

**ORIGINAL**

**RESOLUTION NO.: R-2026-026**

*Certifying A Building Site as Abandoned Buildings 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 the property located at 875 Catawba Street, City of Columbia, Richland County TMS #R08913-05-03 and R08913-05-05, together consisting of approximately 2.2 acres*

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 qualifies 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. For purposes of this item, an abandoned building is not a building or structure with an immediate preceding use as a single-family residence. For purposes of this item, use of any portion of a building or structure listed on the National Register for Historic Places when used solely for storage or warehouse purposes is considered nonoperational for income producing purposes; provided, however, that the credit provided under Section 12-67-140(B) is further limited by disqualifying for credit purposes the portion of the building or structure that was operational and used as a storage or warehouse for income producing purposes. This limitation is calculated based on the actual percentage of the space 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” divided by one hundred percent.

(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.

WHEREAS, Section 12-67-140 of the Act provides that a taxpayer who rehabilitates an abandoned building is eligible either for a credit against certain income taxes, license fees or premium taxes, or a credit against local real property taxes; and,

WHEREAS, Cardinal Group Investment Management, LLC, a limited liability company organized and existing under the laws of the state of Delaware ("Taxpayer") is the developer of certain real property located at 875 Catawba Street, Columbia, South Carolina, which property is further identified by Richland County TMS #R08913-05-03 and R08913-05-05 (collectively, the "Property"); and,

WHEREAS, the Taxpayer intends to rehabilitate, renovate, or redevelop the Building Site into a seven-story building, containing residential apartments; and,

WHEREAS, the Taxpayer intends to file a separate Notice of Intent with respect to the abandoned Building Site described above; and,

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

WHEREAS, Business License records for the Property indicate that it has not been occupied in any official capacity in a period of at least five years; and,

WHEREAS, the Taxpayer has requested that the City certify, pursuant to Section 12-67-160(A) of the Act, that the Property contains a Building Site that is an eligible abandoned building site as defined by Section 12-67-120; NOW THEREFORE,

BE IT RESOLVED by the Mayor and City Council this 14<sup>th</sup> day of April, 2026, that the City of Columbia makes the following certification as requested under the South Carolina Abandoned Buildings Revitalization Act of 2013 (S.C. Code Section 12-67-100, *et seq.*):

Section 1. The Taxpayer has submitted to the City of Columbia a Request to Certify the Property as an eligible abandoned Building Site pursuant the Act (the "Request to Certify").

Section 2. The City of Columbia has reviewed the Request to Certify, conferred with the Taxpayer and conducted its own review of the records concerning the Property.

Section 3. The City hereby certifies that the Property (i) is an abandoned building site that contains an abandoned building, as defined in Section 12-67-120(1) of the Act, and (ii) the geographic area of the Building Site is consistent with Section 12-67-120(2) of the Act.

Section 4. The City hereby separately certifies that the Property consists of an abandoned Building Sites pursuant to S.C. Code Ann. Section 12-67-100 *et seq.*

Requested by:

Assistant City Manager Palen

Approved by:

*Cherise B. Wilson*  
City Manager

Approved as to form:

*[Signature]*  
City Attorney

Introduced: 04/14/2026  
Final Reading: 04/14/2026

Mayor

*[Signature]*

ATTEST:

*Erika D. Hammond*  
City Clerk