

ORIGINAL

RESOLUTION NO.: R-2025-012

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 1001 Senate Street, Columbia, South Carolina, Richland County TMS # R08916-03-12

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, 1001 Senate Street, LLC ("Taxpayer") or its assigns, (the "Owner" or "Owners" or the "Taxpayer" or the "Taxpayers") is the owner and developer of real property located at 1001 Senate Street, as identified on the Richland County Tax Maps as TMS# R08916-03-12; and,

WHEREAS, the Taxpayer has filed with the South Carolina Department of Revenue a Notice of Intent to Rehabilitate the property for development for office use; and

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

WHEREAS, the Property is the former Columbia Central Fire Station site, built in 1951 and listed on the National Register of Historic Places and currently consists of three (3) structures: the two-story main fire station building, the two-story garage building and the six-story fire fighter training structure;

WHEREAS, South Carolina Code section 12-67-140E provides that, for otherwise qualifying abandoned building sites which are listed on the National Register of Historic Places, the taxpayer may subdivide each floor of a building into separate abandoned building units up to a total of seven (7) floors per building;

WHEREAS, the Taxpayer plans to develop the three (3) structures on the site for residential, retail and hospitality use consisting of six (6) separate abandoned building units (each unit a "Building Site") which shall encompass the entire building site,

WHEREAS, the Taxpayer has filed six (6) Notices of Intent to Rehabilitate this abandoned building site with the South Carolina Department of Revenue; and

WHEREAS, the Taxpayer has requested that the City certify that the site is an abandoned building site as defined by Section 12-67-120; NOW THEREFORE,

BE IT RESOLVED by the Mayor and City Council this 1st day of April, 2025, 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.):

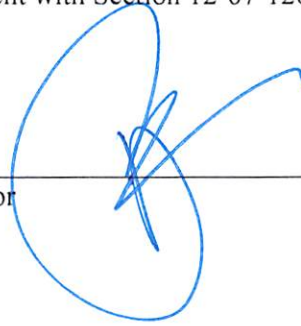
Section 1. The Property contains Abandoned Building Sites as defined in Section 12-67-120(1); and

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 Palen

Mayor



Approved by:

Cheresa B. Wilson
City Manager

Approved as to form:

ATTEST:

[Signature]
City Attorney

Erika D. Hammond
City Clerk

Introduced: 04/01/2025
Final Reading: 04/01/2025