



# REQUEST FOR COUNCIL ACTION

## City of Greenville, South Carolina

Agenda Item No.

16e

**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:** 9/12/2022

**ORDINANCE/RESOLUTION CAPTION:**

A RESOLUTION TO CERTIFY 322-324 SOUTH MAIN STREET AS AN ABANDONED BUILDING SITE (TAX MAP NUMBER 0060000200800)

**SUMMARY BACKGROUND:**

This Resolution certifies real property located at 322-324 South Main Street as an abandoned building site for purposes of the South Carolina Abandoned Building Revitalization Act. The Resolution itself provides no tax relief. The applicant is seeking State Income Tax Credits.

**IMPACT IF DENIED:**

The site will not be certified as an abandoned building site.

**FINANCIAL IMPACT:**

N/A

**REQUIRED SIGNATURES**

**Department Director**

DocuSigned by:  
*Merde Johnson*  
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**City Attorney**

DocuSigned by:  
*Leigh Padletti*  
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**OMB Director**

\_\_\_\_\_

**City Manager**

DocuSigned by:  
*John F McDonough*  
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A R E S O L U T I O N

TO CERTIFY 322-324 SOUTH MAIN STREET AS AN ABANDONED BUILDING SITE (TAX MAP NUMBER 0060000200800)

WHEREAS, pursuant to the authority of Title 12, Chapter 67 of the Code of Laws of South Carolina, 1976, as amended (the "Act"), upon the satisfaction of certain statutory requirements set forth in the Act, a taxpayer is eligible for certain tax credits in connection with the rehabilitation of abandoned buildings; 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

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 state income taxes, corporate license fees or insurance premium taxes, or a credit against local real property taxes; and

WHEREAS, Peace Center Foundation, a South Carolina nonprofit corporation or its affiliates ("Developer") is the owner and developer and is responsible for all of the rehabilitation expenses associated with certain real property at 322-324 South Main Street in Greenville, South Carolina (the "Property") upon which there are two areas or sites for redevelopment (the "Redevelopment Sites") and is further identified by Greenville County Tax Map Parcel Number 0060000200800; and

WHEREAS, Developer desires to rehabilitate the two Redevelopment Sites which are located within the city limits of Greenville; and

WHEREAS, Developer has requested that the City certify that the two Redevelopment Sites are an eligible abandoned building sites as defined by the Act;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA:

- Section 1. Developer has submitted to the City a request to certify the two Redevelopment Sites pursuant to Section 12-67-160 of the South Carolina Abandoned Buildings Revitalization Act.
- Section 2. Based solely upon the information supplied by Developers, including the Affidavit attached hereto as Exhibit A and the City's search of its business license records, the City hereby certifies (i) each of the two Redevelopment Sites on the Property as identified on the plan attached hereto as Exhibit B constitute an abandoned building as defined by Section 12-67-120(1) of the Act, and (ii) the geographic areas of the two Redevelopment Sites on the Property is consistent with Section 12-67-120(2) of the Act.
- Section 3. This Resolution provides no tax relief whatsoever and the City expresses no opinion regarding the availability of same to Developer.
- Section 4. This Resolution shall be become effective upon the date of enactment.

RESOLVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
MAYOR

Attest:

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

EXHIBIT A

**AFFIDAVIT**

STATE OF SOUTH CAROLINA    )  
  )  
COUNTY OF GREENVILLE    )    Regarding TMS Number    0060000200800

**AFFIDAVIT REGARDING ABANDONED BUILDING STATUS**

APPEARED before me the undersigned, who being duly sworn, swears and states:

- 1. My name is Scott Clark.
- 2. I am 18 years of age or older, am of sound mind and body, and personally aware of the information contained in this Affidavit.
- 3. I swear and affirm the following:

A. I am the Chief Financial Officer of The Peace Center Foundation, a South Carolina nonprofit corporation (the "Peace Center").

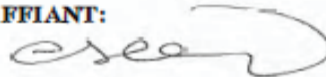
B. On July 15, 1988, by deed from David L. Mims and Anida P. Mims Trust to the City of Greenville, South Carolina (the "City") recorded in the Office of the Register of Deeds for Greenville County, South Carolina in Book 2300 at Page 2495, the City acquired the property located at 322-324 South Main Street in the City of Greenville, South Carolina bearing Greenville County Tax Map Number 0060000200800 (the "Property"), which Property consists of 0.161 acres and contains a building with two floors with 6,260 square feet in the aggregate. Pursuant to a Lease Agreement dated October 14, 1988, the City leased the Property to the Peace Center for a term of 99 years.

C. Since the time of the Peace Center's lease of the Property, the upper floor of the building located on the South Main Street side has been leased to third parties from time to time, with the last tenant being Delta Apparel, which vacated the building on March 31, 2022. The lower floor of the building, which has no direct access to South Main Street, but does have access to the Peace Center campus behind the Property, has not been occupied or used for income producing purposes since the Peace Center's lease of the Property on October 14, 1988 through the date hereof.

4. I intend for the City Council of the City of Greenville, South Carolina to rely on this Affidavit in making a determination as provided in Section 12-67-100 et seq. of the South Carolina Code of Laws, 1976, as amended.

Further Affiant sayeth not.

**AFFIANT:**



\_\_\_\_\_  
Scott Clark

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

I certify that Scott Clark personally appeared before me this day and acknowledged that he voluntarily signed the foregoing Affidavit as his free act and deed for the purposes stated therein.

Date: June 28, 2022

By: 

Print Name: Travis Durham  
Notary Public for South  
Carolina

[SEAL OR STAMP]

My Commission Expires: 2-23-31



EXHIBIT B

MARKLEY  
① KITCHEN

