

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 CERTAIN PROPERTY LOCATED AT 701 POINSETT HIGHWAY AND BEING CONTIGUOUS TO THE FORMER PIEDMONT SHIRT FACTORY IN GREENVILLE, SOUTH CAROLINA**

WHEREAS, Poinsett Development Partners, LLC, a South Carolina limited liability company (“Developer”), desires to acquire and redevelop that certain parcel of land containing approximately 2.94 acres in the aggregate which constitutes an abandoned textile mill site contiguous to a former textile mill facility located in the County of Greenville, State of South Carolina, formerly known as Piedmont Shirt Factory consisting of tax parcel 0152002000101 (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 provides that it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in the areas by the redevelopment of these abandoned textile mill sites; and

WHEREAS, Section 12-65-30 of the Textile Mill Statute provides that a taxpayer who rehabilitates an abandoned textile mill site and files a notice of intent to rehabilitate (“Notice of Intent to Rehabilitate”) with the South Carolina Department of Revenue is eligible either for a credit against certain income taxes, license fees or premium taxes, or a credit against local property taxes; and

WHEREAS, the Textile Mill Statute contains a detailed definition of the specific property that will qualify as a “textile mill site” and provides for inclusion of land and improvements which were used directly for textile manufacturing operations or ancillary uses, or were located on the same parcel or a contiguous parcel within one thousand feet of any textile mill structure or ancillary uses, provided the Property is located in a distressed area of the County 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 Property is and has been contiguous to a parcel at 625 Poinsett Highway in Greenville, South Carolina and bearing Greenville County Tax Map 0152001900100 and which was the site of the Piedmont Shirt Factory which was closed and abandoned in January of 1990 (the “Piedmont Property”); and

WHEREAS, an aerial photograph from 1997 (**Exhibit A**) shows the same buildings on the Property existed on the Property at that time and as currently exist; and

WHEREAS, the Appalachian Council of Government has certified the Property as being located in a distressed area (**Exhibit B**) consistent with Section 12-65-20(4)(b)(iii) of the Act; 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 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 reviewed the Request for Certification, conferred with the Developer, and conducted a review of its records concerning the Property.
4. The Property was a site contiguous to another site with 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 Piedmont Property have been closed continuously to business or otherwise nonoperational as a textile mill since 1990 and therefore, the Property is contiguous to an "abandoned" textile mill site as defined in Section 12-65-20(1) of the Textile Mill Statute.
6. The geographic area of the Property 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 Piedmont 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.
9. This Resolution provides no property tax relief whatsoever, and the County approves this resolution with the understanding Taxpayer will take any credits against State income taxes; further the County expresses no opinion regarding the availability of same to Taxpayer beyond the certification contained herein.

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

DONE IN REGULAR MEETING THIS _____ DAY OF APRIL, 2022.

Willis Meadows, Chairman
Greenville County Council

ATTEST:

Regina McCaskill
Clerk to Council

Joseph M. Kernell
County Administrator

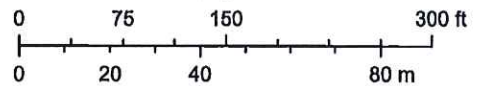
EXHIBIT A

Greenville County, SC



March 1, 2022

1:1,600



Greenville County GIS Division, Greenville, SC 29601, Greenville County GIS Division, Greenville, South Carolina, Greenville County, South Carolina GIS Division

Disclaimer: This Map is not a LAND SURVEY and is for reference purposes only. Data contained in this map are prepared for the inventory of Real Property found within this jurisdiction, and are

EXHIBIT B

(attached)



Poinsett Development Partners, LLC
c/o Richard L. Few, Jr.
Parker Poe
110 East Court Street
Suite 200
Greenville, SC 29601

March 3, 2022

Dear Richard,

Amendments to the South Carolina Textiles Communities Revitalization Act provide the opportunity for tax credits for certain activities pertaining to a property that is located in a distressed area, as designated by the applicable council of governments. At their regular meeting on October 26, 2018, the Appalachian Council of Governments Board of Directors made these designations for Anderson, Cherokee, Greenville, Oconee, Pickens, and Spartanburg Counties.

Through this correspondence, I am certifying that Greenville County tax parcels 0152001900100, 0152002000100, 0152002000101, 0152002000102 and 0152002000200 are in a distressed area of the State of South Carolina as designated by the Board of Directors of the Appalachian Council of Governments.

If we may provide further assistance, please do not hesitate to let me know.

With regards,

E. Brooke Ferguson
Economic Development Director