



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

Agenda Item No.

16a

**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:** June 27, 2022

**ORDINANCE/RESOLUTION CAPTION:**

RESOLUTION TO APPROVE AN EXTENDED SPECIAL ASSESSMENT PERIOD FOR PROPERTY LOCATED AT 1007 HAMPTON AVENUE (TAX MAP NUMBER 0026000300900)

**SUMMARY BACKGROUND:**

Phi Realty, LLC intends to undertake a significant rehabilitation of a historic property located at 1007 Hampton Avenue in the city of Greenville for mixed uses to include retail and affordable multifamily residential on the land. The project, known as Thompson Automotive, represents a \$12,000,000 investment in the property, and will have a significant positive economic and community impact in the surrounding area.

On April 7, 2022, the Design Review Board determined the property to be "historic", approved the plans for the proposed work as consistent with the Secretary of the Interior's Standards for Rehabilitation, and granted a Preliminary Certification for a special tax assessment for a period of ten (10) years for the property. The Owner has requested that City Council grant an additional ten (10) years of special assessment, for a total special assessment period of twenty (20) years to the Property in accordance with the City Code.

The City finds the proposed rehabilitation of the Property is extensive in scale and scope, will foster the continued economic viability of the Property as well as the surrounding community, and that granting an additional 10 years of special assessment, for a total special assessment period of 20 years is in the best interest of the City and the residents of the surrounding community

**IMPACT IF DENIED:**

The Special Assessment extension will not be granted.

**FINANCIAL IMPACT:**

The DRB, having been delegated the authority by City Council, has previously approved a 10 year special assessment with a value of approximately \$390,000 in foregone city property taxes. This action, increasing the period by 10 years to an aggregate of 20 years, abates an additional \$430,000 in city property taxes.

**REQUIRED SIGNATURES**

**Department Director**

DocuSigned by:  
*Merle Johnson*  
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**OMB Director**

DocuSigned by:  
*Matt Egeford*  
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**City Attorney**

DocuSigned by:  
*Wigh Padletti*  
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**City Manager**

*Shannon Larrin*  
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A R E S O L U T I O N

TO APPROVE AN EXTENDED SPECIAL ASSESSMENT PERIOD FOR PROPERTY LOCATED AT 1007 HAMPTON AVENUE (TAX MAP NUMBER 0026000300900)

WHEREAS, pursuant to Title 4, Chapter 9 of the Code of Laws of South Carolina, 1976, as amended (the “Special Assessment Statute”), Greenville City Council adopted Section 40-151 et seq. of the Code of Ordinances of the City of Greenville (the “City Code”), providing for certain special property tax assessments on eligible rehabilitated historic property; and

WHEREAS, PHI Realty, LLC, or its successors or assigns (“the Owner”) has acquired certain property known commonly as Thompson Automotive, Tax Map Number 0026000300900, located in the city of Greenville at 1007 Hampton Avenue (the “Property”), and the Owner intends to undertake a significant and comprehensive rehabilitation of said property for mixed uses, including office, affordable multifamily and retail (the “Project”); and

WHEREAS, the Project will represent a significant investment in the rehabilitation of a historic property and the Project will make a significant positive economic and community impact in the surrounding area; and

WHEREAS, the Owner submitted rehabilitation plans (the “Plans”) for the Property to the Design Review Board in order to receive Preliminary Certification for a special assessment for a period of ten (10) years for the Property; and

WHEREAS, at their meeting on April 7, 2022, the Design Review Board determined the Property to be “historic,” approved the Plans inasmuch as the proposed work is consistent with the Secretary of the Interior’s Standards for Rehabilitation, and granted a Preliminary Certification (RHP 22-0193) for a special assessment for a period of ten (10) years for the Property; and

WHEREAS, the Owner has requested that City Council grant an additional ten (10) years of special assessment, for a total special assessment period of twenty (20) years to the Property in accordance with the City Code; and

WHEREAS, City Council finds the proposed rehabilitation of the Property is extensive in scale and scope and provides additional affordable housing opportunities, will foster the continued economic viability of the Property as well as the surrounding community, and that granting an additional ten (10) years of special assessment, for a total special assessment period of twenty (20) years is in the best interest of the City and the residents of the surrounding community; and

WHEREAS, Final Certification will be based upon compliance with the approved plans and the reconciliation of rehabilitation expenses which must exceed \$187,840; and

WHEREAS, the Property is currently being assessed upon a fair market value of \$187,840;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, the special property tax assessment authorized under the Special Assessment Statute and Section 40-151(a) of the City Code is hereby granted for the Property for an aggregate special assessment period of twenty (20) years provided the Plans receive

Final Certification from the Design Review Board and all other applicable sections of the Special Assessment Statute and the City Code are complied with by the Owner or its successors or assigns.

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

\_\_\_\_\_  
MAYOR

Attest:

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

EXHIBIT

Special Tax Assessment Calculation	
Property	Thompson Automotive
Pre-Renovation Value	\$187,840
Estimated Post Renovation Value	\$7,800,000
Pre-Renovation City Taxes	\$917
Estimated Post Renovation Taxes	\$38,095
Length of Special Assessment (yrs)	20
Estimated Value of Special Assessment	\$818,618
Estimated Additional Value over 10 year base	\$429,656