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RESOLUTION NO.: R-2023-052

*Certifying Building Site as an Abandoned Building Pursuant to the South Carolina Abandoned Buildings Revitalization Act, Title 12, Chapter 67, Section 12-67-100 et seq., of the South Carolina Code of Laws (1976), as amended, regarding property located at 1544 Main Street, Columbia, South Carolina Richland County TMS # R09014-09-24*

WHEREAS, the South Carolina Abandoned Buildings Revitalization Act of 2013 (the "Act") was enacted in Title 12, Chapter 67 of the South Carolina Code of Laws to create an incentive for the rehabilitation, renovation and redevelopment of abandoned buildings located in South Carolina; and,

WHEREAS, the Act provides that restoration of abandoned buildings into productive assets for the communities in which they are located serves a public and corporate purpose and results in job opportunities; and,

WHEREAS, Section 12-67-120 of the Act provides the following definitions (in pertinent part):

(1) "Abandoned Building" means a building or structure, which clearly may be delineated from other buildings or structures, at least sixty-six percent of the space in which has been closed continuously to business or otherwise nonoperational for income producing purposes for a period of at least five years immediately preceding the date on which the taxpayer files a "Notice of Intent to Rehabilitate". For purposes of this item, a building or structure that otherwise qualified as an "abandoned building" may be subdivided into separate units or parcels, which units or parcels may be owned by the same taxpayer or different taxpayers, and each unit or parcel is deemed to be an abandoned building site for purposes of determining whether each subdivided parcel is considered to be abandoned.

(2) "Building Site" means the abandoned building together with the parcel of land upon which it is located and other improvements located on the parcel. However, the area of the building site is limited to the land upon which the abandoned building is located and the land immediately surrounding such building used for parking and other similar purposes directly related to the building's income producing use; and,

WHEREAS, Section 12-67-140 of the Act provides that a taxpayer who rehabilitates an abandoned building is eligible for a credit against certain income taxes; and,

WHEREAS, 1544 Main Street Owner, LLC, a South Carolina limited liability company ("Taxpayer") is the developer of certain real property located at 1544 Main Street, Columbia S.C. (the "Property"), as identified on the Richland County Tax Maps as TMS # R09014-09-24; and,

WHEREAS, on November 16, 2022, 1544 Main Street Owner, LLC filed with the South Carolina Department of Revenue a Notice of Intent to Rehabilitate the property for development into restaurant and/or commercial office space; and,

WHEREAS, the Property is located within the city limits of Columbia, South Carolina; and,

WHEREAS, the Taxpayer has requested that the City certify that the Building Site are abandoned as defined by Section 12-67-120; NOW THEREFORE,


BE IT RESOLVED by the Mayor and City Council this 20<sup>th</sup> day of June, 2023, that the City of Columbia makes the following certifications under the South Carolina Abandoned Buildings Revitalization Act of 2013 (S.C. Code Section 12-67-100, et seq.):

Section 1. The Property is an Abandoned Building Site as defined in Section 12-67-120(1); and

Section 2. The geographic area of the Building Site is consistent with Section 12-67-120(2) of the Act.

Requested by:

Assistant City Manager Gentry

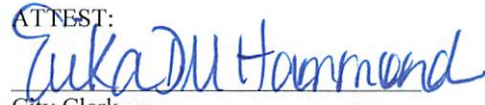
  
\_\_\_\_\_  
Mayor

Approved by:

  
\_\_\_\_\_  
City Manager

Approved as to form:

  
\_\_\_\_\_  
City Attorney

ATTEST:  
  
\_\_\_\_\_  
City Clerk

Introduced: 6/20/2023  
Final Reading: 6/20/2023

# ROGERS LEWIS

ATTORNEYS AT LAW

Christian L. Rogers  
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November 16, 2022

Abandoned Building Credit Notice  
Research and Forms Development  
South Carolina Department of Revenue  
Columbia, SC 29214-0019

RE: Notice of Intent to Rehabilitate  
1544 Main Street – Columbia, SC

Dear Sir/Madam,

I am writing on behalf of my client, 1544 Main Owner, LLC (the “Taxpayer”), with respect to the above-noted abandoned building site in Richland County (the “Building Site”). Pursuant to S.C. Code Sections 12-67-140(B)(1) and 12-67-120(7) and Revenue Ruling 15-7, this letter shall serve as my client’s notice of intent to rehabilitate the Building Site in a manner that qualifies for state tax credits under the Abandoned Building Revitalization Act of 2013 (the “Act”).

The Taxpayer, or an affiliate thereof, intends to restore and convert the existing building on the Building Site into commercial property. No new buildings will be constructed on the Building Site.

The following specific information regarding the rehabilitation is provided pursuant to S.C. Code Section 12-67-120(7) and South Carolina Revenue Ruling 15-7:

- **Statement of Intent:** The Taxpayer intends to rehabilitate the Building Site in a manner that qualifies for state tax credits under the Act.
- **Location:** 1544 Main Street, Columbia, SC 29201, Richland County Tax Map No. R09014-09-24.
- **New construction:** No new buildings will be constructed on the Building Site as part of the rehabilitation.
- **Acreage:** The Building Site is 5,142 square feet, approximately 0.12 +/- acres in size.
- **Square footage of Existing Building:** The existing building on the Building Site contains approximately 6,473 square feet, with 2,136 square feet occupied and 4,337 square feet vacant for a period exceeding five (5) years from the date hereof.

- **Buildings to be Renovated:** The Taxpayer intends to renovate the existing building located at 1544 Main Street on the Building Site.
- **Estimated Rehabilitation Expenses:** \$1,600,000.

The taxpayer elects to receive the income tax credit in the amount of 25% of actual rehabilitation expenses allowed under S.C. Code Section 12-67-140(A)(1).

Please do not hesitate to contact me if you have any questions or need any additional information.

Sincerely,

**ROGERS LEWIS JACKSON MANN & QUINN, LLC**

*Christian L. Rogers*

Christian L. Rogers

cc: Daniel Boan  
Matthew Bridges