



## 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:** June 27, 2022

**ORDINANCE/RESOLUTION CAPTION:**

RESOLUTION TO APPROVE AN EXTENDED SPECIAL ASSESSMENT PERIOD FOR PROPERTY LOCATED AT 711 WEST WASHINGTON STREET (TAX MAP NUMBERS 0052000200100 and 0052000201000)

**SUMMARY BACKGROUND:**

Borden Investors, LLC intends to undertake a significant rehabilitation of a historic property located at 711 West Washington Street in the city of Greenville for mixed uses, including office, retail, and/or restaurant uses. The project, known as Borden Building, represents a \$11,850,000 investment in the property, and will have a significant positive economic and community impact in the surrounding area.

On August 5, 2021, 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 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

**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 \$347,500 in foregone city property taxes. This action, increasing the period by 10 years to an aggregate of 20 years, abates an additional \$383,000 in city property taxes.

#### REQUIRED SIGNATURES

**Department Director**

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*Merte Johnson*

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*Matt Edgard*

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**City Attorney**

DocuSigned by:

*Leigh Padletti*

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*Shannon Lavin*

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**OMB Director**

**City Manager**

A R E S O L U T I O N

TO APPROVE AN EXTENDED SPECIAL ASSESSMENT PERIOD FOR PROPERTY LOCATED AT 711 WEST WASHINGTON STREET (TAX MAP NUMBERS 0052000200100 AND 0052000201000)

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, Borden Investors, LLC, or its successors or assigns (“the Owner”) has acquired certain property known commonly as Borden Building, Tax Map Numbers 0052000200100 and 0052000201000, located in the city of Greenville at 711 West Washington Street (the “Property”) and, the Owner intends to undertake a significant and comprehensive rehabilitation of said property for mixed uses, including office, retail, and/or restaurant uses (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 August 5, 2021, 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 21-0541) 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, 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 \$2,279,710; and

WHEREAS, the Property is currently being assessed upon a combined fair market value of \$2,279,710;

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	Borden Building
Pre-Renovation Value	\$2,279,710
Estimated Post Renovation Value	\$9,080,500
Pre-Renovation City Taxes	\$11,134
Estimated Post Renovation Taxes	\$44,349
Length of Special Assessment (yrs)	20
Estimated Value of Special Assessment	\$731,363
Estimated Additional Value over 10 year base	\$383,860