

A RESOLUTION

TO CERTIFY THE PROPERTY LOCATED AT 102 S.E. MAIN STREET AS AN ABANDONED TEXTILE MILL SITE UNDER THE SOUTH CAROLINA TEXTILE COMMUNITIES REVITALIZATION ACT.

WHEREAS, Burdette Central, LLC, a South Carolina limited liability company and its affiliates (“Developer”) desires to redevelop the abandoned textile mill site located at 102 S.E. Main Street in the City of Simpsonville (the “City”), formerly owned and operated by a textile manufacturer, being more particularly identified as Greenville County Tax Map Parcel 0311.00-01-001.00 (the “Property”) and upon which was located a building containing 14,374 square feet, the boundaries of which are depicted on the survey attached hereto as Exhibit A (the “Textile Mill Site”);

WHEREAS, in connection with the redevelopment by Developer of the Textile Mill Site on the Property, the redevelopment expenditures are anticipated to qualify for state income tax credits pursuant to the South Carolina Textile Communities Revitalization Act (Chapter 65 of Title 12 of the South Carolina Code of Laws, 1976, as amended) (the “Act”); and

WHEREAS the Act contains a detailed definition of the specific property that will qualify as a “abandoned textile mill site” and provides that the redevelopment of abandoned textile mill sites into income producing properties for the community in which they are located serves a public purpose by creating jobs and capital investment in the community; and

WHEREAS, the Property is known as the Burdette Building and is designated as a historic building in the National Register of Historic Places and its history of textile manufacturing use is well known to the City and Developer has represented to the City that since it was acquired from Burdette Property of Simpsonville, L.L.C. on March 17, 2016, Developer has not occupied the Textile Mill Site on the Property and has not conducted any business operations thereon; and

WHEREAS, Developer has requested a certification of the Property as an abandoned textile mill site pursuant to Section 12-65-60 of the Act from the City;

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

Section 1. 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 supplied by Developer and the City’s search of its business license records, the City hereby certifies (i) the Property known as the Burdette Building constitutes an abandoned textile mill as defined by

Section 12-65-20(1) of the Act, and (ii) the geographic area of the abandoned Textile Mill Site consists of the Burdette Building containing 14,374 square feet as depicted on the plat attached hereto as Exhibit A and is consistent with Section 12-65-20(4)(a) of the Act.

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.

SIGNATURE OF MAYOR:

Paul Shewmaker

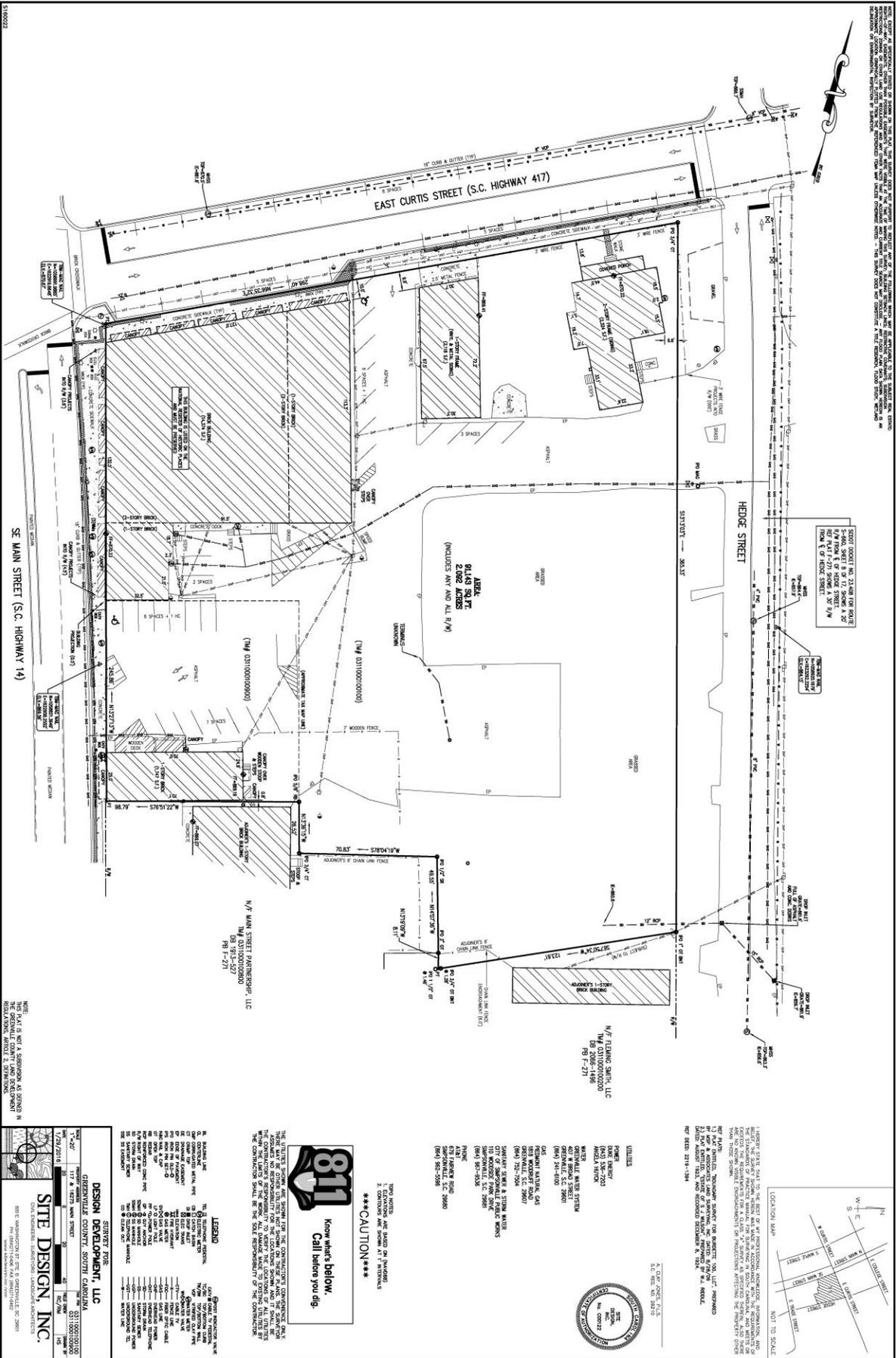
ATTEST:

APPROVED AS TO FORM:

Phyllis Long
City Clerk

David W. Holmes
City Attorney

EXHIBIT A



5110022

SE MAIN STREET (S.C. HIGHWAY 14)

EAST CURTIS STREET (S.C. HIGHWAY 417)

HEDGE STREET

THIS PLAN IS NOT A SUBMISSION AS SHOWN IN THE ORIGINAL COUNTY LAND DEVELOPMENT PERMITTING SYSTEM.

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DESIGN DEVELOPMENT, LLC
SAVANNAH, GA 31401
111 N. 12TH MAIN STREET
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TEL: 912.433.1111
WWW.DESIGNDEVELOPMENT.COM

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LEGEND

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| 20. SCHIST | SCHIST |
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THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. DESIGN DEVELOPMENT, LLC AND SITE DESIGN, INC. MAKE NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE ACCURACY OF THE UTILITIES SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

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