

A RESOLUTION

TO APPROVE AN EXTENDED SPECIAL ASSESSMENT PERIOD UNDER SECTION 7-13 OF THE GREENVILLE COUNTY, SOUTH CAROLINA CODE OF ORDINANCES, AS AMENDED, FOR THAT CERTAIN PARCEL OF IMPROVED REAL PROPERTY KNOWN AS THE BRANDON MILL.

WHEREAS, pursuant to Title 4, Chapter 9 of the Code of Laws of South Carolina, 1976, as amended, Greenville County Council adopted Section 7-13 of the County’s Code of Ordinances, as amended, (the “Ordinance”), providing for special property tax assessments on eligible rehabilitated historic property;

WHEREAS, Progressive Consultants, LLC, and/or its affiliates (collectively, “Progressive Consultants”), is planning a significant and comprehensive rehabilitation of that certain property known as Brandon Mill, TMS Nos. 0121.00-22-001.00, 0121.00-12-002.00, and 0121.00-12-003.00, located in the unincorporated area of Greenville County at 25 Draper Street, Greenville, South Carolina (the “Brandon Mill Property”);

WHEREAS, Progressive Consultants has requested that County Council grant a special assessment period of twenty (20) years to the Brandon Mill Property provided that all other eligibility requirements of the Ordinance are met;

WHEREAS, upon the completion of the rehabilitation of the Brandon Mill Property and as a condition of receiving the special assessment period thereon, Progressive Consultants agrees to (i) donate approximately 40,000 square feet of warehouse space on the Brandon Mill Property to Greenville Center for Creative Arts or a similar local charitable arts organization; (ii) provide office space currently occupied by Dunlop, consisting of approximately 14,000 square feet, to Greenville Center for Creative Arts or a similar local charitable arts organization rent-free for a period of three (3) years; (iii) utilize approximately one-third (1/3) of the property surrounding Brandon Mill as green space open to the community; and (iv) make annual donations to the local fire district in the amount of \$4,000 to offset fire inspection and similar costs; and

WHEREAS, County Council finds that the proposed rehabilitation of the Brandon Mill Property is extensive in scale and scope, will foster the continued economic viability of the Brandon Mill Property and the surrounding community, and that granting an assessment period of twenty (20) years is in the best interest of the County and the residents of the surrounding community.

NOW, THEREFORE, BE IT RESOLVED by Greenville County Council in a meeting duly assembled as follows:

Section 1. The special assessment period under the Ordinance for the Brandon Mill Property is hereby granted for an aggregate special assessment period of twenty (20) years provided that all other eligibility requirements under the Ordinance are met.

Section 2. This Resolution shall be construed and interpreted in accordance with the laws of the State of South Carolina.

Section 3. The provisions of this Resolution are hereby declared to be severable, and if any section, phrase, or provision shall for any reason be declared by a court of competent jurisdiction to be invalid or unenforceable, such declaration shall not affect the validity of the remainder of the sections, phrases, and provisions hereunder.

Section 4. All orders, resolutions, and parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed, and this Resolution shall take effect and be in full force from and after its passage and approval.

Section 5. This Resolution shall take effect and be in full force from and after its passage by the County Council, and adoption of a separate ordinance by County Council allowing up to a twenty year assessment period.

DONE IN REGULAR MEETING THIS _____ DAY OF _____, 2015.

Bob Taylor, Chairman
Greenville County Council

Joseph Kernell
County Administrator

ATTEST:

Theresa B. Kizer
Clerk to Council

