

A RESOLUTION

TO PROVIDE A CERTIFICATION PURSUANT TO THE SOUTH CAROLINA TEXTILE COMMUNITIES REVITALIZATION ACT (S.C. CODE SECTION 12-65-10 ET SEQ.) FOR THE PROPERTY FORMERLY KNOWN AS THE PIEDMONT ONE MILL ON RIDGE ROW STREET, PIEDMONT, SOUTH CAROLINA

WHEREAS, State Investors, LLC, a South Carolina limited liability company (“Developer”), desires to redevelop the abandoned textile mill facility located in the County of Greenville, State of South Carolina, formerly known as Piedmont Mill One owned by J. p. Stevens and Company, Inc. and more particularly listed as tax parcels 0616110100101, 0616110100102, 0616110100103, 0616030114000, 0616030115000, 0616110104 and 0616030115200 (the “Property”); and

WHEREAS, as part of the redevelopment by Developer, the Property is anticipated to qualify for state income tax credits pursuant to the South Carolina Textiles Communities Revitalization Act (Chapter 65 of Title 12 of the South Carolina Code) (the “Textile Mill Statute”); and

WHEREAS, the Textile Mill Statute contains a detailed definition of the specific property that will qualify as a “textile mill site” located in a “distressed area” as designated by the applicable council of governments (as defined in the Textile Mill Statute); and

WHEREAS, Developer plans to file one or more Notices of Intent to Rehabilitate with the South Carolina Department of Revenue pursuant to the Textile Mill Statute; and

WHEREAS, Developer has requested a certification as a textile mill site pursuant to Section 12-65-60 of the Textile Mill Statute from the Greenville County Council; and

WHEREAS, the Greenville County Council has, after careful investigation and due deliberation, determined that the redevelopment of the Property will be beneficial to the County of Greenville, and the County agrees to provide the certification as set forth herein in compliance with Section 12-65-60 of the Textile Mill Statute.

NOW THEREFORE, BE IT RESOLVED by the Greenville County Council:

1. All recitals set forth above are incorporated by reference in this Resolution.
2. Developer has entered into binding contracts to acquire the Property from the current owners, is negotiating a non-responsible party voluntary clean up contract with the South Carolina Department of Health and Environmental Control and has submitted to the County a request for certification of the Property as an abandoned textile mill site pursuant to Section 12-65-60 of the Textile Mill Statute (the “Request for Certification”).
3. The County has review the Request for Certification, conferred with the Developer and conducted a review of its records concerning the Property.

4. The Property was a facility that was initially used for textile manufacturing, dying or finishing operations and for ancillary uses to those operations (i.e. a “textile mill”) as more particularly defined in Section 12-65-20(3) of the Textile Mill Statute.

5. At least eighty percent of the textile mill structures on the Property have been closed continuously to business or otherwise nonoperational as a textile mill since October of 1983 and therefore, the Property is “abandoned” as defined in Section 12-65-20(1) of the Textile Mill Statute.

6. The Property, consisting of approximately 10.957 acres, constitutes a textile mill site consistent with Section 12-65-20(4) of the Textile Mill Statute.

7. In accordance with Section 12-65-30(D) of the Textile Mill Statute, (i) the facility has not previously received tax credits under the Textile Mill Statute and (ii) neither Developer nor any affiliate of Developer owned the Property when it was operational and immediately prior to its abandonment.

8. That this Resolution is intended to comply with the certification requirements set forth in Section 12-65-60 of the Textile Mill Statute.

BE IT FURTHER RESOLVED THAT this Resolution shall take effect upon its adoption.

DONE IN REGULAR MEETING THIS ___ DAY OF _____, 2019.

Herman G. Kirven, Jr., Chairman
Greenville County Council

ATTEST:

Regina McCaskill
Clerk to Council

Joseph M. Kernell
County Administrator