



June 7, 2023

**VIA EMAIL:**

Joe Kernell  
301 University Ridge  
Greenville County Square  
Ste. 2400  
Greenville, SC 29601  
Re: Gordon Street Mill (Project Safe)

Dear Joe:

Provided herein is a proposal by M. Peters Group, LLC (the “Company”) for the redevelopment of Gordon Street Mill as an affordable housing development, known as Project Safe, to be located at 100 and 101 Gordon Street, in the County of Greenville, South Carolina (the “County”), TMS Nos. 0229000700100 and 0116000600400 (the “Project”). Also enclosed is a draft SSC Agreement and related documents. The Company respectfully requests that these documents be submitted to the County Council Finance Committee for consideration.

**Description of Project**

The Project will consist of approximately 116 units, and the Company will reserve 23 units as workforce/affordable housing units (the “Workforce/Affordable Housing Units”). 20% of the Workforce/Affordable Housing units will be reserved at 40% AMI, 60% will be reserved at 60% AMI, and 20% will be reserved at 80% AMI. The Project will consist of approximately 178,000 square feet, which will include a community room, fitness room, game room, internet café, leasing office, community garden, playground, and covered outdoor space. The architectural design of the affordable housing units is heavily influenced by the historic mill, with brick facades, large windows, and unique details.

The Project is anticipated to consist of one phase, which commenced in the first quarter of 2023 and is anticipated to be completed in the third quarter of 2024. Investment in the Project will consist of approximately \$40,000,000 in real property and public infrastructure improvements. The Project plans for one- two- and three-bedroom units, beginning at \$909.00 per month.

**Enclosed Documents**

The following documents are enclosed:

1. SSC Agreement
2. SSC Ordinance

3. MCIP Ordinance

We respectfully request that the documents be submitted to the Greenville County Council's Finance Committee and ultimately approved by the Finance Committee and Full Council. Please contact me at 570.772.2420 or at [Travis@mpetersgroup.com](mailto:Travis@mpetersgroup.com) if you have any questions. We look forward to working with the County on this important Project that will provide critical services to victims of domestic violence.

Respectfully,

*Travis Paul*

Travis Paul