

AGENDA
OF THE SIMPSONVILLE CITY COUNCIL
COMMITTEE OF THE WHOLE
June 22, 2021
6:30pm
Council Chambers – City Hall

1. **CALL TO ORDER**.....Mayor Shewmaker
2. **ROLL CALL**.....City Clerk, Phyllis Long
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF MINUTES** – May 25, 2021
5. **CITIZEN COMMENTS**
6. **STAFF REPORTS** – Department Heads will be available to answer any questions concerning the departmental monthly reports for Police, Fire, Recreation and Public Works
 - a. Monthly Financial Report Director Finance, Christine Furino
 - b. Community Relations Specialist Report.....Community Relations Specialist, Justin Campbell
 - c. Economic Development..... Planning & Economic Development Director, Jason Knudsen
 - d. City Administrator Report..... City Administrator, Dianna Gracely

7. **BUSINESS**

Items Anticipated to Come Before Council

- a. Resolution #2021-04, Retail Recruitment Training Program..... City Administrator, Dianna Gracely
- b. Resolution #2021-05, Bailey Bill Preliminary Certification of 326 S. Main Street..... Jason Knudsen, Planning & Economic Development Director

8. **ADJOURN**

AGENDA
OF THE SIMPSONVILLE CITY COUNCIL
SPECIAL CALLED BUSINESS MEETING
June 22, 2021
Immediately Following the Committee of the Whole
Council Chambers – City Hall

1. **CALL TO ORDER**.....Mayor Shewmaker
2. **BUSINESS**
 - a. Resolution #2021-04, Retail Recruitment Training Program..... City Administrator, Dianna Gracely
3. **ADJOURN**

PLEASE NOTE: This Agenda is accurate as of the Friday immediately preceding the Council meeting but is subject to change until twenty-four (24) hours prior to the meeting. Please contact the City Clerk the day of the meeting for the latest agenda information.

CITY OF SIMPSONVILLE, SOUTH CAROLINA

A RESOLUTION

RESOLUTION COMMITTING THE CITY OF SIMPSONVILLE TO PROVIDING A PROGRAM FEE FOR THE MUNICIPAL ASSOCIATION OF SOUTH CAROLINA RETAIL RECRUITMENT TRAINING PROGRAM IN PARTNERSHIP WITH THE RETAIL COACH IF THE CITY IS ACCEPTED INTO THE PROGRAM AND SUPPORTING THE CITY'S APPLICATION THERETO

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SIMPSONVILLE, here assembled on this 22nd day of June 2021, that the Simpsonville City Council hereby supports the City's application to the Municipal Association of South Carolina Retail Recruitment Training Program in partnership with The Retail Coach and commits to provide a program fee of \$5,000 to cover the cost of the program if the City is selected to participate.

BE IT FURTHER RESOLVED that the Council will follow its procurement policy adopted in accordance with SC Code of Laws Section 11-35-5320 when engaging with The Retail Coach as it relates to their participation in the program.

This resolution is made in regard to the submission of an application for the Municipal Association of South Carolina Retail Recruitment Training Program which must be submitted electronically on or before Friday, July 2, 2021.

SIGNATURE OF MAYOR:

Paul Shewmaker

ATTEST:

APPROVED AS TO FORM:

Phyllis Long
City Clerk

David W. Holmes
City Attorney

CITY OF SIMPSONVILLE, SOUTH CAROLINA

A RESOLUTION

A RESOLUTION TO DETERMINE THE ELIGIBILITY OF A BUILDING SITE AND PROPOSED REHABILITATION EXPENSES IN CONNECTION WITH A REQUEST FOR A SPECIAL TAX ASSESSMENT FOR REHABILITATED HISTORIC PROPERTY PURSUANT TO THE BAILEY BILL, SECTION 4-9-195, AND MADE APPLICABLE TO MUNICIPALITIES BY SECTION 5-21-140, OF THE CODE OF LAWS OF SOUTH CAROLINA (1976), AS AMENDED, REGARDING PROPERTY LOCATED AT 326 S. MAIN STREET, SIMPSONVILLE, SOUTH CAROLINA 29681

WHEREAS, the Bailey Bill was enacted in Section 4-9-195, and made applicable to municipalities by Section 5-21-140, of the South Carolina Code of Laws to create an incentive for the rehabilitation of historic structures located in South Carolina; and

WHEREAS, the Bailey Bill provides that rehabilitation of historic structures into productive assets for the communities in which they are located serves a public and corporate purpose and results in job opportunities; and

WHEREAS, the City of Simpsonville, South Carolina (the "City"), has adopted the Bailey Bill by Ordinance # 2018-02 (the "Ordinance"); and

WHEREAS, Section 4-9-195 of the Act provides the following definitions (in pertinent part):

(1) "Historic designation" means the owner of the property applies for and is granted historic designation by the county governing body for the purpose of the special property tax assessment based on one or more of the following reasons:

(a) the property is listed in the National Register of Historic Places;

(b) the property is designated as a historic property by the county governing body based upon criteria established by the county governing body and is at least fifty years old; or

(c) the property is at least fifty years old and is located in a historic district designated by the county governing body at any location within the geographical area of the county.

(2) "Approval of rehabilitation work" means the proposed and completed rehabilitation work is

approved by the reviewing authority as appropriate for the historic building and the historic district in which it is located.

(3) "Minimum expenditures for rehabilitation" means the owner or his estate rehabilitates the building, with expenditures for rehabilitation exceeding the minimum percentage of the fair market value of the building established by the county in its ordinance. The county governing body may set different minimum percentages for owner-occupied property and income producing real property, between twenty percent and one hundred percent.

(5) "Preliminary certification" means a property has met the following conditions:

(a) the owner of the property applies for and is granted historic designation by the county governing body; and

(b) the proposed rehabilitation receives approval of rehabilitation work from the reviewing authority.

A county governing body may require that an owner applies for preliminary certification before any project work begins.

(6) "Final certification" means a property has met the following conditions:

(a) the owner of the property applies for and is granted historic designation by the county governing body;

(b) the completed rehabilitation receives approval of rehabilitation work from the reviewing authority; and

(c) the minimum expenditures for rehabilitation were incurred and paid.

(8) "Rehabilitated historic property" means the property has met all the criteria for final certification.

WHEREAS, with regard to eligibility for the special property tax assessment, the City previously has been furnished a copy of the Part 1 Approval from the South Carolina Department of Archives and History relating to the Project of the Taxpayer (as such terms are defined below), which evidence compliance with the requirements of the Ordinance;

WHEREAS, Blackstock 326 Main Simpsonville, LLC ("Taxpayer") owns certain real property within the corporate limits of the City of Simpsonville ("City"), at 326 S. Main Street, containing 0.540 acres, more or less as shown on a survey entitled SURVEY FOR MICHAEL WELDON AND REBECCA JANE WELDON, CITY OF SIMPSONVILLE, GREENVILLE COUNTY, SOUTH CAROLINA, prepared by C. O. Riddle Surveying Co., Inc., dated February 13, 2019, and recorded February 27, 2019, in the Greenville County Register of Deeds Office in Plat Book

1329 at Page 85, and further identified as part of Greenville County Tax Map Nos. 0309.00-01-013.01 (the "Property"); and

WHEREAS, Taxpayer has renovated and redeveloped the approximately 4,086 square foot house on the Property (the "House") which is listed on the National Register of Historic Places (the National Register"), to include structural reinforcement, exterior siding repair, repainting, refinishing floors, refinishing walls, refurbishing ceilings, refurbishing doors and windows, new roof, new HVAC systems, new plumbing, new kitchens and baths, and related improvements (the "Project"); and

WHEREAS, Taxpayer has previously submitted certain documentation listed on Exhibit A attached hereto and made a part hereof, including a description of the rehabilitation and renovation work to be performed by Taxpayer and an estimate of expenses to be incurred in the approximate amount of \$250,000.00 (collectively the "Development Documentation") to City, the receipt and sufficiency of which City acknowledges satisfies the requirements of the Bailey Bill; and

WHEREAS, this Resolution is required to determine if (i) the Property is an eligible historic building site, and (ii) the proposed rehabilitation expenses set forth herein or in the Development Agreement are eligible for a special tax assessment pursuant to the Bailey Bill, all as defined in the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIMPSONVILLE, SOUTH CAROLINA, the Property is an eligible historic building site, and the proposed rehabilitation expenses set forth herein or in the Development Agreement are eligible for a special tax assessment pursuant to the Bailey Bill, all as defined in the Act.

BE IT FURTHER RESOLVED, that this Resolution hereby provides preliminary certification of the qualification of the Project for a special tax assessment pursuant to the Bailey Bill.

AND BE IT FURTHER RESOLVED, that notice of this matter shall be given to all applicable taxing authorities.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

DONE in Regular Meeting duly assembled this 13th day of July, 2021.

SIGNATURE OF MAYOR:

Paul Shewmaker

ATTEST:

APPROVED AS TO FORM:

Phyllis Long
City Clerk

David W. Holmes
City Attorney