

RESOLUTION NO. _____

TO APPROVE AN EXTENDED SPECIAL ASSESSMENT PERIOD UNDER SECTION 7-13 OF THE GREENVILLE COUNTY, SOUTH CAROLINA CODE OF ORDINANCES, AS AMENDED, FOR THAT CERTAIN PARCEL OF IMPROVED REAL PROPERTY KNOWN AS THE JUDSON MILL.

WHEREAS, pursuant to Title 4, Chapter 9 of the Code of Laws of South Carolina, 1976, as amended (the “Special Assessment Statute”), Greenville County Council adopted Section 7-13 of the County’s Code of Ordinances, as amended, (the “Ordinance”), providing for special property tax assessments on eligible rehabilitated historic property;

WHEREAS, Judson Mill Ventures, LLC, and/or its affiliates (collectively, “Judson Mill Ventures”) is considering the acquisition of certain properties known as Judson Mill, TMS Nos. 114001000100, 114001000101, 114001000200, 114001000300, 114001000400, 114001000500, 114001000600, 115000400100, 115000400300 and 114000300300, located in the unincorporated area of Greenville County at 701 Easley Bridge, Greenville, South Carolina (the “Judson Mill Property”) and, upon its acquisition of the Judson Mill Property, Judson Mill Ventures intends to undertake a significant and comprehensive rehabilitation of said property for mixed uses, including commercial, office, retail, warehouse and residential uses and in particular workforce housing;

WHEREAS, Judson Mill Ventures has requested that County Council grant a special assessment period of twenty (20) years to the Judson Mill Property provided that all other eligibility requirements of the Ordinance are met; and

WHEREAS, County Council finds that the proposed rehabilitation of the Judson Mill Property is extensive in scale and scope, will foster the continued economic viability of the Judson Mill Property and the surrounding community, and that granting an assessment period of twenty (20) years is in the best interest of the County and the residents of the surrounding community.

NOW, THEREFORE, BE IT RESOLVED by Greenville County Council in a meeting duly assembled as follows:

Section 1. The special property tax assessments authorized under the Special Assessment Statute and the Ordinance are hereby granted for the Judson Mill Property for an aggregate special assessment period of ten (10) years provided that Judson Mill Ventures acquires the Judson Mill Property and all other eligibility requirements under the Ordinance are met.

Section 2. The special assessment period granted the Judson Mill Property is hereby extended an additional ten (10) years for a total of twenty (20) years conditioned upon the multi-family housing facility at the Judson Mill Property being for workforce housing.

Section 3. This Resolution shall be construed and interpreted in accordance with the laws of the State of South Carolina.

Section 4. The provisions of this Resolution are hereby declared to be severable, and if any section, phrase, or provision shall for any reason be declared by a court of competent jurisdiction to be invalid or unenforceable, such declaration shall not affect the validity of the remainder of the sections, phrases, and provisions hereunder.

Section 5. All orders, resolutions, and parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed, and this Resolution shall take effect and be in full force from and after its passage and approval.

Section 6. This Resolution shall take effect and be in full force from and after its passage by the County Council, and adoption of a separate ordinance by County Council allowing up to a twenty year assessment period.

DONE in meeting duly assembled this 3rd day of October, 2017.

GREENVILLE COUNTY, SOUTH CAROLINA

Chairman of County Council

County Administrator

Attest:

Clerk to County Council

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

I, the undersigned, Clerk to County Council of Greenville County, South Carolina (“County Council”) DO HEREBY CERTIFY:

That the foregoing constitutes a true, correct, and verbatim copy of a Resolution adopted by the County Council. The Resolution received a favorable vote at a meeting dated October 3, 2017 at which a quorum of County Council was present and remained present throughout the meeting.

Attached hereto is an excerpt of the minutes of the meeting of the County Council. The County Council complied with the Freedom of Information Act, Chapter 4, Title 30 of the S.C. Code of Laws, 1976, in connection with said meeting of County Council.

The Resolution is now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my Hand and the Seal of Greenville County Council, South Carolina, as of this ____ day of October, 2017

Theresa B. Kizer
Clerk to County Council