

ORIGINAL

ORDINANCE NO.: 2025-041

Approving certification of site under S.C. Code Ann. § 12-65-50 of the South Carolina Textiles Communities Revitalization Act for 602 Huger Street, Richland County TMS Nos. R08914-01-06; R08914-01-07; R08914-01-08; R08914-01-09; and R08914-01-10.

WHEREAS, pursuant to the authority of the South Carolina Textile Communities Revitalization Act, Title 12, Chapter 65 of the Code of Laws of South Carolina, 1976, as amended (the “Act”), upon the satisfaction of certain statutory requirements set forth in the Act, a taxpayer is eligible for tax credits in connection with the rehabilitation of a textile mill site; and,

WHEREAS, the Act permits qualifying taxpayers to elect to receive the tax credits in the form of state income tax credits, or upon approval of the applicable county or municipality, local property tax credits; and,

WHEREAS, 604 Huger LLC (the “Company”) has elected to receive income tax credits and intends to file with the South Carolina Department of Revenue a Notice of Intent to Rehabilitate as required by the Act; and,

WHEREAS, pursuant to Section 12-65-60 of the Act, the Company has requested that the City certify the eligibility of the textile mill site in connection with the Company’s rehabilitation of the textile mill site at 602 Huger Street in the City (the “Project”); and,

WHEREAS, the Company has received certification that the Project site is located in a “distressed area” by the applicable council of government, as described in Section 12-65-20(4)(b); and,

WHEREAS, the Company has estimated total rehabilitation expenses of \$49,800,000; and,

WHEREAS, such expenses do not include any costs of acquiring the Project site, the costs of any personal property located at the site, or any other costs that are not eligible under Section 12-65- 20 of the Act; and,

WHEREAS, pursuant to the Act, the certification by the City may be made by Ordinance or binding Resolution; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council this 10th day of June, 2025, as follows:

The City Council, based upon the information provided to it by the Company, hereby certifies pursuant to the Act that:

1. The Project site was part of the textile mill site and the textile mill site was a textile mill as defined in Section 12-65-20(3) of the Act.
2. The textile mill site has been abandoned as defined in Section 12-65-20(1).

3. The Project site satisfies the definition of “ancillary uses” as defined in Section 12-65-20(2) of the Act, therefore the geographic area of the textile mill site and thus the Project site is consistent with Section 12-65-20(4)(b) of the Act.
4. The provisions of this Ordinance are hereby declared to be separable and if any section, phrase, or provision shall for any reason be declared by a court of competent jurisdiction to be invalid or unenforceable, such declaration shall not affect the validity of the remainder of the sections, phrases, and provisions hereunder.
5. All orders, resolutions, and parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed, and this Ordinance shall take effect and in full force from and after its passage and approval.

This Ordinance is effective as of second reading.

Requested by:

Assistant City Manager Palen

Mayor



Approved by:

Cheresa B. Wilson
City Manager

Approved as to form:

[Signature]
City Attorney

ATTEST:

Erika D. Hammond
City Clerk

Introduced: 05/20/2025
Final Reading: 06/10/2025