

ORIGINAL

RESOLUTION NO.: R-2026-037

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 1637 Enoree Ave., City of Columbia, Richland County TMS # 11306-04-09

WHEREAS, pursuant to the authority of Title 12, Chapter 67 of the Code of Laws of South Carolina, 1976, as amended ("Act"), upon the satisfaction of certain statutory requirements set forth in the Act, a taxpayer is eligible for certain tax credits in connection with the rehabilitation of abandoned buildings;

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;

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 state income taxes, corporate license fees or insurance premium taxes, or a credit against local real property taxes;

WHEREAS, Will Henry LLC ("Taxpayer") is the owner and developer of certain real property located at 1637 Enoree Avenue, Columbia, SC ("Property"), as referenced in that certain deed dated June 5, 2025 and recorded in the Richland County Register of Deeds in Book 3029 and Page 530 and recorded June 6, 2025, which property is further identified on the Richland County Tax Maps as TMS No. R11306-04-09;

WHEREAS, Taxpayer has indicated to the City that Taxpayer intends to renovate the building on the Property as part of the rehabilitation of the Property ("Building Site"); and

WHEREAS, the Building Site is located in the City's municipal limits;

WHEREAS, Taxpayer has requested that the City certify that the Building Site is an eligible abandoned building site pursuant to the Act;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Columbia, South Carolina, in Council Assembled this 5th day of May, 2026, that:

Section 1. Taxpayer has submitted to the City a request for a binding resolution to certify the Building Site pursuant to Section 12-67-160(A) of the Act (the "Request to Certify").

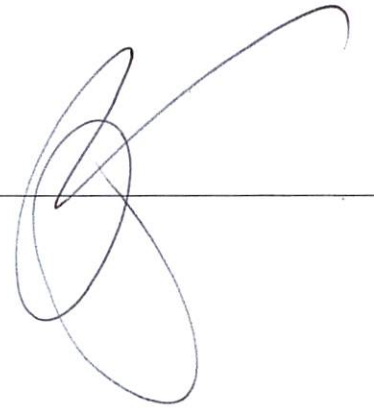
Section 2. The City has reviewed the Request to Certify, conferred with the Taxpayer, and conducted its own review of its records concerning the Property.

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

Requested by:

Jeff Palen, Assistant City Manager


Mayor



Approved by:

Ceresia B. Wilson
City Manager

Approved as to form:


City Attorney

ATTEST:

Teika D. Hammond
City Clerk

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