

ORIGINAL

ORDINANCE NO.: 2026-032

*Consenting to the Inclusion of Property in a Multi-County Industrial/Business Park
(DeBartolo Development 1214 through 1236 Gregg Street, 1912 through 1924 Lady Street, 1221
Gregg Street, and 1306 Barnwell Street, TMS# 11406-14-01, 11406-14-05, 11406-14008,
11406-14-09, 11406-14-10, 11406-14-11, 11406-14-28, 11406-14-29, 11406-14-30, 11406-16-
16, 11406-16-17, and 11406-16-26)*

WHEREAS, the City of Columbia, South Carolina ("City"), is a body, politic and corporate located in Richland County, South Carolina ("County"); and,

WHEREAS, through Columbia City Council ("Council"), the City is entitled to exercise all the powers and privileges provided to municipal corporations in the State of South Carolina; and,

WHEREAS, pursuant to Article VIII, Section 13 of the South Carolina Constitution and Title 4, Section 1, Code of Laws of South Carolina, 1976, as amended (collectively, "MCIP Act"), the County is authorized to jointly develop multicounty parks with counties having contiguous borders with the County and, in the County's discretion, include property within the boundaries of such multicounty parks. Under the authority provided in the MCIP Act, the County and Fairfield County, South Carolina ("Fairfield County"), entered into an Agreement for Designation of the I-77 Corridor Regional Industrial Park dated as of April 15, 2003 (the "Original Agreement"), which Original Agreement was amended and restated pursuant to the Amended and Restated Master Agreement dated as of September 1, 2018 (as so amended and restated, the "Park Agreement"); and,

WHEREAS, pursuant to Section 1.02 of the Park Agreement, the boundaries of the park created therein (the "Park") may be enlarged pursuant to ordinance of the County Council of the County and delivery of notice of such enlargement to Fairfield County; and,

WHEREAS, pursuant to the Park Agreement, the expansion of the Park's boundaries and the amendment to the Park Agreement is complete on adoption of an ordinance by the County Counsel of the County and delivery of written notice to Fairfield; and,

WHEREAS, DeBartolo Development, LLC, a limited liability company, or assigns, (the "Company"), desires to establish a multi-use commercial venue on parcels located in the City as more particularly described on Exhibit A attached hereto (the "Property," and together with the proposed development, the "Project") consisting of investment in real and personal property of not less than \$80,000,000 in hard costs; and

WHEREAS, the Company plans to redevelop multiple parcels into 314 units of multifamily apartments consisting of two 5-story multifamily apartment buildings, one 3-story multifamily apartment building, a 586 space structured parking garage, surface parking and outdoor amenity area; and,

WHEREAS, the County has agreed to offer an infrastructure credit to reduce the property taxes due on the Project ("Credit") pursuant to the terms of Section 4-1-175 of the Code of Laws of South Carolina 1976, as amended ("Credit Act") and an infrastructure credit agreement between the County and the Company ("Credit Agreement") to provide Credits against certain of the Company's payments in lieu of taxes with respect to the Project for the purposes of assisting in paying certain costs of designing, acquiring, constructing, improving or expanding public infrastructure and for improved and unimproved real estate and personal property, including, but not limited to, machinery and equipment, used in the operation of the Project (collectively, "Infrastructure"); and,; and,

WHEREAS, to grant the Company the full value of the Credit, the County desires to locate the Project in the Park; and,

WHEREAS, pursuant to the MCIP Act and the Park Agreement, following application of the Credit, the payments in lieu of taxes generated from the Project will be distributed as set forth in the Park Agreement; and,

WHEREAS, pursuant to the MCIP Act, because the Project is located within the City's geographical borders, the City must consent to the inclusion of the Project within the boundaries of the Park; NOW, THEREFORE,

BE IT ORDAINED, by the Mayor and City Council this 19th day of May, 2026, that the City hereby consents to the inclusion of the Property in the Park, which consent is conditioned upon the following:

1. The County's adoption, by resolution or ordinance, authorizing the inclusion of the Property in the Park and delivery of written notice to Fairfield, pursuant to the Park Agreement; provided, the Property shall not be removed from the Park for so long as the Company is receiving Credits as a result of inclusion of the Property within the Park.
2. The County's approval, execution and delivery of the Credit Agreement with the Company related to the Project.
3. The Credit Agreement will provide that (a) the Company will make payments in lieu of taxes related to the Project ("FILOT") during the term of the Credit Agreement; (b) the annual payments in lieu of taxes due with respect to the Project will be subject to reduction by the Credit, which is equal to the amount necessary to reduce the payments in lieu of taxes to the amounts and for the periods provided in the Credit Agreement, beginning with the first full year for which the Company owes a payment in lieu of tax with respect to the Project; (c) the City will be entitled to receive a portion of the payments in lieu of taxes as provided in the Park Agreement; and (d) the Project will be deemed removed from the Park on the expiration or earlier termination of the Credit Agreement.
4. The City Manager is authorized to execute any documents and take any further action as may be reasonably necessary to further the intent of this Ordinance.

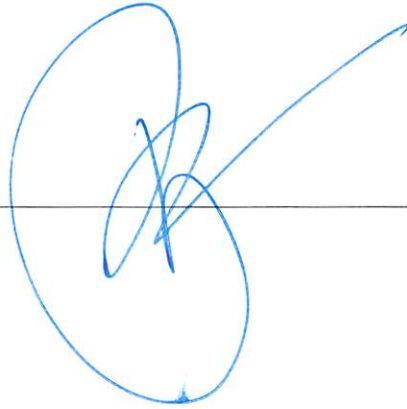
5. Approval of this Ordinance does not constitute a development approval, as all regulatory permitting and approval requirements remain in effect, the requirement of such is not altered in any way by the approval of this Ordinance.

6. Any prior ordinance, resolution or order, the terms of which are in conflict with this Ordinance, is, only to the extent of that conflict, repealed.

Requested by:

Jeff Palen, Assistant City Manager

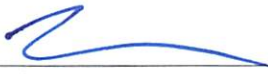
Mayor



Approved by:

Cleresa B. Wilson
City Manager

Approved as to form:


City Attorney

ATTEST:

Erika D. Hammond
City Clerk

Introduced: 05/05/2026
Final Reading: 05/19/2026

ORDINANCE NO.: 2026-032
EXHIBIT A
PROPERTY DESCRIPTION

1214 THROUGH 1236 GREGG STREET, 1912 THROUGH 1924 LADY STREET, 1221 GREGG STREET, AND 1306 BARNWELL STREET, TMS# 11406-14-01, 11406-14-05, 11406-14008, 11406-14-09, 11406-14-10, 11406-14-11, 11406-14-28, 11406-14-29, 11406-14-30, 11406-16-16, 11406-16-17, AND 11406-16-26

a) The "Municipal Building":

The land referred to herein below is situated in the County of Richland, State of South Carolina, and is described as follows:

Parcel 1:

All that certain piece, parcel or lot of land, being now known as 1307 Gregg Street, situate, lying and being on the Western Side of Gregg Street, between Gervais Street and Washington Street, in the City of Columbia, in the County of Richland and State of South Carolina, being in shape of rectangle, measuring on its northern and southern sides one hundred (100') feet and on its eastern and western sides twenty-three (23) feet, and being bounded on the north by property of Baxley; on the east by said Gregg Street; on the south and west by property formerly of Henrietta B. Singletary now of Richland county.

FOR INFORMATIONAL PURPOSES ONLY:

Address: 1307 Gregg Street, Columbia, SC
29201 TMS No.: 11406-16-16

Parcel 2:

All that certain piece, parcel, or a lot of land, together with the improvements thereon, situate, lying, and being on the Western Side of Gregg Street, between Gervais and Washington Streets, in the City of Columbia, County of Richland, State of South Carolina; being a irregular in shape and being more particularly shown and delineated as parcel a on a plat thereof prepared for Richland County by William Wingfield, registered surveyor, dated September 15, 1958, recorded October 25, 1958 in the office of the register of Deeds for Richland County in Plat Book 11 at Page 514, and described thereon as follows:

Beginning at a point on the Western Side of Gregg Street Two Hundred Seven and Five-Tenths (207.5') feet north 19 degrees 17 minutes west from the northwestern corner of the intersection of Gervais and Gregg Streets. Thence turning and extending therefrom south 70 degrees 55 minutes west fifty-one and five-tenths (51.5') feet, along Parcel B, to a point; thence turning and extending therefrom south 19 degrees, 33 minutes east six and seven-tenths (6.7') feet, along parcel b to a point; thence turning extending therefrom south 71 degrees, 0 minutes west fifty-two and two-tenths (52.2') feet, along Parcel B, to a point; thence turning and extending therefrom south 19 degrees, 33 minutes east thirty-eight and three-tenths (38.3') feet, along parcel b to a point; thence turning extending therefrom south 71 degrees, 0 minutes west ninety-two and sixth-tenths (92.6') feet, along property of Blackmon, to an iron; thence turning and extending therefrom south 66 degrees, 35 minutes west sixteen and eight-tenths (16.8') feet, along property now or formally of Weinsel, to an iron; thence turning and extending therefrom north 18 degrees, 33 minutes west ninety-eight and one-tenth (98.1') feet, along property now or formally of Tate, to

an iron; thence turning and extending therefrom north 70 degrees, 47 minutes east twenty-seven (27') feet, along property of Swaffield, to an iron; then turning and extending therefrom north 19 degrees, 33 minutes west one hundred eighty and four-tenths (180.4') feet, along the property of Swaffield, to an iron; thence turning and extending therefrom north 70 degrees, 43 minutes east one hundred eighty-four and nine-tenths (184.9') feet, along other property of Pressley Holding Company, to an iron; thence turning and extending therefrom south 19 degrees, 17 minutes east two hundred thirty-two and seven-tenths (232.7') feet, along the Western Side of Gregg Street, to the point of commencement.

LESS AND EXCEPT:

All that certain piece, parcel or lot of land with the improvements thereon, if any, situate, lying and being in the county of Richland, state of South Carolina, being 0.43 acre which constitutes a portion of the 0.55 acre tract shown on a plat prepared for Richland County and Wesley United Methodist Church by United Design Services, Inc., dated October 16, 2007, and recorded on December 19, 2008 in the Richland County rod Office in Book 1482 at Page 1438.

And

All that certain piece, parcel or lot of land with the improvements thereon, if any, situate, lying and being in the County of Richland, State of South Carolina, being 0.12 acre which constitutes a portion of the 0.55 acre tract shown on a plat prepared for Richland County and Wesley United Methodist Church by United Design Services, Inc., dated October 16, 2007, and recorded on December 19, 2008 in the Richland County rod office in Book 1482 at Page 1438.

And

All that certain piece, parcel or lot of land with improvements thereon, if any, situate, lying and being in the County of Richland, State of South Carolina, the same being shown as 0.06 acre in Marshall Alley, on a plat prepared for Richland County and Wesley United Methodist Church by United Design Services. Inc., dated October 16, 2007, and recorded on December 19, 2008 in the Richland County rod Office in Book 1482 at Page 1438.

FOR INFORMATIONAL PURPOSES ONLY:

Address: 1221 Gregg Street, Columbia, SC 29201

TMS No.: 11406-16-17

Parcel 3:

All that certain piece, parcel or lot of land with improvements thereon, if any, situate, lying and being in the County of Richland, State of South Carolina, the same being shown as 0.43 acre on a plat prepared for Richland County and Wesley United Methodist Church by United Design Services, Inc., dated October 26, 2007, and recorded on December 19, 2008 in the Richland County rod Office in Book 1482 at Page 1438.

b) The "Church":

The land referred to herein below is situated in the County of Richland, State of South Carolina, and is described as follows:

Parcel 1:

All that certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being at the Southeastern corner of the intersection of Lady and Gregg Streets, in the City of Columbia, in Richland County, South Carolina, being in shape a rectangle measuring on its Northern and Southern sides eighty-seven (87') feet, more or less, and on its Eastern and Western sides one hundred forty-three (143') feet, more or less, being bounded on the North by said Lady Street, on the East by lots now or formerly of Dennison and of Beard, on the West by said Gregg street and the buildings on such premises being also known as 1234 and 1236 Gregg Street and 1904 Lady Street.

FOR INFORMATION PURPOSES ONLY

Address: 1236 Gregg Street, Columbia, SC 29201

TMS No. 11406-14-1

Derivation: 0538/0927

Parcel 2:

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being on the South side of Lady Street, between Gregg and Laurens Streets, in the City of Columbia, County of Richland, State of South Carolina, being bounded and measuring as follows: on the North by Lady Street whereon it measures eighty-four (84') feet; On the South by lot now or formerly of Jonus Beard whereon it measures thirty-two (32') feet, five (5") inches; And on the West by lot now or formerly of Andrew Curtis whereon it measures eight-four (84') feet.

FOR INFORMATION PURPOSES ONLY

Address: LADY ST., COLUMBIA, SC 29201

TMS No. 11406-14-05

Derivation: 1076/667

Parcel 3:

All that certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being in the City of Columbia, County of Richland, State of South Carolina, being on the Western side of PORTEE ALLEY, South from Lady Street between Gregg and Laurens Streets, and having the following measurements: on the Northern and Southern sides whereon it measures 83 feet; And on the Eastern and Western sides whereon it measures 22 feet.

FOR INFORMATION PURPOSES ONLY

Address: LADY ST., COLUMBIA, SC 29201

TMS: R11406-14-08

Derivation: R1989/0568

Parcel 4:

All that lot, piece or parcel or land, with the improvements thereon, situate, lying and being in the City of Columbia, County of Richland, State of South Carolina on PORTEE ALLEY, said alley running South from Lady Street between Gregg and Laurens Streets, measuring on its Northern and Southern sides eighty three feet, more or less and bounded as follows: North by lot now or formerly of Eriah Portee; East by said PORTEE ALLEY; South by lot of Leila B. Middlebrooks; West by lot now or formerly Nelson Williams.

FOR INFORMATION PURPOSES ONLY

Address: PORTEE ALLEY, Columbia, SC 29201

TMS: R11406-14-09

Derivation: D1432/0358

Parcel 5:

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being on the South side of Lady Street, in the City of Columbia, County of Richland, State of South Carolina, being more particularly shown and delineated as numbers 1914 and 1916 (Duplex) Lady Street, as shown on a plat of the property of John L. M. Tobias, made by Buford Jackson, surveyor, August 26, 1947, recorded in the Office of the Clerk of Court for Richland County in Plat Book "L" at Page 199, and bounded and measuring as follows: on the North by Lady Street, whereon said lot fronts and measures forty-three and four-tenths (43.4') feet; On the East by property now or formerly of Johnny Reese, et al., whereon said lot measures one hundred ten and five tenths (110.5') feet; On the South by property now or formerly of Rebeca Jackson, whereon said lot measures forty-two (42') feet, and on the West by property of New EBENEZER BAPTIST CHURCH, whereon said lot measures one hundred three (103') feet.

FOR INFORMATION PURPOSES ONLY

Address: 1916 LADY ST., COLUMBIA, SC 29201

TMS: R11406-14-10

Derivation: D0485/0967

Parcel 6:

All that certain piece, parcel or lot of land, together with the improvements thereon (known as nos. 1918 and 1920 Lady Street), situate, lying and being at the Southwestern corner of the intersection of Lady Street and PORTEE ALLEY, in the City of Columbia, County of Richland, State of South Carolina, being more particularly shown and delineated as nos. 1918-1920 Lady Street, as shown on a plat of the property of John L. M. Tobias, made by Buford Jackson Surveyor, dated August 26, 1947, recorded in the Office of the Clerk of Court for Richland County, South Carolina in Plat Book "L" at Page 199; And according to the Aforesaid plat, knowing the following boundaries and measurements to wit: on the North by the said Lady Street, whereon it fronts and measures thirty-eight and six tenths (38.6') feet; On the East by the said PORTEE ALLEY, whereon it measures one hundred ten and five tenths (110.5') feet; On the South by property now or formerly of Rebecca Jackson, whereon it measures one hundred seven (107') feet; And on the West by other property of John L. M. Tobias, whereon it measures one hundred seven (107') feet; Be all the said measurements a little more or less.

FOR INFORMATION PURPOSES ONLY

Address: LADY ST., COLUMBIA, SC 29201

TMS: R11406-14-11

Derivation: D0519/0518

Parcel 7:

All that certain piece, parcel or lot of land, with improvements thereon. Situate lying and being in the County of Richland, State of South Carolina and being more particularly shown as being on the

Northern side of Lady Street between Gregg and Laurens streets and bounded and measuring as follows:

Bounded on the North by lands now or formerly of Thomas Johnson whereon it measures 83.0 feet

Bounded on the East by lands now or formerly of trustees of EBENEZER BAPTIST CHURCH whereon it measures 104.0 feet

Bounded on the South by Lady Street whereon it measures 83.0 feet

Bounded on the West by lands now or formerly of Harriet Stoudemeyer whereon it measures 104.0 feet, be all measurements more or less.

FOR INFORMATION PURPOSES ONLY

Address: 1921 Lady Street, Columbia, SC 29201

TMS No. 11406-15-14

Derivation: R0525/0665

Parcel 8:

All that certain, piece, parcel or lot of land with improvements thereon, situate, lying and being on the Northern side of Gervais street, between Gregg street on the West and Laurens Street on the East, in the City of Columbia, County of Richland, State of South Carolina, designated as 1905-1907-1909. Gervais

street, fronting on Gervais street ninety-seven and 5/10 (97.5') feet, bounded on the East of the property now or formerly of Daugherty and EBENEZER BAPTIST CHURCH whereon it measures three hundred twelve (312') feet, more or less, on the North by property now or formerly of Stanley's China hall whereon it measures sixty-six and 5/10 (66.5') feet, more or less, on the West by property now or formerly of lock and turner whereon it measures two hundred twelve (212') feet, more or less, and ninety-eight and 8/10 (98.9') feet, more or less. A small Northern boundary, being the rear of 1906 Gervais street, being bounded by the property now or formerly of turner and measuring thereon twenty-five (25' feet); Property being a little more or less.

FOR INFORMATION PURPOSES ONLY

Address: 1905, 1907 and 1909 Gervais Street, Columbia, SC 29201

TMS No. 11406-14-30

Derivation: R2942/1244

Parcel 9:

All that certain, piece, parcel or lot of land with any improvements thereon, situate, lying and being in the City of Columbia, South Carolina, consisting of 0.9000 acres, more or less. Said property is shown in the tax map books of Richland County on Page 11406, in Block 14, as Lots 6, 27, and 28. Alos further shown on a plat prepared for New EBENEZER BAPTIST CHURCH by cox and Dinkins, Inc. Dated November 18, 1990 and recorded in Plat Book 53 at Page 3034 in the Office of the register of Deeds for Richland County.

FOR INFORMATION PURPOSES ONLY

Address: 1200 Gregg Street, Columbia, SC 29201

TMS No. 11406-14-28

Derivation: D1009/0511

c) The "8-Plex":

The land referred to herein below is situated in the County of Richland, State of South Carolina, and is described as follows:

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in the City of Columbia, County of Richland, State of South Carolina, on the Eastern side of Gregg Street between Lady and Gervais Street, and bounded and measuring as follows: On the West by Gregg Street fronting and measuring 137.0 feet; on the North by Lot now or formerly of W.H. Turner measuring thereon 87.0 feet; on the East by Lot now or formerly of Bessie N. Coates measuring thereon 137.0 feet; and on the south by Lot now or formerly of W.H. Turner measuring thereon 87.0 feet. Be all measurements a little more or less.

FOR INFORMATIONAL PURPOSES ONLY:

Address: 1214 Gregg Street, Columbia, SC 29201

TMS No.: 11406-14-29

EXHIBIT B (See Section 2.2)

DESCRIPTION OF PUBLIC INFRASTRUCTURE

1. Parking deck \$12,250,000
2. Gregg, Barnwell and Gervais St. – Mill, overlay, and stripe \$255,000
3. Utilities Construction \$1,102,000
4. Streetscape/hardscape/irrigation - \$463,000
5. Gregg St. lights \$204,000
6. Electric Grid Improvements \$298,000
7. Streetscape Civil – sidewalks, curb, gutter, paving \$450,000
8. Abatement/Demolition/Blight Eradication - \$744,000

TOTAL \$15,755,000 Public Infrastructure Estimate

Notwithstanding anything above or in this Agreement to the contrary, the Company and the County acknowledge and agree that: (i) the Public Infrastructure shall, subject to the provisions of Section 2.2(c) of this Agreement, include, in addition to that described and delineated above, any Public Infrastructure invested, or caused to be invested, in, in the aggregate, by the Company in connection with the Project and consisting of improvements or infrastructure included within the description of Public Infrastructure set forth in Section 2.2 of this Agreement; and, (ii) the total cost of the Public Infrastructure, as well as the specific line item budget amounts, listed above are current estimates and the actual expenditures made by, or at the direction of, the Company with respect to the Public Infrastructure may fluctuate as the Project develops.