

**ORIGINAL**

**RESOLUTION NO.: R-2026-027**

*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 1701 Fig Street, City of Columbia, Richland County TMS # R11404-10-08*

WHEREAS, the South Carolina Abandoned Buildings Revitalization Act (the “Act”) was enacted in Title 12, Chapter 67 of the South Carolina Code of Laws (1976), as amended, 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 12-67-140 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 property taxes; and

WHEREAS, Avant Laundry Building Bull Street QOZB, LLC, or an affiliate, successor, or assign (the “Taxpayer”) intends to rehabilitate certain real property located at 1701 Fig Street, Columbia, SC 29201 and represented by Richland County Tax Map Number R11404-10-08 (the “Property”), which Property is located entirely within the City of Columbia (the “City”); and

WHEREAS, the Taxpayer has expressed a desire to claim income tax credits under the Act, which shall have no fiscal impact on the City; and

WHEREAS, Section 12-67-160 of the Act provides that a taxpayer may apply to the City in which an abandoned building is located for a certification of the abandoned building site, and the taxpayer may conclusively rely upon that certification in determining the credits allowed; and

WHEREAS, the Taxpayer has applied to the City to certify the Property as an eligible abandoned building site, defined by Section 12-67-120 of the Act, in order to facilitate Taxpayer’s claim for income tax credits; and

WHEREAS, given that the claim for income tax credits will have no fiscal impact on the City and that certification would enhance the likelihood of restoring non-productive property in the City to productive use, and, upon inspection and all necessary investigation, it appears that the Property meets the requirements of the Act for certification, the City Council wishes to provide such certification in accordance with Taxpayer’s request; NOW THEREFORE,

BE IT RESOLVED by the Mayor and City Council this 14<sup>th</sup> day of April, 2026, as follows:

Section 1. The Taxpayer has requested the City to certify the Property pursuant to Section 12-67-160 of the Act.

Section 2. The Property satisfies the criteria for abandonment as required by Section 12-67-120(1) of the Act, namely that it has been closed continuously to business or otherwise nonoperational for income producing purposes for more than five years, and the geographic area of the abandoned building site is consistent with Section 12-67-120(2) of the Act.

Section 3. The geographic area of the overall site is limited to the area illustrated in Exhibit A attached hereto.

Section 4. The Taxpayer has expressed its intent to subdivide the original abandoned building into four separate units, as set forth on Exhibit B attached hereto (designated as Lease Areas A, B, C, and D). Each unit, together with the immediately surrounding property described in Section 3 above, is deemed to be an abandoned building site. The Taxpayer has filed Notices of Intent to Rehabilitate the four sites with the South Carolina Department of Revenue (“SCDOR”), and SCDOR has issued acknowledgments of each notice.

Section 5. The City hereby certifies that (i) each abandoned building site is an abandoned building as defined in Section 12-67-120(1) of the Act, and (ii) the geographic area of each abandoned building site is consistent with Section 12-67-120(2) of the Act.

Section 6. All orders, resolutions, and parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed. This resolution shall take effect and be in full force from and after its passage by the City Council.


Requested by:

Assistant City Manager Palen

Approved by:

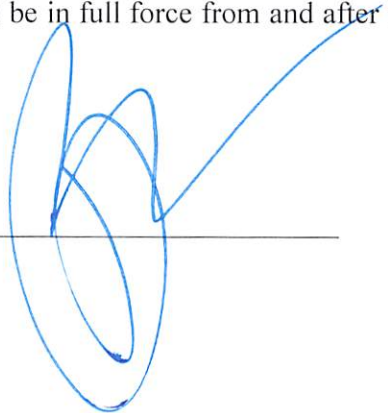
  
City Manager

Approved as to form:

  
City Attorney

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

\_\_\_\_\_  
Mayor

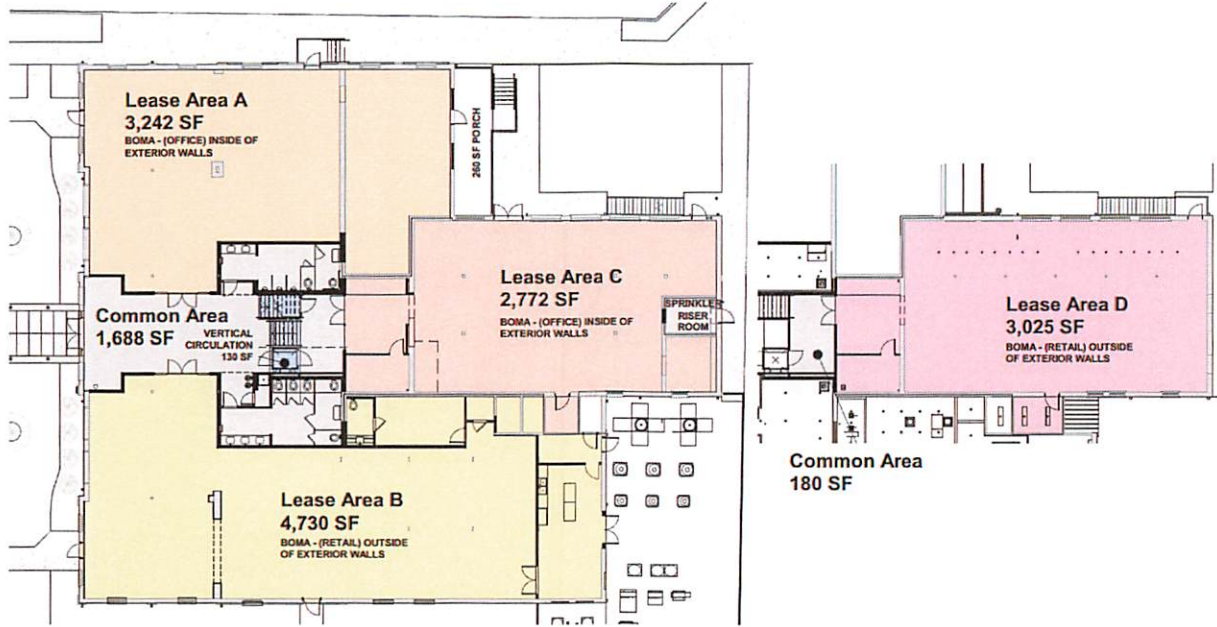


ATTEST:

  
City Clerk



**EXHIBIT B**  
**ABANDONED BUILDING SITES**



① LEASE AREA PLAN MAIN LEVEL - BOMA v1.2  
1/16" = 1'-0"

② LEASE AREA PLAN UPPER LEVEL - BOMA  
1/16" = 1'-0"

|             |                           |
|-------------|---------------------------|
| LEASE AREAS | THE LAUNDRY AT BULLSTREET |
|             | LEASE AREA PLAN           |
|             | 5/19/2025                 |

