

Judson Mill

701 Easley Bridge Road
Greenville, South Carolina

SUPPORT FOR REQUEST FOR TEXTILE MILL SITE CERTIFICATION



August 23, 2019

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TIMELINE OF MILL OWNERSHIP AND USES

- **1911** – Judson Mills is constructed as Westervelt Mills; the plant is named after John Irving Westervelt, a principal shareholder and the president of the operation. The plant includes a mill village and mill houses.
- **1913** – Westervelt resigns and is replaced by Bennette Geer, a former English professor at Furman University and manager of Easley Mills. Geer renames the operation Judson Mills, after his mentor and former Furman University president, Charles Judson.
- **1924** – Gerrish Milliken, president of Deering-Milliken, acquires a majority share in the mill.
- **1927** - The operation becomes fully owned by Deering-Milliken.
- **1930s** – Milliken sells mill housing to private owners.
- **February 2015** – Milliken announces the closure of the Judson plant.
- **October 2015** – Judson Mills formally closes.

LOCATION

The facility is located at 701 Easley Bridge Road in the County of Greenville, South Carolina.

DOCUMENTATION OF ACQUISITION BY CURRENT OWNER

Current owners of the property are:

- Judson Mill Ventures, LLC
- Judson Mill Ventures I, LLC
- Judson Mill Ventures II, LLC
- Judson Mill Ventures III, LLC
- Judson Mill Ventures IV, LLC
- Judson Mill Ventures V, LLC

As shown in Exhibit C, the entire development was initially acquired by Judson Mill Ventures, LLC. Judson Mill Ventures, LLC subsequently conveyed portions of the development to Judson Mill Ventures I, LLC, Judson Mill Ventures II, LLC, Judson Mill Ventures III, LLC, Judson Mill Ventures IV, LLC and Judson Mill Ventures V, LLC. The various parcels were restructured as reflected on the recombination survey attached as Exhibit D.

INITIAL USE OF FACILITY

Judson Mills was constructed in 1910-1911 in response to the rapid textile industrialization of the South Carolina Upstate. It originally operated 53,000 spindles and 1,200 looms and was the first mill to produce fine lawns and linens in the south.

EVIDENCE OF MILL CLOSURE AND DETAILS ON OPERATIONS OVER THE LAST 1+ YEARS

Judson Mill was closed in 2015. (See Exhibit A.) The facility has been vacant since its closure in 2015.

GEOGRAPHIC AREA OF TEXTILE MILL SITE

The Judson Mill textile mill site was acquired on October 16, 2017. The Judson Mill site is located in a distressed area of Greenville County, SC, as designated by the Appalachian Council of Governments. (See Exhibit E.) Therefore, the textile mill site includes the textile mill structure, together with all land and improvements which were used directly for textile manufacturing operations or ancillary uses, or were located on the same or a contiguous parcel within one thousand feet any textile mill structure or ancillary uses. The term "contiguous

parcel” in this context means any separate tax parcel sharing a common boundary with an adjacent parcel or separated only by a public road. (S.C. Code Section 12-65-20(4)).

Ancillary uses are uses related to the textile manufacturing, dyeing, or finishing operations on a textile mill site consisting of sales, distribution, storage, water runoff, wastewater treatment and detention, pollution control, landfill, personnel offices, security offices, employee parking, dining and recreation areas, and internal roadways or driveways directly associated with such uses (S.C. Code Section 12-65-20(2)). Tax parcel 0114001000104 contains the original Main Mill; Tax parcel 0114001000102 contains the Picker House Buildings, the Weave Building, internal roadways and employee parking; Tax parcel 0114001000106 contains the Twister Building; Tax parcel 0114001000105 contains Warehouses, the Boiler Room/Pump House, the She/Printshop and the smokestack; Tax parcel 0114001000103 contains a Warehouse and Tax parcels 0114001000100, 0115000400100 and 0115000400300 contain employee parking and internal roadways or driveways. The entire property is within 1,000 feet of the textile mill structure and ancillary uses and is either located on the same or a contiguous parcel; thus all of the property comprises the textile mill site. (Please refer to Exhibit D – Survey).

CONFIRMATION THAT FACILITY HAS NOT PREVIOUSLY RECEIVED TEXTILE MILL CREDITS

None of the ownership entities has received textile mills credits for this facility.

EXHIBIT A – EVIDENCE OF USE/CLOSURE OF FACILITY



Judson Mills, ca. 1930

Milliken announces plans to close longtime Greenville textile plant

Bobbie Ward | rwor2@greenvillenews.com

Updated 10:37 am EST Feb. 15, 2015 | Original published 07:27 pm EST Feb. 11, 2015

Longtime Greenville employer Milliken & Co. announced plans Wednesday to end operations at its Judson plant, which employs 200 people.

The company will start winding down operations at the facility first purchased by Deering-Milliken in 1927. The plant is expected to officially close in October, a company spokeswoman said.

The private, multinational company based in Spartanburg said in a statement it's closing the Greenville plant to reposition manufacturing assets and modernize operations to remain competitive in new and fast-growing markets. Existing operations will be consolidated with other Milliken facilities.

The Judson plant produces yarn used in other manufacturing locations to make fabric. Milliken spokeswoman Barbara Heakisma said corporate leaders spent the day Wednesday at the Greenville plant meeting with staff. She said corporate staff plan to meet with each employee impacted by the facility closure.

The company plans to give Judson associates priority consideration and first right of refusal at other company locations in Laurens, Union and Anderson counties, Heakisma said.

Milliken's website advertised 26 positions available today, some located in New York, Indiana, Louisiana, Arizona, Georgia and Canada.

A LOOK BACK AT THE UPSTATE'S RICH TEXTILE HISTORY

Greenville News article, February 11, 2015

Placed on 300 acres just outside the Greenville city limits and near the spur for the Southern Railroad, construction on Judson Mills began in 1910.¹ The original plant was designed by Lockwood Greene Engineers and was owned by a conglomerate of Northern textile magnates. Locally, John Irving Westervelt, a successful Greenville mill manager and financier, managed the day-to-day operations of the mill.

In 1924, one of the original investors, the Deering-Milliken Company, began quietly acquiring a majority of the mill's shares.

By 1927, the entire operation at Judson had become a Milliken enterprise. They continued to operate the plant until February 2015 when the facility closed and its employees were moved to alternate locations.

USA TODAY

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¹ John E. Wells and Robert E. Dalton, "The South Carolina Architects 1885-1935", (Richmond, VA: New South Architectural Press, 1992), 110.

EXHIBIT E – LETTER FROM APPALACHIAN COUNCIL
OF GOVERNMENTS



Judson Mill Ventures, LLC
Judson Mill Ventures I, LLC
Judson Mill Ventures II, LLC
Judson Mill Ventures III, LLC
Judson Mill Ventures IV, LLC
Judson Mill Ventures V, LLC
15657 S. 70th Court
Orland Park, IL 60462

August 6, 2019

Recent amendments to the South Carolina Textiles Communities Revitalization Act provide the opportunity for tax credits for certain activities pertaining to a property that is located in a distressed area, as designated by the applicable council of governments. At a meeting on October 26, 2018, the Appalachian Council of Governments Board of Directors made these designations for Anderson, Cherokee, Greenville, Oconee, Pickens, and Spartanburg Counties.

Through this correspondence, I am certifying that the Judson Mills site, comprised of Greenville County tax parcels 0114001000100, 0114001000102, 0114001000103, 0114001000104, 0114001000105, 0114001000106, 0115000400100, and 0115000400300, is in a distressed area of the state, as designated by the Board of Directors of the Appalachian Council of Governments.

If we may provide further assistance with this effort, please do not hesitate to let me know.

With regards,

E. Brooke Ferguson
Economic Development Director