



REQUEST FOR COUNCIL ACTION

City of Greenville, South Carolina

Agenda Item No.

16b

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: January 13, 2020

ORDINANCE/RESOLUTION CAPTION:

A RESOLUTION TO CERTIFY THE BUILDING LOCATED AT 301 EAST BROAD STREET AS AN ABANDONED TEXTILE MILL SITE (TAX MAP NUMBER 0062000100100)

SUMMARY BACKGROUND:

This Resolution certifies real property located at 301 East Broad Street (Tax Map Number 0062000100100) as an abandoned textile mill site for purposes of the South Carolina Textiles Communities Revitalization Act . The Resolution itself provides no tax relief.

IMPACT IF DENIED:

The site will not be certified.

FINANCIAL IMPACT:

N/A

REQUIRED SIGNATURES

Department Director

DocuSigned by:
Ginny Stroud
FE9DC7E5A9C7477...

City Attorney

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

OMB Director

City Manager

DocuSigned by:
John McDonough
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A RESOLUTION

TO CERTIFY THE BUILDING LOCATED AT 301 EAST BROAD STREET AS AN
ABANDONED TEXTILE MILL SITE (TAX MAP NUMBER 0062000100100)

WHEREAS, the South Carolina Textiles Communities Revitalization Act (the “Act”) was enacted in Title 12, Chapter 65 of the South Carolina Code of laws (2008), as amended, to create an incentive for the rehabilitation, renovation, and redevelopment of abandoned textile mill sites located in South Carolina; and

WHEREAS, the Act provides that it is necessary to encourage private investment in order to restore and enhance the tax base of the taxing districts in the areas by the redevelopment of abandoned textile mill sites; and

WHEREAS, Section 12-65-30 of the Act provides that a taxpayer who rehabilitates an abandoned textile mill site is eligible either for a credit against certain income taxes, license fees or premium taxes, or a credit against local property taxes; and

WHEREAS, Broad Street Holdings, LLC, a South Carolina limited liability company (the “Developer”) desires to redevelop the abandoned textile mill site located at 301 East Broad Street in the city of Greenville (the “City”), formerly used by Bell Linen Services, Inc. (“Bell Linen”), being more particularly identified as Greenville County Tax Map Parcel 0062.00-01-001.00 (the “Property”) and upon which there was located one building, the boundaries of which are depicted on the plat attached hereto as Exhibit A and which has since been demolished by Developer (the “Textile Mill Site”); and

WHEREAS, in connection with the redevelopment by the Developer of the Textile Mill Site on the Property, the redevelopment expenditures are anticipated to qualify for state income tax credits pursuant to the Act; and

WHEREAS, the Developer provided the City with the Affidavit of Joy Wagner, the daughter of Bothwell Jack Foster, the original owner of the Property and owner of Bell Linen, who formerly was employed at Bell Linen concerning its uses of the Property for cutting and sewing, dyeing and finishing, and embroidery of clothing and other fabrics from 1969 to 1983, which is attached hereto as Exhibit B and has represented to the City that since acquiring the Property from the previous owner on November 14, 2014, the Developer has not occupied the Textile Mill Site on the Property and has not conducted any business operations thereon; and

WHEREAS, pursuant to the Act, a taxpayer may apply to the municipality or county in which the textile mill site is located for a certification of the textile mill site made by ordinance or binding resolution of the governing body of the municipality or county, which certification shall include findings that:

1. The Property was a textile mill as defined in Section 12-65-20(3) of the South Carolina Code of Laws (the “Code”).
2. The Property has been abandoned as defined in Section 12-65-20(1) of the Code.
3. The geographic area of the Property is consistent with the definition of a textile mill site, as defined in Section 12-65-20(4) of the Code; and

WHEREAS, the Developer has applied to the City for a certification of the Property as a textile mill site under the Act to encourage investment by potential investors in the redevelopment of the Property; and

WHEREAS, the City wishes to provide the requested certification following due inquiry;

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

Section 1. The Developer has submitted to the City a request to certify the Textile Mill Site upon the Property pursuant to Section 12-65-60 of the South Carolina Textile Communities Revitalization Act.

Section 2. Based solely upon the information provided to it by the Developer and the City's search of its business license records, the City hereby certifies pursuant to the Act that:

- a. The Property was a textile mill as defined in Section 12-65-20(3) of the Code.
- b. The Property has been abandoned as defined in Section 12-65-20(1) of the Code.
- c. The geographic area of the Property is consistent with the definition of a textile mill site, as defined in Section 12-65-20(4) of the Code.

Section 3. This Resolution does not provide any tax relief whatsoever and the City expresses no opinion regarding the availability of any tax relief or benefit to Developer beyond the certification contained herein.

Section 4. This Resolution shall be effective upon the date of its adoption.

RESOLVED THIS ____ DAY OF _____, 2020.

MAYOR

ATTEST:

CITY CLERK

EXHIBIT A

BROAD STREET HOLDINGS, LLC PLAT

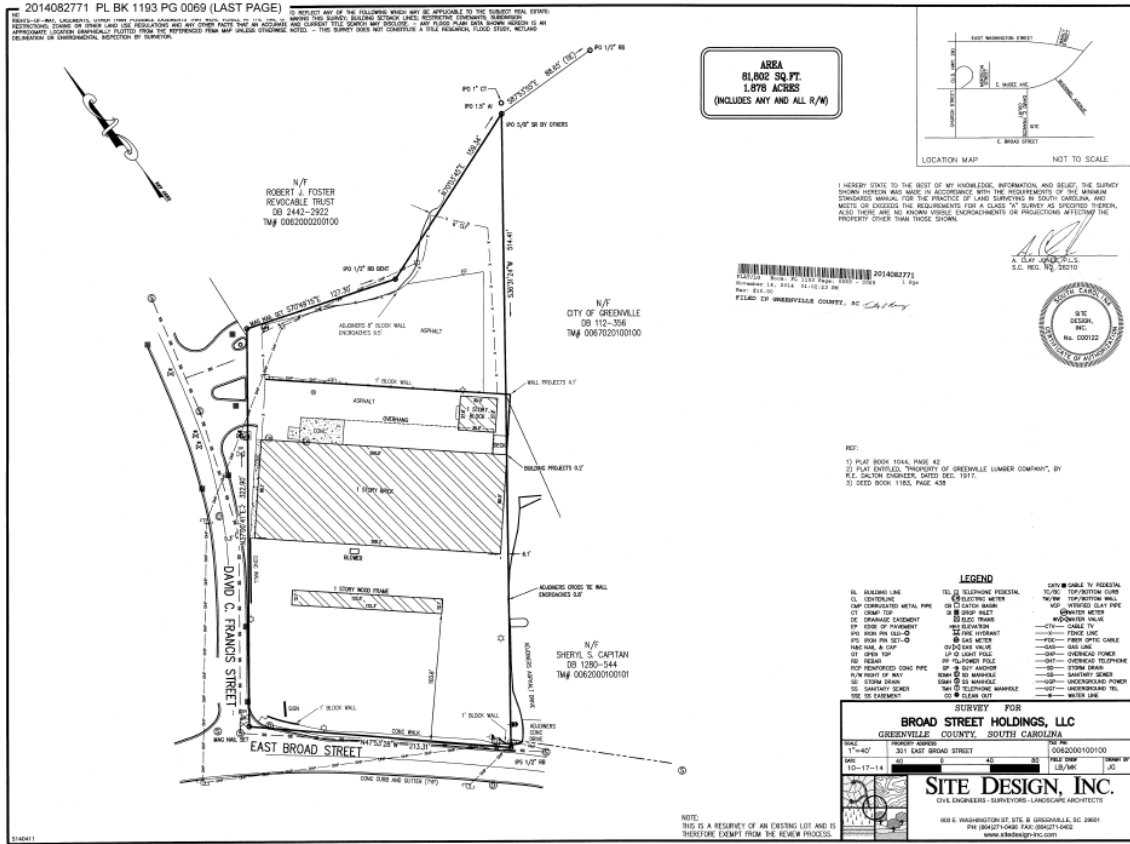


EXHIBIT B

AFFIDAVIT OF JOY WAGNER

AFFIDAVIT

Joy Wagner, a resident of Greenville, South Carolina ("Affiant"), who being duly sworn according to law and intending to be legally bound, deposes and says to the extent of his actual knowledge as follows:

1. Affiant is the daughter of Bothwell Jack Foster who was the owner of the real property and improvements located at 301 E. Broad Street in Greenville, South Carolina and bearing Greenville County, South Carolina Tax Map Number 0062.00-01-001.00 (the "Property") from February of 1965 until January 1, 1969. On January 1, 1969, Mr. Foster conveyed the Property to Bell Linen Service, Inc., a South Carolina corporation owned by him ("Bell Linen") by deed recorded in the Office of the Register of Deeds for Greenville County, South Carolina (the "ROD Office") on January 29, 1974 in Deed Book 993 at Page 36.

2. From January 1, 1969 through March 1, 1983, Bell Linen operated a business in a building on the Property primarily providing cutting and sewing, dyeing, embroidery and other finishing services on fabrics and clothing and then later also providing clothing uniform cleaning and repair services.

3. Affiant was an employee of Bell Linen during the period of these operations and was directly involved in those operations at the Property.

4. On March 1, 1983, Bell Linen sold the Property to a company called Rent 'Em, Inc. by deed recorded in the ROD Office in Deed Book 1183 at Page 438.

5. This Affidavit is given to induce the City Council of the City of Greenville, South Carolina (the "City Council") to adopt an ordinance certifying that the Property is an "abandoned textile site building" within the meaning of Section 12-65-60 of the South Carolina Code of Laws, 1976, as amended (the "Code") pursuant to the authority granted to City Council by Section 12-65-60 of the Code and Affiant understands that material reliance will be placed upon this Affidavit by the City Council.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, this Affidavit is given this 11th day of November, 2019.

AFFIANT:

Joy Wagner
Joy Wagner

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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

Date: 11/11/19

By: Melissia B. Hammond
Print Name: Melissia B. Hammond
Notary Public for South
Carolina

[SEAL OR STAMP]



My Commission Expires: 11/3/2025