



**REQUEST FOR COUNCIL ACTION**  
**City of Greenville, South Carolina**

Agenda Item No.

16c

**TO: Honorable Mayor and Members of City Council**  
**FROM: John F. McDonough, City Manager**

Ordinance/First Reading  Ordinance/Second & Final Reading  Resolution/First & Final Reading  Information Only

**AGENDA DATE REQUESTED:** February 8, 2021

**ORDINANCE/RESOLUTION CAPTION:**

RESOLUTION TO CONSENT TO THE ESTABLISHMENT OF A MULTI-COUNTY BUSINESS PARK DESIGNATION FOR PROPERTY WITHIN THE CITY LIMITS AND LOCATED AT 200 EAST CAMPERDOWN WAY, GREENVILLE, SOUTH CAROLINA, FOR THE BENEFIT OF UNITED COMMUNITY BANK (TAX MAP NUMBER 0069000300100)

**SUMMARY BACKGROUND:**

This Resolution consents to the placement of real property that will comprise the new headquarters of United Community Bank ("UCB") into a multi-county business park (the "Park"). Placement in the Park will provide property tax incentives to UCB which are being provided by Greenville County through a fee in lieu of tax arrangement. Because the property is inside the City, the City must consent to the action.

UCB will be making an investment of approximately \$24M and creating approximately 220 plus jobs.

**IMPACT IF DENIED:**

The property will not be placed in the Park.

**FINANCIAL IMPACT:**

Foregone City property tax revenue in the amount of approximately \$1.5M over a 30 year period.

**REQUIRED SIGNATURES**

Department Director Merle Johnson  
DocuSigned by: 3048A48FF4054A0...

OMB Director \_\_\_\_\_

City Attorney Michael Pitts  
DocuSigned by: 5E0F2A267E2D413...

City Manager John McDonough  
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## A RESOLUTION

TO CONSENT TO THE ESTABLISHMENT OF A MULTI-COUNTY BUSINESS PARK DESIGNATION FOR PROPERTY WITHIN THE CITY LIMITS AND LOCATED AT 200 EAST CAMPERDOWN WAY, GREENVILLE, SOUTH CAROLINA, FOR THE BENEFIT OF UNITED COMMUNITY BANK (TAX MAP NUMBER 0069000300100)

WHEREAS, Greenville County Council (the “County”) is prepared to establish a multi-county business park for the benefit of United Community Bank (the “Company”), pursuant to certain provisions of the South Carolina Code of Laws permitting the establishment of such parks and the payment of fees in lieu of taxes by the owners of the property which is included in the designated area; and

WHEREAS, the real property to be used by the Company is located within the city of Greenville, South Carolina, and S.C. Code §4-1-170 (C) requires the consent of a municipality prior to the creation of a multi-county business park when the park encompasses all or a portion of the municipality; and

WHEREAS, the Company has made inducing statements to representatives of the City of Greenville, the County, and the Greenville Area Development Corporation (“GADC”) that the Company anticipates it will make, or cause to be made through a third party developer, a minimum investment of \$30 million to provide a work place for approximately 225 new employees in the City of Greenville (the “Project”), and the Project is anticipated to bring additional people into the City on a recurring and consistent basis; and

WHEREAS, the fee agreement between the Company and the County provides for annual special source revenue credits equal to 35 percent of the entire amount of the first 10 (ten) annual fee in lieu of tax payments due and owing on the Project to the taxing authorities and provides also for an assessment ratio of 6 percent and a fixed millage rate for 30 years;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, that the City of Greenville consents to the creation of a multi-county business park, consisting of approximately 1.891 acres located at 200 East Camperdown Way, Greenville, South Carolina (Tax Map Number 0069000300100), all as more specifically described on Exhibit A attached hereto (the “Property”), for the benefit of the Company and any affiliated corporation or third party business entity holding title to all or a portion of the Project. The City’s consent is made subject to the following conditions: (a) the commitment of the Company in the fee in lieu of tax agreement to make, or cause to be made, an investment of at least \$24 million dollars; (b) the condition that the special source revenue credits for infrastructure in the fee in lieu of tax agreement shall be equal to 35 percent of the first 10 (ten) annual fee in lieu of tax payments made with respect to the Project, such credit to be applied on a pro-rata basis to proportionally reduce the portion of the annual fee in lieu of tax payments received by taxing authorities with jurisdiction over the Property; (c) there being a 30-year fee in lieu of tax agreement with respect to the Project, with the fee in lieu of tax payments being calculated using an assessment ratio of six percent (6%) and a fixed millage rate (the “Fee Agreement”); (d) the City receiving from the County in each year the Fee Agreement is in place

a distribution of the fee in lieu of tax payments paid in connection with the Property and all property located thereon, including the Project, based on the percentage that the City's millage bears to the total millage applicable to the Property for the applicable tax year; and (e) that neither the percentage amount nor the duration of the special source revenue credits granted to the Company by the County shall be increased without the consent of the City

RESOLVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
MAYOR

Attest:

\_\_\_\_\_  
CITY CLERK

## EXHIBIT A

**Legal Description**

(from Limited Warranty Deed)

ALL that piece, parcel or tract of land in the City and County of Greenville, State of South Carolina, and shown as Tract 1, consisting of 1.663 acres, with all improvements thereon, as shown on Plat for Jural Limited Partnership prepared by Freeland & Associates, Inc., dated April 14, 1999 and recorded in the Office of the RMC for Greenville County in Plat Book 41 -K at page 37, and according to said plat, having the following metes and bounds:

BEGINNING at an iron pin at the intersection of the southerly side of the right-of-way of Camperdown Way and Falls Street Extension and running thence along the southerly right-of-way of Camperdown Way, the following courses and distances: South 60-44-00 East 86.08 feet; South 65-54-20 East 75.99 feet; South 72-23-19 East 118.62 feet; South 33-31-32 East 51.96 feet; thence turning and running South 20-46-43 West 34.08 feet to an iron pin; thence South 27-02-34 West 100.17 feet to an iron pin; thence South 21-08-48 West 208.04 feet to an iron pin; thence North 45-42-40 West 29.90 feet to an iron pin; thence North 26-38-20 West 121.11 feet to an iron pin; thence North 85-59-12 West 4.99 feet to an iron pin; thence North 13-31-36 West 121.92 feet to an iron pin; thence North 33-38-41 West 60.63 feet to an iron pin; thence North 28-47-47 West 70.28 feet to an iron pin; thence North 03-19-31 West 77.71 feet to an iron pin; thence North 42-51-41 East 40.61 feet to an iron pin on the southerly edge of the right of way of Camperdown Way, the point of beginning.

This being a portion of the property conveyed to Grantor by deed of Carolina First Bank dated December 29, 1999 and recorded December 29, 1999 in the Register of Deeds Office for Greenville County, South Carolina in Deed Book 1888 at Page 463.

Greenville County TMS# 0069000300100

TOGETHER WITH all of Grantor's right, title and interest in and to the View Covenant and Easement Agreement by and between Grand Bohemian Greenville, LLC, dated January 31, 2019, and recorded on February 1, 2019 in the Office of the Register of Deeds for Greenville County, South Carolina in Deed Book 2558 at Page 58.

**Legal Description**

(from Quitclaim Deed)

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, shown as Tract 1, consisting of 1.687 acres, more or less, according to said plat of survey entitled "ALTA/NSPS Land Title Survey for United Community Bank" prepared by James R. Freeland, PLS with Freeland and Associates, Inc., dated October 5, 2020, and having the following metes and bounds, to wit:

Beginning at an iron pin at the intersection of the southerly side of the right-of-way of Camperdown Way and Falls Street Extension and running thence along the southerly right-of-way of Camperdown Way; the following courses and distances: South 60-44-00 East 86.08 feet; South 65-54-20 East 75.99 feet; South 72-23-18 East 118.62 feet; South 33-31-32 East 51.96 feet; thence turning and running along the western right-of-way of US Hwy 29 (Church Street) South 20-46-44 West 34.08 feet to an iron pin; thence South 27-02-34 West 100.17 feet to an iron pin; thence South 21-08-48 West 208.04 feet to an iron pin; thence turning and running along the northeastern right-of-way of Falls Street (variable width right-of-way) along a curve concave to the South having a radius of 142.02 feet, an arc length of 29.96 feet and a chord bearing and distance of North 45-42-40 West 29.90 feet to an iron pin; thence along a curve concave to the northeast having a radius of 138.19 feet, an arc length of 125.36 feet and a chord bearing and distance of North 26-38-19 West 121.11 feet to an iron pin; thence North 85-59-12 West 4.99 feet to an iron pin; thence along a curve concave to the southwest having a radius of 274.05 feet, an arc length of 122.95 feet and a chord bearing and distance of North 13-31-36 West 121.92 feet to an iron pin; thence along a curve concave to the southwest having a radius of 274.05 feet, an arc length of 60.76 feet and a chord bearing and distance of North 33-38-41 West 60.63 feet to an iron pin; thence along a curve concave to the northeast having a radius of 179.68 feet, an arc length of 70.73 feet and a chord bearing and distance of North 28-47-46 West 70.28 feet to an iron pin; thence along a curve concave to the east having a radius of 179.68 feet, an arc length of 78.32 feet and a chord bearing and distance of North 03-19-31 West 77.71 feet to an iron pin; thence along a curve concave to the southeast having a radius of 43.21 feet, an arc length of 42.28 feet and a chord bearing and distance of North 42-51-42 East 40.61 feet to an iron pin on the southerly edge of the right-of-way of Camperdown Way, the point of beginning. Said tract contains 1.687 acres (73,473 Sq. ft.), more or less.

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