

A RESOLUTION

TO CERTIFY PROPERTY AT 33 STEVENS STREET AS ABANDONED BUILDING SITES (TAX MAP NUMBER 0109.00-07-001.02).

WHEREAS, the South Carolina Abandoned Buildings Revitalization Act of 2013 (the “Act”) was enacted in Title 12, Chapter 67 of the South Carolina Code of Laws to create an incentive for the rehabilitation, renovation and redevelopment of abandoned buildings located in South Carolina; and

WHEREAS, the Act provides that restoration of abandoned buildings into productive assets for the communities in which they are located serves a public and corporate purpose and results in job opportunities; and

WHEREAS, Section 12-67-120 of the Act provides the following definitions (in pertinent part):

(1) “Abandoned Building” means a building or structure, which clearly may be delineated from other buildings or structures, at least sixty-six percent of the space in which has been closed continuously to business or otherwise nonoperational for income producing purposes for a period of at least five years immediately preceding the date on which the taxpayer files a “Notice of Intent to Rehabilitate”. For purposes of this item, a building or structure that otherwise qualified as an “abandoned building” may be subdivided into separate units or parcels, which units or parcels may be owned by the same taxpayer or different taxpayers, and each unit or parcel is deemed to be an abandoned building site for purposes of determining whether each subdivided parcel is considered to be abandoned.

(2) “Building Site” means the abandoned building together with the parcel of land upon which it is located and other improvements located on the parcel. However, the area of the building site is limited to the land upon which the abandoned building is located and the land immediately surrounding such building used for parking and other similar purposes directly related to the building’s income producing use; and

WHEREAS, Section 12-67-140 of the Act provides that a taxpayer who rehabilitates an abandoned building is eligible either for a credit against certain income taxes, license fees or premium taxes, or a credit against local real property taxes; and

WHEREAS, Section 12-67-140(E) of the Act provides (in pertinent part):

(E) For building sites which have had no portion thereof placed into service before July 1, 2018, and upon which is located a redeveloped multi-floor structure that is listed on the National Register of Historic Places, the taxpayer may subdivide the structure into separate units in the manner as provided for in this chapter, except that up to seven separate floors may be considered seven separate subdivided units if a floor is redeveloped for the exclusive use as a residential apartment or apartments; and

WHEREAS, Section 12-67-140(E) of the Act further provides that a taxpayer utilizing the provisions of subsection E must notify the department in writing of his or her intent to claim tax credits under the Act; and

WHEREAS, 33 Stevens Street, LLC (the “Taxpayer) is the Owner and responsible for the rehabilitation expenses associated with certain real property located at 33 Stevens Street and further identified as Greenville County Tax Map Number 0109.00-07-001.02 (the “Property”); and

WHEREAS, the Taxpayer desires to rehabilitate the Property in a manner that will qualify for a credit against certain income taxes pursuant to Section 12-67-140(A)(1) of the Act; and

WHEREAS, no portion of the Property was placed in service before July 1, 2018; and

WHEREAS, the Property is a multi-floor structure that was originally the mill office for Dunean Mill; and

WHEREAS, Dunean Mill which was recently listed as a historic district on the National Register of Historic Places, and the Property is listed as a building contributing to the historic significance of the Dunean Mill Historic District; and

WHEREAS, the Taxpayer has subdivided the structure into two separate units as follows:

Unit #1: First floor

Unit #2: Second floor; and

WHEREAS, Unit #1 and Unit #2 are each being redeveloped for exclusive use as a residential apartment or apartments (as to each of the two such units, a “Building Site”); and

WHEREAS, following completion of the rehabilitation of the Property, the Taxpayer will notify the South Carolina Department of Revenue of its intent to claim tax credits under the Act pursuant to Section 12-67-140(E) of the Act; and

WHEREAS, the Property is located in Greenville County, South Carolina; and

WHEREAS, the Taxpayer has requested that the County certify that the Building Sites are abandoned as defined by Sections 12-67-120(1) and (2); and

WHEREAS, the County wishes to provide the requested certification following due inquiry;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF THE COUNTY OF GREENVILLE, SOUTH CAROLINA:

Section 1. The Taxpayer, 33 Stevens Street, LLC, has submitted to the County a request to certify each of the Building Sites pursuant to Section 12-67-160 of the Act (the “Request to Certify”).

Section 2. The County has reviewed the Request to Certify, conferred with the Taxpayer and conducted a review of its records and the Property, and the County hereby certifies pursuant to the Act that:

- a. each of the two Building Sites constitutes a separate abandoned building site as defined in Section 12-67-120(1) of the Act, and
- b. the geographic area of each of the Building Sites is consistent with Section 12-67-120(2) of the Act.

Section 3. This Resolution provides no tax relief whatsoever and the County expresses no opinion regarding the availability of the same to 33 Stevens Street, LLC beyond the certification contained herein.

Section 4. This Resolution shall become effective upon the date of enactment.

DONE IN REGULAR MEETING THIS ____ DAY OF _____, 2021.

Willis Meadows, Chairman
Greenville County Council

ATTEST:

Regina McCaskill
Clerk to Council

Joseph M. Kernell
County Administrator