

A RESOLUTION

TO DETERMINE ELIGIBILITY OF THE FACILITY LOCATED AT 25 DRAPER STREET AS AN ABANDONED TEXTILE MILL SITE PURSUANT TO TITLE 12, CHAPTER 65, CODE OF LAWS OF SOUTH CAROLINA 1976, AS AMENDED, KNOWN AS THE “SOUTH CAROLINA TEXTILE COMMUNITIES REVITALIZATION ACT.”

WHEREAS, pursuant to the authority of the South Carolina Textile Communities Revitalization Act, Title 12, Chapter 65 of the Code of Laws of South Carolina, 1976, as amended (the “Act”), upon the satisfaction of certain statutory requirements set forth in the Act, a taxpayer is eligible to receive tax credits against income taxes or property taxes, for expenses incurred in connection with the rehabilitation of an abandoned textile mill site;

WHEREAS, the facility located at 25 Draper Street in the unincorporated area of Greenville County and further identified as Greenville County Tax Map Sheet Numbers 0121.00-22-001.00, 0121.00-12-002.00, and 0121.00-12-003.00, is an abandoned cotton textile mill commonly known as Brandon Mill;

WHEREAS, Progressive Consultants, LLC, and/or its affiliates (the “Company”), has acquired the existing facility at 25 Draper Street and intends to restore and convert the existing facility into approximately 181 residential rental units along with other side and recreational improvements;

WHEREAS, the Company has elected to receive income tax credits in an amount up to 25% of the rehabilitation expenses made to the eligible site and has filed or will file with the South Carolina Department of Revenue a Notice of Intent to Rehabilitate as required by the Act;

WHEREAS, pursuant to Section 12-65-60 of the Act, the Company has requested that Greenville County Council certify the eligibility of the facility at 25 Draper Street as an abandoned textile mill site under the Act; and

WHEREAS, the extension of the income tax credits to the Company accomplishes the purposes of the Act by removing and alleviating adverse conditions as a result of the presence of abandoned textile manufacturing and ancillary use facilities within the County, which conditions include excessive and disproportionate expenditure of public funds, inadequate and public and private investment, unmarketability of the property, growth in delinquencies and crime in the areas, together with abnormal exodus of families and businesses causing a decline of these areas and impairing the value of private investments and threatening the growth and the tax base of taxing districts in the area, and threatening the health, safety, morals and welfare of the public;

NOW, THEREFORE, BE IT RESOLVED BY GREENVILLE COUNTY COUNCIL that County Council makes the following certifications, as requested by Progressive

Consultants, LLC, under the South Carolina Textiles Community Revitalization Act (S.C. Code Ann. § 12-65-10 *et seq.*):

1. That the structure located at 25 Draper Street was a textile mill site (specifically that it was a cotton mill) as defined in the South Carolina Textiles Community Revitalization Act (S.C. Code Ann. §§ 12-65-20 (2) and (3)), which defines ancillary uses to include “Storage.”
2. That the use of the site has been abandoned for textile mill purposes since 1977 as defined in the South Carolina Textiles Community Revitalization Act (S.C. Code Ann. § 12-65-20 (1)), which requires the site to be abandoned for a period of at least one year.
3. That the geographic area of the site consists of approximately 9.42 acres, including the existing building area which consists of 475,000 square feet, as defined in the South Carolina Textiles Community Revitalization Act (S.C. Code Ann. §§ 12-65-20 (4)).
4. The provisions of this Resolution are hereby declared to be separable and if any section, phrase, or provisions 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.
5. All orders, resolutions, and parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed.
6. This Resolution shall take effect and be in full force from and after its passage by County Council.

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

GREENVILLE COUNTY, SOUTH CAROLINA

Bob Taylor, Chairman
Greenville County Council

ATTEST:

Theresa B. Kizer
Clerk to Council

Joseph M. Kernell
County Administrator

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

CERTIFIED COPY OF RESOLUTION

I, the undersigned, being the duly qualified and acting Clerk to County Council (the "Council") of Greenville County, South Carolina, do hereby certify that attached hereto is a copy of the Resolution adopted by the Council at a meeting duly called and held on _____, 2015, at which a quorum was present and acting throughout, which Resolution has been compared by me with the original thereof, and that such copy is a true, correct and complete copy thereof, and that such Resolution has been duly adopted and has not been modified, amended or repealed and is in full force and effect on and as of the date hereof in the form attached hereto.

In witness whereof, I have hereunto set my hand this ____ day of _____, 2015.

GREENVILLE COUNTY, SOUTH CAROLINA

Theresa B. Kizer
Clerk to County Council