

RESOLUTION NO.: R-2018-098

*Certifying various state-owned Buildings 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 Bull Street, Richland County TMS #09113-16-02, #11404-10-02, #11404-10-03, #11501-01-01, #11501-02-01, #11501-05-01*

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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):

(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.

(8) "State-owned abandoned building" means an abandoned building and its ancillary service buildings or a project consisting of one or more abandoned buildings, the aggregate size of which is greater than fifty thousand square feet, that has been abandoned for more than five years, and, prior to the taxpayer's acquisition of such building, was most recently owned by the State, or an agency, instrumentality, or political subdivision of the State. For purposes of this definition, the taxpayer shall include any entity under common control or common ownership with the taxpayer; and,

WHEREAS, Bull Street Development, LLC ("BSD") is the developer of (i) real property known as the Bull Street Development located on or around Bull Street in Columbia, South Carolina, which property is further identified in part by Richland County Tax Maps as portions of the TMS Nos. below (collectively, the "Property"); and,

WHEREAS, this list of Building Sites includes:

|   |  |
|---|--|
| Williams Building (14) TMS: 11501-01-01     | Lock Shop (36) TMS: 11404-10-02          |
| Consumer Rehab (15) TMS: 09113-16-02        | Mattress Shop (37) TMS: 11501-05-01      |
| Chapel of Hope (16) TMS: 11501-01-01        | Car Shed (41) TMS: 11501-01-01           |
| Canteen (22) TMS: 11501-01-01               | Grounds Greenhouse (45) TMS: 11501-01-01 |
| Benet Auditorium (23) TMS: 11501-02-01      | Small Project Shop (47) TMS: 11501-01-01 |
| Horger Library (23) TMS: 11501-02-01        | Storage #1 (48) TMS: 11404-10-03         |
| Trezevant Building (24) TMS: 11501-02-01    | Storage #2 (49) TMS: 11404-10-03         |
| Pest Control Building (25) TMS: 11501-01-01 | Preston Building (51) TMS: 11501-01-01   |
| Storage/Clean Linen (31) TMS: 11501-01-01   | Cooper Building (52) TMS: 11501-01-01    |
| Storage/Soiled Linen (32) TMS: 11404-10-03  | Saunders Building (53) TMS: 11501-01-01  |
| Ice Cream Plant (33) TMS: 11501-01-01       | Allan Building (54) TMS: 11501-01-01     |
| Grounds Shed (35) TMS: 11404-10-02          |  |

WHEREAS, BSD intends to rehabilitate, renovate, or redevelop the building sites as shown in Exhibit A, attached hereto; and,

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

WHEREAS, the BSD has requested that the City certify that the Building Sites are abandoned as defined by Section 12-67-160; NOW THEREFORE,

BE IT RESOLVED by the Mayor and City Council this 2nd day of October, 2018, that the City of Columbia makes the following certifications as requested under the South Carolina Abandoned Buildings Revitalization Act of 2013 (S.C. Code Section 12-67-100, et seq.):

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Section 1. The BSD has submitted to the City a request to certify each of the Building Sites pursuant to Section 12-67-160 of the Act (the "Request to Certify").

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

Section 3. The City hereby certifies that (i) each of the Building Sites are separate state-owned abandoned building sites the aggregate size of which is greater than fifty thousand square feet as defined in Section 12-67-120(8) of the Act.

Requested by:

Assistant City Manager Gentry

  
\_\_\_\_\_  
Mayor

Approved by:

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

Approved as to form:

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

ATTEST:

  
\_\_\_\_\_  
City Clerk

Introduced: 10/2/2018

Final Reading: 10/2/2018