

**A RESOLUTION**

**TO PROVIDE A CERTIFICATION PURSUANT TO THE SOUTH CAROLINA ABANDONED BUILDINGS REVITALIZATION ACT (S.C. CODE SECTION 12-67-100 ET SEQ.) FOR THE PROPERTY LOCATED AT 932 N.E. MAIN STREET, SIMPSONVILLE, SOUTH CAROLINA**

**WHEREAS**, MPG Upstate, LLC, a South Carolina limited liability company (“Developer”), an affiliate of Magnolia Property Group, Inc., a South Carolina corporation, desires to redevelop the abandoned building site located in the County of Greenville, State of South Carolina, which was formerly a convenience store and more particularly listed as Greenville County Tax Map No. 299-297-1-27.1 (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 Abandoned Buildings Revitalization Act (Chapter 67 of Title 12 of the South Carolina Code) (the “Abandoned Buildings Statute”); and

**WHEREAS**, the Abandoned Buildings Statute contains a detailed definition of the specific property that will qualify as an “abandoned building site”; and

**WHEREAS**, Developer has filed or will file a Notice of Intent to Rehabilitate with the South Carolina Department of Revenue pursuant to the Abandoned Buildings Statute; and

**WHEREAS**, Developer has requested a certification as an abandoned building site pursuant to Section 12-67-160 of the Abandoned Buildings 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 12-67-160 of the Abandoned Buildings 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 a binding contract to acquire the Property from the current owner and has submitted to the County a request for certification of the Property as an abandoned building site pursuant to Section 12-67-160 of the Abandoned Buildings 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 building and other improvements that were used as convenience store and gas station.

5. Based on the Affidavit from a representative of the current owner of the Property, which is attached hereto as Exhibit A, all of the building and other structures on the Property have been closed continuously to business or otherwise nonoperational for income producing purposes since August 10, 2015 and therefore, the Property is “abandoned” as defined in Section 12-67-120(1) of the Abandoned Building Statute.

6. The Property, consists of approximately 1.13 acres, with 0.99 acres of the Property as indicated on the preliminary site plan attached hereto as Exhibit B comprising the abandoned building site consistent with Section 12-67-120(2) of the Abandoned Buildings Statute.

7. This Resolution is intended to comply with the certification requirements set forth in Section 12-67-160 of the Abandoned Buildings Statute.

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

**DONE IN REGULAR MEETING THIS \_\_\_ DAY OF \_\_\_\_\_, 2020.**

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

ATTEST:

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Regina McCaskill  
Clerk to Council

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Joseph M. Kernell  
County Administrator

**EXHIBIT A**

**OWNER'S AFFIDAVIT**

*[See attached]*

**EXHIBIT B**

**PRELIMINARY SITE PLAN**

*[See attached]*