



REQUEST FOR COUNCIL ACTION

City of Greenville, South Carolina

Agenda Item No.

16f

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 426-428 SOUTH MAIN STREET AS AN ABANDONED BUILDING SITE (TAX MAP NUMBER 0060000200700)

SUMMARY BACKGROUND:

This Resolution certifies real property located at 426-428 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:
Merle Johnson
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City Attorney

DocuSigned by:
Leigh Paolletti
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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 426-428 SOUTH MAIN STREET AS AN ABANDONED BUILDING SITE (TAX MAP NUMBER 0060000200700)

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 426-428 South Main Street in Greenville, South Carolina (the "Property") upon which there are three areas or sites for redevelopment (the "Redevelopment Sites") and is further identified by Greenville County Tax Map Parcel Number 0060000200700; and

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

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

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

- Section 1. Developer has submitted to the City a request to certify the three 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 three 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 three 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)
) Regarding TMS Number 0060000200700
COUNTY OF GREENVILLE)

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 March 22, 2012, by deed from Roy M. Gullick Revocable Trust to the Peace Center recorded in the Office of the Register of Deeds for Greenville County, South Carolina in Book 2402 at Page 5798, the Peace Center acquired the property located at 426-428 South Main Street in the City of Greenville, South Carolina bearing Greenville County Tax Map Number 0060000200700 (the "Property"), which Property consists of 0.090 acres and contains a building with three floors with 7,656 square feet in the aggregate.
C. At the time of the Peace Center's acquisition of the Property on March 22, 2012, Caine Residential, LLC was occupying 1,500 square feet of the building on the Property pursuant to a lease with the prior owner dated March of 2009. Caine Residential, LLC vacated the building on the Property in October of 2019. Other than the portion of the building used by Caine Residential, LLC, the building on the Property has remained vacant and unoccupied and the Peace Center has not used the building for any of its activities as of 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:

[Signature]
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

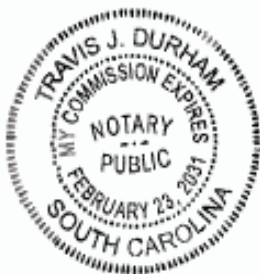
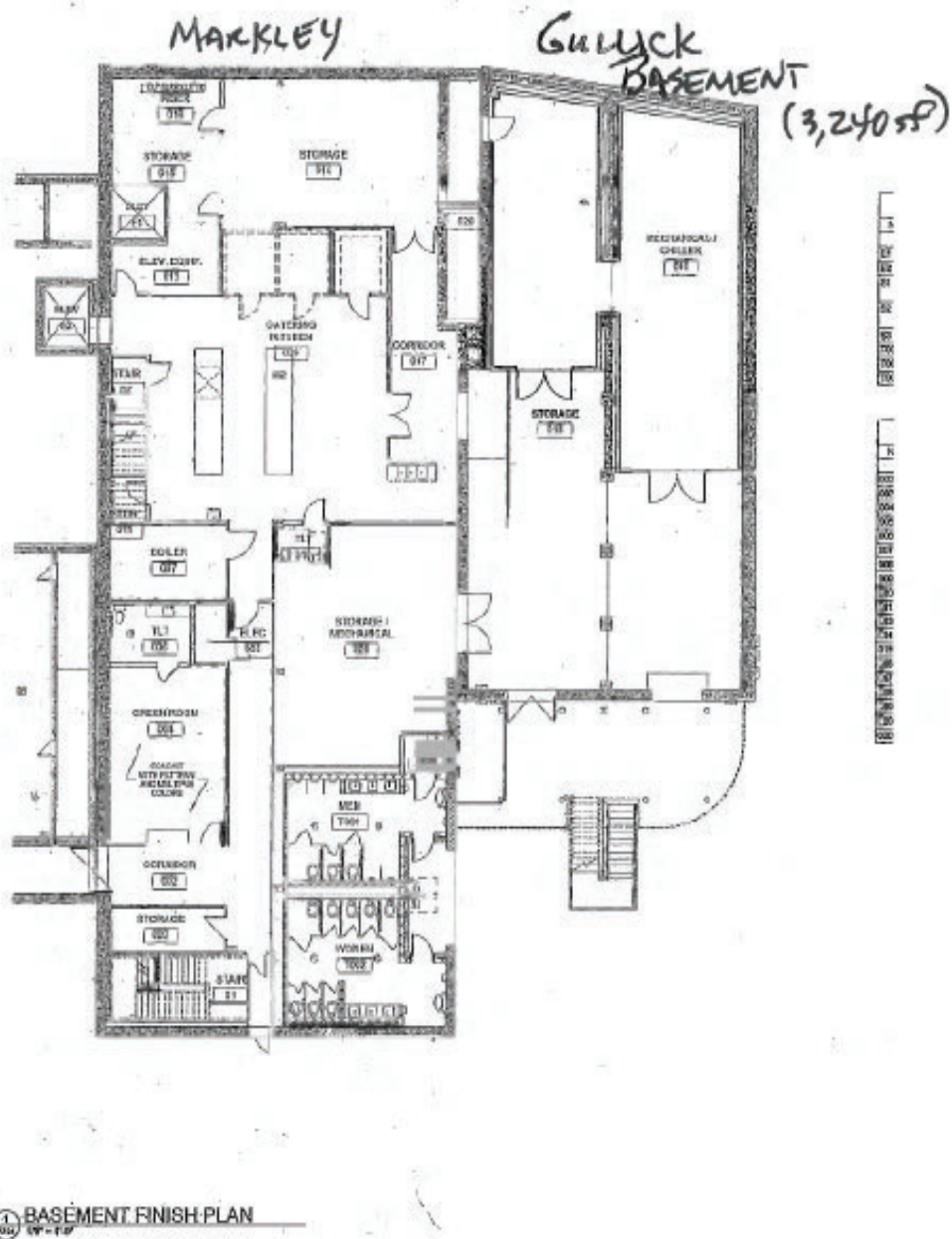
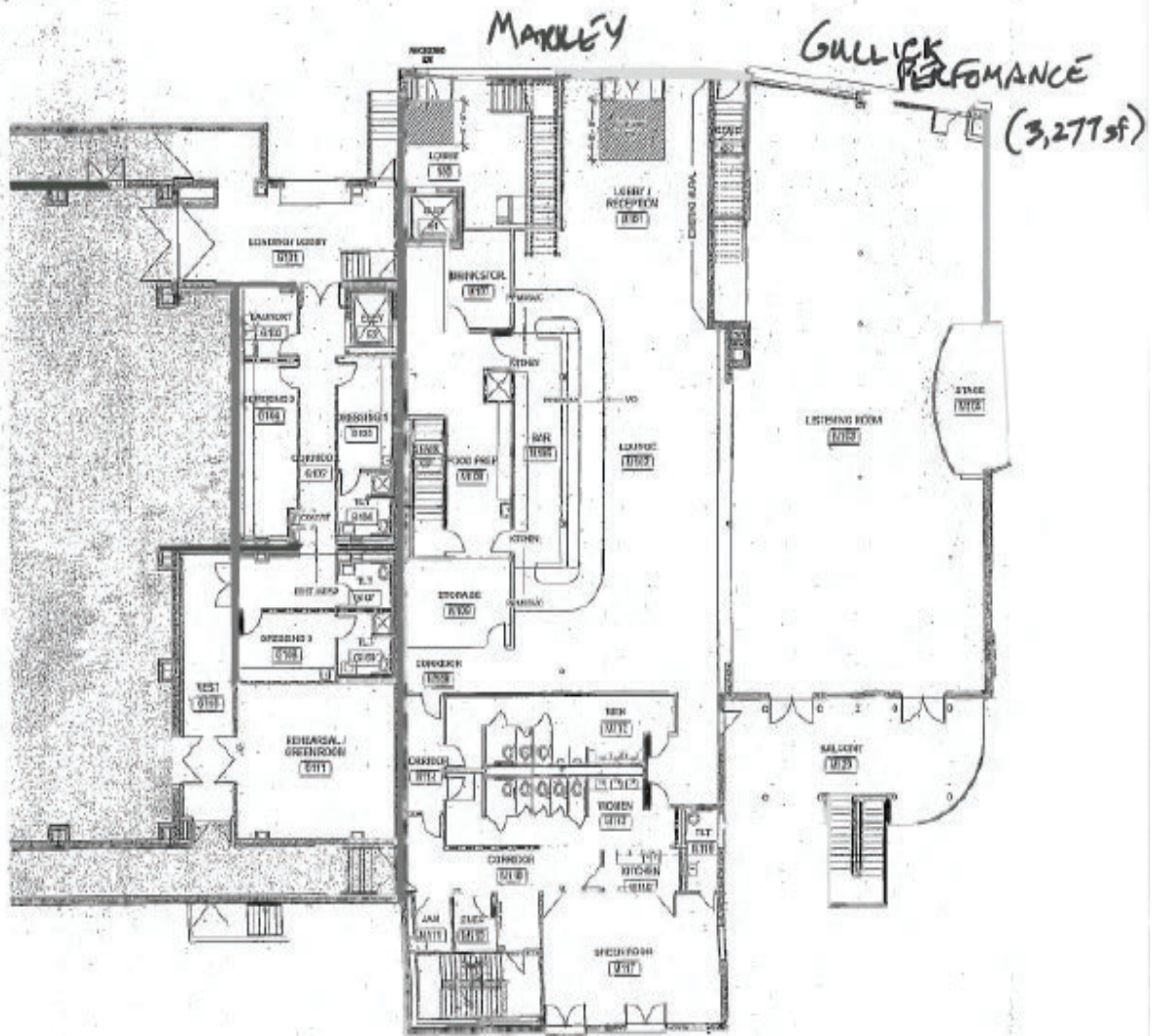
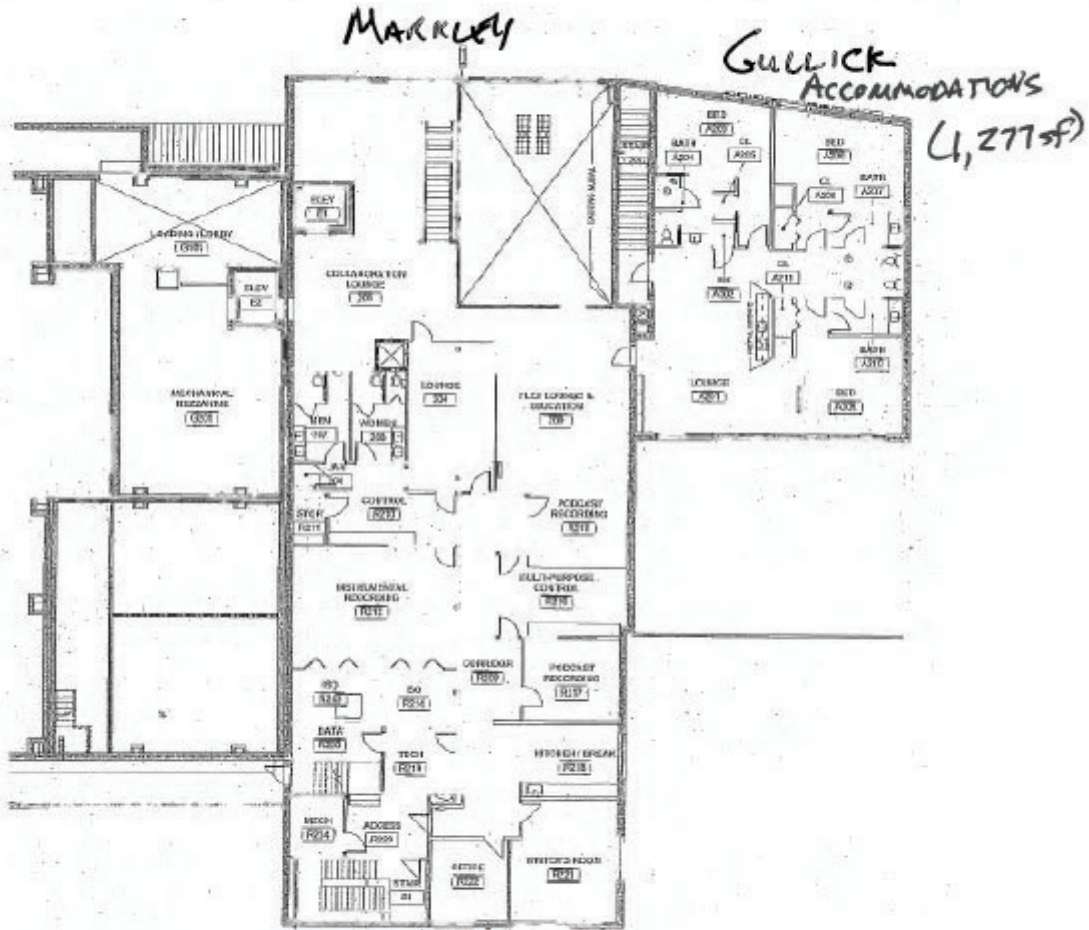


EXHIBIT B





FINISH PLAN - LEVEL 1



FINISH PLAN - LEVEL 2