



REQUEST FOR COUNCIL ACTION

City of Greenville, South Carolina

Agenda Item No.

16b

TO: Honorable Mayor and Members of City Council
FROM: Nancy P. Whitworth, Interim City Manager

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

AGENDA DATE REQUESTED: January 14, 2019

ORDINANCE/RESOLUTION CAPTION:

TO CERTIFY 1301 E. WASHINGTON STREET AS AN ABANDONED BUILDING SITE (TAX MAP NUMBERS 0048000601500 AND 0048000601400)

SUMMARY BACKGROUND:

This Resolution certifies real property at 1301 E. Washington Street as an abandoned building site for purposes of the South Carolina Abandoned Building Revitalization Act. The Resolution itself provides no tax relief.

IMPACT IF DENIED:

If denied, the site will not be certified.

FINANCIAL IMPACT

N/A

REQUIRED SIGNATURES

Department Director _____

OMB Director _____

City Attorney *Michael S. Pitts* _____

City Manager *Nancy Whitworth* _____

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A RESOLUTION

TO CERTIFY 1301 E. WASHINGTON STREET AS AN ABANDONED BUILDING SITE (TAX MAP NUMBERS 0048000601500 AND 0048000601400)

WHEREAS, the South Carolina Abandoned Buildings Revitalization Act (the “Act”) was enacted in Title 12, Chapter 67 of the South Carolina Code of Laws (1976), as amended, 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 12-67-140 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, TC1301 LLC is the owner and developer and is responsible for all of the rehabilitation expenses associated with certain real property at 1301 E. Washington Street (the “Property”) upon which there is one building and is further identified by Greenville County Tax Map Numbers 0048000601500 and 0048000601400 (the “Building Site”); and

WHEREAS, TC1301 LLC desires to rehabilitate the Building Site which is located within the city limits of Greenville; and

WHEREAS, TC1301 LLC has requested that the City certify that the Building Site is an eligible abandoned building site 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. TC1301 LLC has submitted to the City a request to certify the Building Site pursuant to Section 12-67-160 of the South Carolina Abandoned Buildings Revitalization Act.

Section 2. Based solely on the information supplied by TC1301 LLC and the City’s search of its business license records, the City hereby certifies (i) the Building Site constitutes an abandoned building as defined by Section 12-67-120(1) of the Act, and (ii) the geographic area of the Building Site 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 TC1301 LLC beyond the certification contained herein.

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

RESOLVED THIS _____ DAY OF _____, 2019.

MAYOR

Attest:

DEPUTY CITY CLERK