

ORIGINAL  
STAMPED IN RED

**RESOLUTION NO.: R-2021-111**

*Certifying Four (4) Building Sites 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 1813 Main Street and having Richland County TMS #: R09082-01-01 to 05, R09082-02-01 to 03, R09082-03-01 to 03, Parking TMS#: R09082-04-01 through 49*

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.

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, license fees or premium taxes, and,

WHEREAS, 1813 Main LLC (the "Taxpayer") is the owner and developer of certain real property located at 1813 Main Street, Columbia, County of Richland, South Carolina which property is further identified as Richland County TMS #: R09082-0101 to 05, R09092-02-01 to 03, R09082-03-01 to 03, Parking TMS #: R09082-04-01 through 49 (the "Property"); and,

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

the Taxpayer plans to develop the Property for four separate retail/office uses and has therefore subdivided the Property into four separate units (each a "Building Site"); and

WHEREAS, the Taxpayer has requested that the City certify that the four (4) Building Sites are abandoned as authorized by Section 12-67-160; NOW THEREFORE,

BE IT RESOLVED by the Mayor and City Council this 9<sup>th</sup> day of November, 2021, 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 Properties are Abandoned Building Sites as defined in Section 12-67-120(1); and

Section 2. The geographic area of the sites is consistent with Section 12-67-120(2) of the Act.

BE IT FUTHER RESOLVED that words used in the singular number include the plural, and words used in the plural number include the singular.

Requested by:

Assistant City Manager Gentry



\_\_\_\_\_  
Mayor


Approved by:

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

Approved as to form:

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

ATTEST:

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

Introduced: 11/9/2021

Final Reading: 11/9/2021

# 1813 Main Street



EXHIBIT A

KLONDIKE BUILDING

1813 MAIN STREET, COLUMBIA, S.C.

FLOOR PLANS

[SEE ATTACHED]

SpeakWrite  
www.speakwrite.com  
Job Number: 21238-001  
Custom Filename: rogerslewiscopiergmailcom\_20210826\_155105  
Date: 08/26/2021  
Billed Words: 806







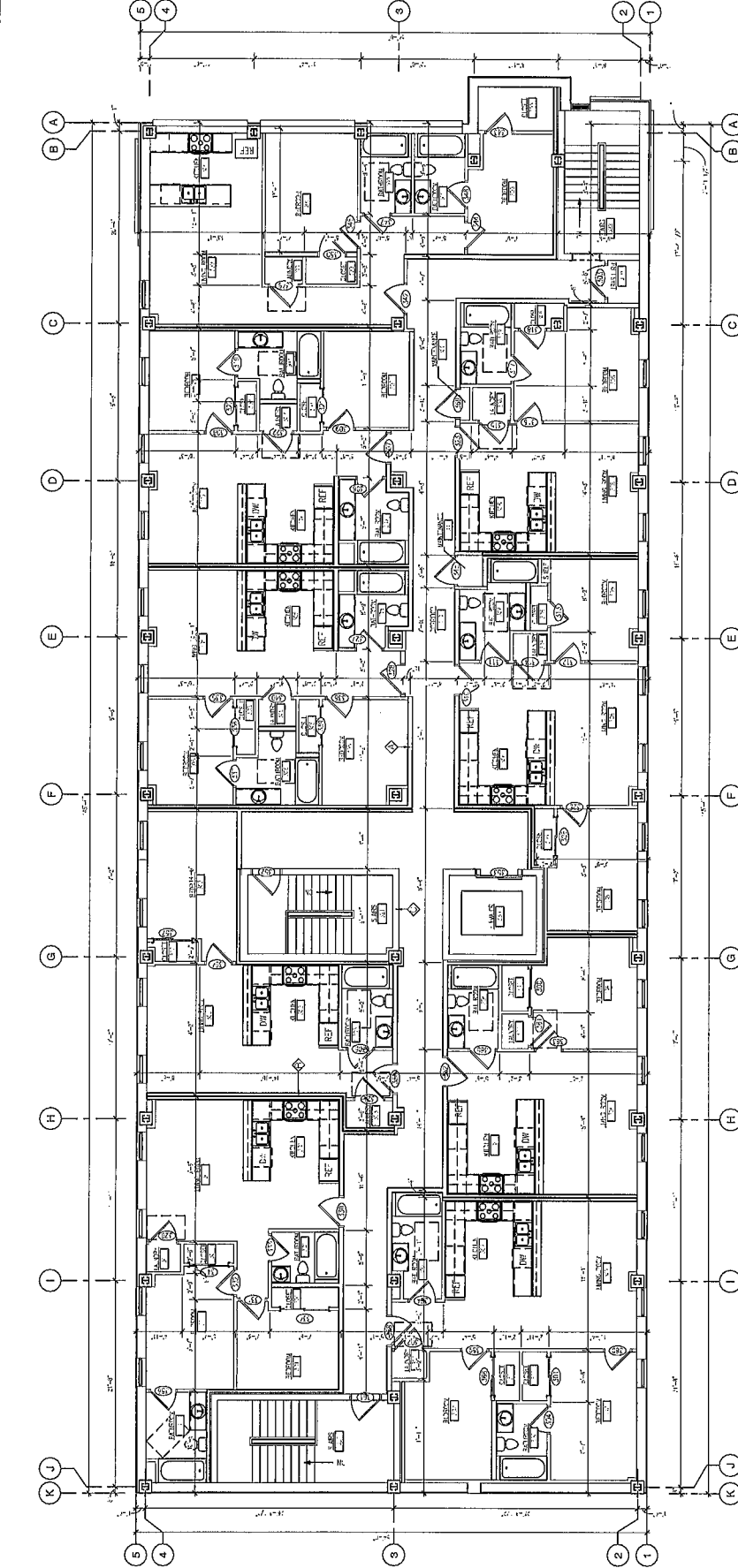








MAIN STREET APARTMENTS  
 300 W. PLYMOUTH, CHICAGO, IL 60601  
 THIRD FLOOR  
 DATE: 07/15/2014  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO.: [Number]



THIRD FLOOR DOOR SCHEDULE - VERIFY SELECTIONS WITH OWNER

NO.	LOC.	TYPE	FINISH	REMARKS
101	200-1	1-1/2	1-1/2	DOOR TO STAIR
102	200-2	1-1/2	1-1/2	DOOR TO STAIR
103	200-3	1-1/2	1-1/2	DOOR TO STAIR
104	200-4	1-1/2	1-1/2	DOOR TO STAIR
105	200-5	1-1/2	1-1/2	DOOR TO STAIR
106	200-6	1-1/2	1-1/2	DOOR TO STAIR
107	200-7	1-1/2	1-1/2	DOOR TO STAIR
108	200-8	1-1/2	1-1/2	DOOR TO STAIR
109	200-9	1-1/2	1-1/2	DOOR TO STAIR
110	200-10	1-1/2	1-1/2	DOOR TO STAIR
111	200-11	1-1/2	1-1/2	DOOR TO STAIR
112	200-12	1-1/2	1-1/2	DOOR TO STAIR
113	200-13	1-1/2	1-1/2	DOOR TO STAIR
114	200-14	1-1/2	1-1/2	DOOR TO STAIR
115	200-15	1-1/2	1-1/2	DOOR TO STAIR
116	200-16	1-1/2	1-1/2	DOOR TO STAIR
117	200-17	1-1/2	1-1/2	DOOR TO STAIR
118	200-18	1-1/2	1-1/2	DOOR TO STAIR
119	200-19	1-1/2	1-1/2	DOOR TO STAIR
120	200-20	1-1/2	1-1/2	DOOR TO STAIR
121	200-21	1-1/2	1-1/2	DOOR TO STAIR
122	200-22	1-1/2	1-1/2	DOOR TO STAIR
123	200-23	1-1/2	1-1/2	DOOR TO STAIR
124	200-24	1-1/2	1-1/2	DOOR TO STAIR
125	200-25	1-1/2	1-1/2	DOOR TO STAIR
126	200-26	1-1/2	1-1/2	DOOR TO STAIR
127	200-27	1-1/2	1-1/2	DOOR TO STAIR
128	200-28	1-1/2	1-1/2	DOOR TO STAIR
129	200-29	1-1/2	1-1/2	DOOR TO STAIR
130	200-30	1-1/2	1-1/2	DOOR TO STAIR
131	200-31	1-1/2	1-1/2	DOOR TO STAIR
132	200-32	1-1/2	1-1/2	DOOR TO STAIR
133	200-33	1-1/2	1-1/2	DOOR TO STAIR
134	200-34	1-1/2	1-1/2	DOOR TO STAIR
135	200-35	1-1/2	1-1/2	DOOR TO STAIR
136	200-36	1-1/2	1-1/2	DOOR TO STAIR
137	200-37	1-1/2	1-1/2	DOOR TO STAIR
138	200-38	1-1/2	1-1/2	DOOR TO STAIR
139	200-39	1-1/2	1-1/2	DOOR TO STAIR
140	200-40	1-1/2	1-1/2	DOOR TO STAIR
141	200-41	1-1/2	1-1/2	DOOR TO STAIR
142	200-42	1-1/2	1-1/2	DOOR TO STAIR
143	200-43	1-1/2	1-1/2	DOOR TO STAIR
144	200-44	1-1/2	1-1/2	DOOR TO STAIR
145	200-45	1-1/2	1-1/2	DOOR TO STAIR
146	200-46	1-1/2	1-1/2	DOOR TO STAIR
147	200-47	1-1/2	1-1/2	DOOR TO STAIR
148	200-48	1-1/2	1-1/2	DOOR TO STAIR
149	200-49	1-1/2	1-1/2	DOOR TO STAIR
150	200-50	1-1/2	1-1/2	DOOR TO STAIR

THIRD FLOOR DOOR SCHEDULE - VERIFY SELECTIONS WITH OWNER

NO.	LOC.	TYPE	FINISH	REMARKS
151	200-51	1-1/2	1-1/2	DOOR TO STAIR
152	200-52	1-1/2	1-1/2	DOOR TO STAIR
153	200-53	1-1/2	1-1/2	DOOR TO STAIR
154	200-54	1-1/2	1-1/2	DOOR TO STAIR
155	200-55	1-1/2	1-1/2	DOOR TO STAIR
156	200-56	1-1/2	1-1/2	DOOR TO STAIR
157	200-57	1-1/2	1-1/2	DOOR TO STAIR
158	200-58	1-1/2	1-1/2	DOOR TO STAIR
159	200-59	1-1/2	1-1/2	DOOR TO STAIR
160	200-60	1-1/2	1-1/2	DOOR TO STAIR
161	200-61	1-1/2	1-1/2	DOOR TO STAIR
162	200-62	1-1/2	1-1/2	DOOR TO STAIR
163	200-63	1-1/2	1-1/2	DOOR TO STAIR
164	200-64	1-1/2	1-1/2	DOOR TO STAIR
165	200-65	1-1/2	1-1/2	DOOR TO STAIR
166	200-66	1-1/2	1-1/2	DOOR TO STAIR
167	200-67	1-1/2	1-1/2	DOOR TO STAIR
168	200-68	1-1/2	1-1/2	DOOR TO STAIR
169	200-69	1-1/2	1-1/2	DOOR TO STAIR
170	200-70	1-1/2	1-1/2	DOOR TO STAIR
171	200-71	1-1/2	1-1/2	DOOR TO STAIR
172	200-72	1-1/2	1-1/2	DOOR TO STAIR
173	200-73	1-1/2	1-1/2	DOOR TO STAIR
174	200-74	1-1/2	1-1/2	DOOR TO STAIR
175	200-75	1-1/2	1-1/2	DOOR TO STAIR
176	200-76	1-1/2	1-1/2	DOOR TO STAIR
177	200-77	1-1/2	1-1/2	DOOR TO STAIR
178	200-78	1-1/2	1-1/2	DOOR TO STAIR
179	200-79	1-1/2	1-1/2	DOOR TO STAIR
180	200-80	1-1/2	1-1/2	DOOR TO STAIR
181	200-81	1-1/2	1-1/2	DOOR TO STAIR
182	200-82	1-1/2	1-1/2	DOOR TO STAIR
183	200-83	1-1/2	1-1/2	DOOR TO STAIR
184	200-84	1-1/2	1-1/2	DOOR TO STAIR
185	200-85	1-1/2	1-1/2	DOOR TO STAIR
186	200-86	1-1/2	1-1/2	DOOR TO STAIR
187	200-87	1-1/2	1-1/2	DOOR TO STAIR
188	200-88	1-1/2	1-1/2	DOOR TO STAIR
189	200-89	1-1/2	1-1/2	DOOR TO STAIR
190	200-90	1-1/2	1-1/2	DOOR TO STAIR
191	200-91	1-1/2	1-1/2	DOOR TO STAIR
192	200-92	1-1/2	1-1/2	DOOR TO STAIR
193	200-93	1-1/2	1-1/2	DOOR TO STAIR
194	200-94	1-1/2	1-1/2	DOOR TO STAIR
195	200-95	1-1/2	1-1/2	DOOR TO STAIR
196	200-96	1-1/2	1-1/2	DOOR TO STAIR
197	200-97	1-1/2	1-1/2	DOOR TO STAIR
198	200-98	1-1/2	1-1/2	DOOR TO STAIR
199	200-99	1-1/2	1-1/2	DOOR TO STAIR
200	200-100	1-1/2	1-1/2	DOOR TO STAIR

NOTE:  
 1. ALL CORRIDOR WALLS 30-MINUTE FIRE RATED.  
 2. ALL CORRIDOR WALLS TO BE 1-HOUR FIRE RATED.  
 3. ALL CORRIDOR WALLS TO BE 1-HOUR FIRE RATED.  
 4. ALL CORRIDOR WALLS TO BE 1-HOUR FIRE RATED.  
 5. ALL CORRIDOR WALLS TO BE 1-HOUR FIRE RATED.  
 6. ALL CORRIDOR WALLS TO BE 1-HOUR FIRE RATED.  
 7. ALL CORRIDOR WALLS TO BE 1-HOUR FIRE RATED.  
 8. ALL CORRIDOR WALLS TO BE 1-HOUR FIRE RATED.  
 9. ALL CORRIDOR WALLS TO BE 1-HOUR FIRE RATED.  
 10. ALL CORRIDOR WALLS TO BE 1-HOUR FIRE RATED.

NOTE: CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION