$806,800)	(\$575,196)	-13
Stone, Clay, & Glass Products	(\$2,701,735)	(\$1,492,843)	(\$780,763)	-14
Primary Metal	(\$3,823,569)	(\$1,011,718)	(\$753,075)	-12
Fabricated Metal Products	(\$8,571,537)	(\$3,361,391)	(\$2,170,120)	-40
Machinery, Except Electrical	(\$20,507,040)	(\$8,540,808)	(\$6,101,588)	-70
Electric & Electronic Equipment	(\$14,456,996)	(\$8,031,902)	(\$4,801,745)	-43
Motor Vehicles & Equipment	(\$4,467,145)	(\$1,057,925)	(\$687,296)	-10
Transp. Equip., Exc. Motor Vehicles	(\$20,933,959)	(\$14,559,228)	(\$9,513,941)	-122
Instruments & Related Products	(\$405,972)	(\$173,488)	(\$131,868)	-2
Miscellaneous Manufacturing	(\$2,373,874)	(\$921,372)	(\$635,480)	-11
Transportation	(\$115,340,295)	(\$35,288,873)	(\$23,338,804)	-347
Communication	(\$13,711,456)	(\$8,473,025)	(\$3,617,406)	-34
Electric, Gas, Water, Sanitary Services	(\$40,447,564)	(\$9,129,137)	(\$3,983,711)	-18
Wholesale Trade	(\$38,987,978)	(\$26,390,623)	(\$15,217,070)	-183
Retail Trade	(\$79,090,701)	(\$65,537,479)	(\$39,189,314)	-1,105
Finance	(\$7,474,976)	(\$3,748,499)	(\$2,182,759)	-21
Insurance	(\$14,741,077)	(\$9,680,958)	(\$5,787,657)	-75
Real Estate	(\$83,847,209)	(\$13,437,207)	(\$2,165,029)	-21
Hotels, Lodging Places, Amusements	(\$7,217,516)	(\$3,773,958)	(\$2,475,846)	-65
Personal Services	(\$16,816,841)	(\$10,338,429)	(\$8,043,462)	-146
Business Services	(\$123,467,285)	(\$75,990,401)	(\$61,988,694)	-812
Eating & Drinking Places	(\$37,159,484)	(\$21,747,993)	(\$11,571,088)	-563
Health Services	(\$23,524,128)	(\$16,467,161)	(\$13,923,138)	-247
Miscellaneous Services	(\$47,378,678)	(\$18,628,355)	(\$16,149,230)	-415
Households	(\$1,100,975)	(\$1,100,975)	(\$1,077,675)	-80
Total	(\$947,399,478)	(\$426,002,225)	(\$271,334,046)	-4,963

SOURCE: US Multi-Regional Impact Assessment System, The Perryman Group



The Net Annual Impact of the Operations Associated with All Phases of the Proposed Development of the Norfolk Southern Navy Base Intermodal Terminal, Warehouse Capacity, and Automobile Facility (Adjusted to Reflect the Foregone Public and Private Production from Required Demolition of Existing Venues) on Business Activity in the Charleston-North Charleston-Summerville Metropolitan Statistical Area—Detailed Industrial Category

Category	Total Expenditures (2009 Dollars)	Gross Product (2009 Dollars)	Personal Income (2009 Dollars)	Employment (Permanent Jobs)
Agricultural Products & Services	(\$10,271,924)	(\$2,758,262)	(\$1,878,528)	-32
Forestry & Fishery Products	(\$220,380)	(\$188,676)	(\$69,978)	-1
Coal Mining	\$0	\$0	\$0	0
Crude Petroleum & Natural Gas	(\$121,552)	(\$26,613)	(\$12,274)	0
Miscellaneous Mining	(\$189,699)	(\$67,784)	(\$39,846)	0
New Construction	\$0	\$0	\$0	0
Maintenance & Repair Construction	(\$9,199,089)	(\$3,628,562)	(\$2,990,169)	-45
Food Products & Tobacco	(\$7,211,579)	(\$1,865,449)	(\$952,959)	-17
Textile Mill Products	(\$13,112)	(\$3,294)	(\$2,787)	0
Apparel	(\$1,286,490)	(\$711,564)	(\$360,561)	-11
Paper & Allied Products	(\$18,588,562)	(\$9,586,274)	(\$4,333,884)	-71
Printing & Publishing	(\$4,521,566)	(\$2,228,756)	(\$1,454,758)	-27
Chemicals & Petroleum Refining	(\$93,845,410)	(\$23,082,360)	(\$10,838,505)	-86
Rubber & Leather Products	(\$1,419,865)	(\$605,636)	(\$354,051)	-8
Lumber Products & Furniture	(\$1,860,535)	(\$668,950)	(\$476,918)	-11
Stone, Clay, & Glass Products	(\$2,701,735)	(\$1,492,843)	(\$780,763)	-14
Primary Metal	(\$3,823,569)	(\$1,011,718)	(\$753,075)	-12
Fabricated Metal Products	(\$1,530,534)	(\$600,210)	(\$387,497)	-7
Machinery, Except Electrical	(\$6,098,532)	(\$2,539,927)	(\$1,814,534)	-21
Electric & Electronic Equipment	(\$5,163,403)	(\$2,868,642)	(\$1,714,972)	-15
Motor Vehicles & Equipment	(\$4,467,145)	(\$1,057,925)	(\$687,296)	-10
Transp. Equip., Exc. Motor Vehicles	(\$20,933,959)	(\$14,559,228)	(\$9,513,941)	-122
Instruments & Related Products	(\$193,311)	(\$82,609)	(\$62,791)	-1
Miscellaneous Manufacturing	(\$1,473,492)	(\$571,907)	(\$394,450)	-7
Transportation	(\$115,340,295)	(\$35,288,873)	(\$23,338,804)	-347
Communication	(\$11,880,996)	(\$7,341,888)	(\$3,134,487)	-30
Electric, Gas, Water, Sanitary Services	(\$14,111,160)	(\$3,184,932)	(\$1,389,819)	-6
Wholesale Trade	(\$35,912,646)	(\$24,308,957)	(\$14,016,763)	-169
Retail Trade	(\$79,090,701)	(\$65,537,479)	(\$39,189,314)	-1,105
Finance	(\$7,474,976)	(\$3,748,499)	(\$2,182,759)	-21
Insurance	(\$10,152,368)	(\$6,667,399)	(\$3,986,033)	-52
Real Estate	(\$83,847,209)	(\$13,437,207)	(\$2,165,029)	-21
Hotels, Lodging Places, Amusements	(\$7,217,516)	(\$3,773,958)	(\$2,475,846)	-65
Personal Services	(\$16,816,841)	(\$10,338,429)	(\$8,043,462)	-146
Business Services	(\$123,467,285)	(\$75,990,401)	(\$61,988,694)	-812
Eating & Drinking Places	(\$37,159,484)	(\$21,747,993)	(\$11,571,088)	-563
Health Services	(\$23,524,128)	(\$16,467,161)	(\$13,923,138)	-247
Miscellaneous Services	(\$47,378,678)	(\$18,628,355)	(\$16,149,230)	-415
Households	(\$1,100,975)	(\$1,100,975)	(\$1,077,675)	-80
Total	(\$809,610,701)	(\$377,769,695)	(\$244,506,680)	-4,597

SOURCE: US Multi-Regional Impact Assessment System, The Perryman Group



**Potential Adverse Impact Associated with Elimination of the
Anticipated Noisette Residential and Commercial Area as a
Result of the Proposed Development of the Norfolk
Southern Navy Base Facilities**



A Representative Illustration of the Potential Adverse Impact of Foregone Construction Associated with Elimination of the Anticipated Noisette Residential and Commercial Area as a Result of the Proposed Development of the Norfolk Southern Navy Base Intermodal Terminal, Warehouse Capacity, and Automobile Facility on Business Activity in South Carolina
Detailed Industrial Category

Category	Total Expenditures (2009 Dollars)	Gross Product (2009 Dollars)	Personal Income (2009 Dollars)	Employment (Person-Years)
Agricultural Products & Services	(\$35,467,275)	(\$9,975,824)	(\$6,794,091)	-117
Forestry & Fishery Products	(\$949,494)	(\$641,152)	(\$237,793)	-3
Coal Mining	(\$316,871)	(\$93,091)	(\$98,096)	-1
Crude Petroleum & Natural Gas	(\$271,366)	(\$59,696)	(\$27,532)	0
Miscellaneous Mining	(\$4,367,224)	(\$2,063,195)	(\$1,212,836)	-14
New Construction	(\$761,010,306)	(\$310,073,650)	(\$255,520,000)	-3,879
Maintenance & Repair Construction	(\$40,941,017)	(\$21,746,329)	(\$17,920,330)	-272
Food Products & Tobacco	(\$52,067,104)	(\$13,499,938)	(\$6,896,413)	-124
Textile Mill Products	(\$2,104,857)	(\$536,325)	(\$453,779)	-11
Apparel	(\$25,453,540)	(\$14,082,530)	(\$7,135,835)	-209
Paper & Allied Products	(\$17,640,204)	(\$7,935,006)	(\$3,587,358)	-59
Printing & Publishing	(\$12,473,878)	(\$6,215,644)	(\$4,057,091)	-74
Chemicals & Petroleum Refining	(\$158,605,227)	(\$27,469,206)	(\$12,898,386)	-103
Rubber & Leather Products	(\$18,587,123)	(\$7,801,950)	(\$4,560,985)	-98
Lumber Products & Furniture	(\$51,845,122)	(\$17,275,844)	(\$12,316,722)	-276
Stone, Clay, & Glass Products	(\$61,569,780)	(\$29,092,351)	(\$15,215,420)	-267
Primary Metal	(\$26,727,868)	(\$7,632,127)	(\$5,680,981)	-92
Fabricated Metal Products	(\$87,782,295)	(\$32,342,026)	(\$20,880,054)	-385
Machinery, Except Electrical	(\$28,437,479)	(\$10,555,535)	(\$7,540,918)	-86
Electric & Electronic Equipment	(\$15,582,808)	(\$8,227,919)	(\$4,918,929)	-44
Motor Vehicles & Equipment	(\$9,934,378)	(\$2,123,106)	(\$1,379,309)	-21
Transp. Equip., Exc. Motor Vehicles	(\$1,958,468)	(\$854,260)	(\$558,228)	-7
Instruments & Related Products	(\$1,224,336)	(\$538,255)	(\$409,122)	-6
Miscellaneous Manufacturing	(\$6,080,857)	(\$2,335,555)	(\$1,610,859)	-28
Transportation	(\$83,163,066)	(\$55,318,865)	(\$36,585,922)	-544
Communication	(\$27,306,132)	(\$16,866,390)	(\$7,200,803)	-69
Electric, Gas, Water, Sanitary Services	(\$84,440,722)	(\$19,018,682)	(\$8,299,245)	-38
Wholesale Trade	(\$97,628,254)	(\$66,071,153)	(\$38,097,216)	-459
Retail Trade	(\$247,304,160)	(\$204,938,350)	(\$122,546,580)	-3,458
Finance	(\$15,099,047)	(\$8,174,716)	(\$4,760,161)	-46
Insurance	(\$30,963,766)	(\$18,521,030)	(\$11,072,601)	-143
Real Estate	(\$212,893,150)	(\$30,147,490)	(\$4,857,415)	-46
Hotels, Lodging Places, Amusements	(\$17,749,924)	(\$9,310,228)	(\$6,107,832)	-160
Personal Services	(\$43,165,083)	(\$26,574,322)	(\$20,675,253)	-375
Business Services	(\$80,568,601)	(\$50,090,037)	(\$40,860,636)	-535
Eating & Drinking Places	(\$92,202,534)	(\$53,982,096)	(\$28,721,358)	-1,398
Health Services	(\$62,749,633)	(\$43,925,930)	(\$37,139,781)	-660
Miscellaneous Services	(\$57,893,438)	(\$23,767,153)	(\$20,604,141)	-530
Households	(\$2,736,103)	(\$2,736,103)	(\$2,678,206)	-199
Total	(\$2,577,262,492)	(\$1,162,613,062)	(\$782,118,217)	-14,835

SOURCE: US Multi-Regional Impact Assessment System, The Perryman Group



**A Representative Illustration of the Potential Adverse Impact of Foregone Construction Associated with Elimination of the Anticipated Noisette Residential and Commercial Area as a Result of the Proposed Development of the Norfolk Southern Navy Base Intermodal Terminal, Warehouse Capacity, and Automobile Facility on Business Activity in the Charleston-North Charleston-Summerville Metropolitan Statistical Area
Detailed Industrial Category**

Category	Total Expenditures (2009 Dollars)	Gross Product (2009 Dollars)	Personal Income (2009 Dollars)	Employment (Person-Years)
Agricultural Products & Services	(\$26,838,851)	(\$7,548,921)	(\$5,141,235)	-88
Forestry & Fishery Products	(\$949,494)	(\$641,152)	(\$237,793)	-3
Coal Mining	\$0	\$0	\$0	0
Crude Petroleum & Natural Gas	(\$271,366)	(\$59,696)	(\$27,532)	0
Miscellaneous Mining	(\$1,092,726)	(\$516,233)	(\$303,464)	-4
New Construction	(\$761,010,306)	(\$310,073,650)	(\$255,520,000)	-3,879
Maintenance & Repair Construction	(\$40,941,017)	(\$21,746,329)	(\$17,920,330)	-272
Food Products & Tobacco	(\$15,628,158)	(\$4,052,063)	(\$2,069,987)	-37
Textile Mill Products	(\$33,931)	(\$8,646)	(\$7,315)	0
Apparel	(\$3,158,192)	(\$1,747,314)	(\$885,391)	-26
Paper & Allied Products	(\$17,640,204)	(\$7,935,006)	(\$3,587,358)	-59
Printing & Publishing	(\$8,835,553)	(\$4,402,693)	(\$2,873,737)	-53
Chemicals & Petroleum Refining	(\$117,593,380)	(\$20,366,270)	(\$9,563,145)	-76
Rubber & Leather Products	(\$4,512,039)	(\$1,893,930)	(\$1,107,183)	-24
Lumber Products & Furniture	(\$42,986,851)	(\$14,324,089)	(\$10,212,284)	-229
Stone, Clay, & Glass Products	(\$61,569,780)	(\$29,092,351)	(\$15,215,420)	-267
Primary Metal	(\$26,727,868)	(\$7,632,127)	(\$5,680,981)	-92
Fabricated Metal Products	(\$15,674,414)	(\$5,774,995)	(\$3,728,344)	-69
Machinery, Except Electrical	(\$8,456,943)	(\$3,139,081)	(\$2,242,573)	-26
Electric & Electronic Equipment	(\$5,565,494)	(\$2,938,651)	(\$1,756,825)	-16
Motor Vehicles & Equipment	(\$9,934,378)	(\$2,123,106)	(\$1,379,309)	-21
Transp. Equip., Exc. Motor Vehicles	(\$1,958,468)	(\$854,260)	(\$558,228)	-7
Instruments & Related Products	(\$582,990)	(\$256,300)	(\$194,811)	-3
Miscellaneous Manufacturing	(\$3,774,460)	(\$1,449,707)	(\$999,880)	-17
Transportation	(\$83,163,066)	(\$55,318,865)	(\$36,585,922)	-544
Communication	(\$23,660,802)	(\$14,614,751)	(\$6,239,506)	-59
Electric, Gas, Water, Sanitary Services	(\$29,459,291)	(\$6,635,150)	(\$2,895,403)	-13
Wholesale Trade	(\$89,927,436)	(\$60,859,527)	(\$35,092,146)	-422
Retail Trade	(\$247,304,160)	(\$204,938,350)	(\$122,546,580)	-3,458
Finance	(\$15,099,047)	(\$8,174,716)	(\$4,760,161)	-46
Insurance	(\$21,325,142)	(\$12,755,671)	(\$7,625,842)	-99
Real Estate	(\$212,893,150)	(\$30,147,490)	(\$4,857,415)	-46
Hotels, Lodging Places, Amusements	(\$17,749,924)	(\$9,310,228)	(\$6,107,832)	-160
Personal Services	(\$43,165,083)	(\$26,574,322)	(\$20,675,253)	-375
Business Services	(\$80,568,601)	(\$50,090,037)	(\$40,860,636)	-535
Eating & Drinking Places	(\$92,202,534)	(\$53,982,096)	(\$28,721,358)	-1,398
Health Services	(\$62,749,633)	(\$43,925,930)	(\$37,139,781)	-660
Miscellaneous Services	(\$57,893,438)	(\$23,767,153)	(\$20,604,141)	-530
Households	(\$2,736,103)	(\$2,736,103)	(\$2,678,206)	-199
Total	(\$2,255,634,275)	(\$1,052,406,958)	(\$718,603,305)	-13,812

SOURCE: US Multi-Regional Impact Assessment System, The Perryman Group



A Representative Illustration of the Potential Adverse Annual Impact of Foregone Operations Associated with Elimination of the Anticipated Noisette Residential and Commercial Area (at Maturity Assuming 80% Occupancy) as a Result of the Proposed Development of the Norfolk Southern Navy Base Intermodal Terminal, Warehouse Capacity, and Automobile Facility on Business Activity in South Carolina—Detailed Industrial Category

Category	Total Expenditures (2009 Dollars)	Gross Product (2009 Dollars)	Personal Income (2009 Dollars)	Employment (Permanent Jobs)
Agricultural Products & Services	(\$40,287,106)	(\$10,439,499)	(\$7,109,879)	-122
Forestry & Fishery Products	(\$750,096)	(\$787,826)	(\$292,190)	-4
Coal Mining	(\$267,722)	(\$77,445)	(\$81,609)	-1
Crude Petroleum & Natural Gas	(\$227,652)	(\$49,852)	(\$22,992)	0
Miscellaneous Mining	(\$573,773)	(\$217,488)	(\$127,849)	-1
New Construction	\$0	\$0	\$0	0
Maintenance & Repair Construction	(\$43,242,447)	(\$22,526,414)	(\$18,563,170)	-282
Food Products & Tobacco	(\$63,518,571)	(\$16,380,858)	(\$8,368,127)	-150
Textile Mill Products	(\$1,675,118)	(\$400,448)	(\$338,816)	-8
Apparel	(\$23,563,913)	(\$13,060,094)	(\$6,617,754)	-194
Paper & Allied Products	(\$16,935,217)	(\$7,590,820)	(\$3,431,755)	-56
Printing & Publishing	(\$17,983,517)	(\$9,067,412)	(\$5,918,504)	-108
Chemicals & Petroleum Refining	(\$112,785,441)	(\$16,919,650)	(\$7,944,758)	-63
Rubber & Leather Products	(\$11,168,323)	(\$4,823,842)	(\$2,819,995)	-60
Lumber Products & Furniture	(\$4,709,974)	(\$1,658,464)	(\$1,182,394)	-26
Stone, Clay, & Glass Products	(\$5,159,206)	(\$2,913,569)	(\$1,523,809)	-27
Primary Metal	(\$3,658,041)	(\$1,023,918)	(\$762,151)	-12
Fabricated Metal Products	(\$10,175,038)	(\$3,592,686)	(\$2,319,444)	-43
Machinery, Except Electrical	(\$6,837,316)	(\$2,765,116)	(\$1,975,411)	-23
Electric & Electronic Equipment	(\$6,368,790)	(\$3,373,499)	(\$2,016,794)	-18
Motor Vehicles & Equipment	(\$8,933,176)	(\$1,876,182)	(\$1,218,890)	-19
Transp. Equip., Exc. Motor Vehicles	(\$1,409,539)	(\$602,474)	(\$393,696)	-5
Instruments & Related Products	(\$720,679)	(\$219,268)	(\$221,390)	-3
Miscellaneous Manufacturing	(\$5,364,075)	(\$2,130,439)	(\$1,469,386)	-25
Transportation	(\$61,932,350)	(\$43,360,515)	(\$28,677,096)	-427
Communication	(\$31,459,935)	(\$19,373,153)	(\$8,271,021)	-79
Electric, Gas, Water, Sanitary Services	(\$85,120,633)	(\$19,494,086)	(\$8,506,699)	-39
Wholesale Trade	(\$58,939,796)	(\$39,881,949)	(\$22,996,287)	-277
Retail Trade	(\$505,095,772)	(\$418,539,302)	(\$250,273,120)	-7,062
Finance	(\$32,110,764)	(\$20,021,757)	(\$11,658,727)	-112
Insurance	(\$31,971,367)	(\$21,086,737)	(\$12,606,482)	-163
Real Estate	(\$291,051,282)	(\$67,553,215)	(\$10,884,288)	-104
Hotels, Lodging Places, Amusements	(\$42,365,529)	(\$21,412,035)	(\$14,047,036)	-368
Personal Services	(\$58,206,482)	(\$37,166,373)	(\$28,916,038)	-525
Business Services	(\$178,898,010)	(\$110,294,488)	(\$89,972,043)	-1,178
Eating & Drinking Places	(\$159,120,066)	(\$93,187,736)	(\$49,580,848)	-2,413
Health Services	(\$63,794,136)	(\$45,078,500)	(\$38,114,292)	-678
Miscellaneous Services	(\$60,046,227)	(\$24,456,628)	(\$21,201,859)	-545
Households	(\$2,545,675)	(\$2,545,675)	(\$2,491,811)	-185
Total	(\$2,048,972,756)	(\$1,106,021,411)	(\$672,918,407)	-15,406

SOURCE: US Multi-Regional Impact Assessment System, The Perryman Group

A Representative Illustration of the Potential Adverse Annual Impact of Foregone Operations Associated with Elimination of the Anticipated Noisette Residential and Commercial Area (at Maturity Assuming 80% Occupancy) as a Result of the Proposed Development of the Norfolk Southern Navy Base Intermodal Terminal, Warehouse Capacity, and Automobile Facility on Business Activity in the Charleston-North Charleston-Summerville Metropolitan Statistical Area—Detailed Industrial Category

Category	Total Expenditures (2009 Dollars)	Gross Product (2009 Dollars)	Personal Income (2009 Dollars)	Employment (Permanent Jobs)
Agricultural Products & Services	(\$30,486,121)	(\$7,899,793)	(\$5,380,198)	-92
Forestry & Fishery Products	(\$750,096)	(\$787,826)	(\$292,190)	-4
Coal Mining	\$0	\$0	\$0	0
Crude Petroleum & Natural Gas	(\$227,652)	(\$49,852)	(\$22,992)	0
Miscellaneous Mining	(\$143,564)	(\$54,418)	(\$31,989)	0
New Construction	\$0	\$0	\$0	0
Maintenance & Repair Construction	(\$43,242,447)	(\$22,526,414)	(\$18,563,170)	-282
Food Products & Tobacco	(\$19,065,364)	(\$4,916,783)	(\$2,511,728)	-45
Textile Mill Products	(\$27,003)	(\$6,455)	(\$5,462)	0
Apparel	(\$2,923,733)	(\$1,620,454)	(\$821,109)	-24
Paper & Allied Products	(\$16,935,217)	(\$7,590,820)	(\$3,431,755)	-56
Printing & Publishing	(\$12,738,166)	(\$6,422,670)	(\$4,192,221)	-77
Chemicals & Petroleum Refining	(\$83,621,591)	(\$12,544,598)	(\$5,890,417)	-47
Rubber & Leather Products	(\$2,711,119)	(\$1,170,992)	(\$684,556)	-15
Lumber Products & Furniture	(\$3,905,227)	(\$1,375,099)	(\$980,369)	-22
Stone, Clay, & Glass Products	(\$5,159,206)	(\$2,913,569)	(\$1,523,809)	-27
Primary Metal	(\$3,658,041)	(\$1,023,918)	(\$762,151)	-12
Fabricated Metal Products	(\$1,816,856)	(\$641,510)	(\$414,160)	-8
Machinery, Except Electrical	(\$2,033,331)	(\$822,310)	(\$587,462)	-7
Electric & Electronic Equipment	(\$2,274,652)	(\$1,204,866)	(\$720,310)	-6
Motor Vehicles & Equipment	(\$8,933,176)	(\$1,876,182)	(\$1,218,890)	-19
Transp. Equip., Exc. Motor Vehicles	(\$1,409,539)	(\$602,474)	(\$393,696)	-5
Instruments & Related Products	(\$343,165)	(\$138,692)	(\$105,419)	-1
Miscellaneous Manufacturing	(\$3,329,545)	(\$1,322,388)	(\$912,065)	-16
Transportation	(\$61,932,350)	(\$43,360,515)	(\$28,677,096)	-427
Communication	(\$27,260,078)	(\$16,786,864)	(\$7,166,852)	-68
Electric, Gas, Water, Sanitary Services	(\$29,696,496)	(\$6,801,007)	(\$2,967,778)	-13
Wholesale Trade	(\$54,290,684)	(\$36,736,101)	(\$21,182,363)	-255
Retail Trade	(\$505,095,772)	(\$418,539,302)	(\$250,273,120)	-7,062
Finance	(\$32,110,764)	(\$20,021,757)	(\$11,658,727)	-112
Insurance	(\$22,019,089)	(\$14,522,706)	(\$8,682,245)	-112
Real Estate	(\$291,051,282)	(\$67,553,215)	(\$10,884,288)	-104
Hotels, Lodging Places, Amusements	(\$42,365,529)	(\$21,412,035)	(\$14,047,036)	-368
Personal Services	(\$58,206,482)	(\$37,166,373)	(\$28,916,038)	-525
Business Services	(\$178,898,010)	(\$110,294,488)	(\$89,972,043)	-1,178
Eating & Drinking Places	(\$159,120,066)	(\$93,187,736)	(\$49,580,848)	-2,413
Health Services	(\$63,794,136)	(\$45,078,500)	(\$38,114,292)	-678
Miscellaneous Services	(\$60,046,227)	(\$24,456,628)	(\$21,201,859)	-545
Households	(\$2,545,675)	(\$2,545,675)	(\$2,491,811)	-185
Total	(\$1,834,167,449)	(\$1,035,974,985)	(\$635,262,514)	-14,811

SOURCE: US Multi-Regional Impact Assessment System, The Perryman Group

