

**A RESOLUTION**

**TO PROVIDE A CERTIFICATION PURSUANT TO THE SOUTH CAROLINA TEXTILE COMMUNITIES REVITALIZATION ACT (S.C. CODE SECTION 12-65-10 ET SEQ.) FOR CERTAIN PROPERTIES LOCATED NEAR WEST BLUE RIDGE DRIVE AND OLD BUNCOMBE ROAD FORMERLY PART OF THE UNION BLEACHERY IN GREENVILLE, SOUTH CAROLINA**

**WHEREAS**, Cone Mills Acquisition Group, LLC, a Delaware limited liability company (“Developer”), desires to redevelop various parcels of land totaling approximately 240 acres which constitute a part of the abandoned textile mill facility located in the County of Greenville, State of South Carolina, formerly known as The Union Bleachery consisting of tax parcels 0160000100100, 0160000100101, 0160000100102, 0160000100106, 0160000100109, 0160000100201, and 0157000200200 (the “Property”); and

**WHEREAS**, as part of the redevelopment by Developer, the Property is anticipated to qualify for state income tax credits pursuant to the South Carolina Textiles Communities Revitalization Act (Chapter 65 of Title 12 of the South Carolina Code) (the “Textile Mill Statute”); and

**WHEREAS**, the Textile Mill Statute provides that it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in the areas by the redevelopment of these abandoned textile mill sites; and

**WHEREAS**, Section 12-65-30 of the Textile Mill Statute provides that a taxpayer who rehabilitates an abandoned textile mill site and files a notice of intent to rehabilitate (“Notice of Intent to Rehabilitate”) with the South Carolina Department of Revenue is eligible either for a credit against certain income taxes, license fees or premium taxes, or a credit against local property taxes; and

**WHEREAS**, the Textile Mill Statute contains a detailed definition of the specific property that will qualify as a “textile mill site” and provides for inclusion of land and improvements which were used directly for textile manufacturing operations or ancillary uses, or were located on the same parcel or a contiguous parcel within one thousand feet of any textile mill structure or ancillary uses, provided the Property is located in a distressed area of the County as designated by the applicable Council of Governments (as defined in the Textile Mill Statute); and

**WHEREAS**, Developer plans to file one or more Notices of Intent to Rehabilitate with the South Carolina Department of Revenue pursuant to the Textile Mill Statute; and

**WHEREAS**, Developer has requested a certification as a textile mill site pursuant to Section 12-65-60 of the Textile Mill Statute from the Greenville County Council; and

**WHEREAS**, an aerial photograph (**Exhibit A**) shows that the Property is blighted and in disrepair; and

**WHEREAS**, the Appalachian Council of Government has certified the Property as being located in a distressed area (**Exhibit B**) consistent with Section 12-65-20( 4)(b )(iii) of the Act; and

**WHEREAS**, the Greenville County Council has, after careful investigation and due deliberation, determined that the redevelopment of the Property will be beneficial to the County of Greenville, and the County agrees to provide the certification as set forth herein in compliance with Section 12-65-60 of the Textile Mill Statute.

**NOW THEREFORE, BE IT RESOLVED** by the Greenville County Council:

1. All recitals set forth above are incorporated by reference in this Resolution.
2. Developer has submitted to the County a request for certification of the Property as an abandoned textile mill site pursuant to Section 12-65-60 of the Textile Mill Statute (the “Request for Certification”).
3. The County has reviewed the Request for Certification, conferred with the Developer, and conducted a review of its records concerning the Property.
4. The Property was a facility that was initially used for textile manufacturing, dying or finishing operations and for ancillary uses to those operations (i.e. a “textile mill”) as more particularly defined in Section 12-65-20(3) of the Textile Mill Statute.
5. At least eighty percent of the textile mill structures on the Property have been closed continuously to business or otherwise nonoperational as a textile mill since 2003 and therefore, the Property is “abandoned” as defined in Section 12-65-20(1) of the Textile Mill Statute.
6. The geographic area of the Property constitutes a textile mill site consistent with Section 12-65-20(4) of the Textile Mill Statute.
7. In accordance with Section 12-65-30(D) of the Textile Mill Statute, (i) the facility has not previously received tax credits under the Textile Mill Statute and (ii) neither Developer nor any affiliate of Developer owned the Property when it was operational and immediately prior to its abandonment.
8. That this Resolution is intended to comply with the certification requirements set forth in Section 12-65-60 of the Textile Mill Statute.
9. This Resolution provides no property tax relief whatsoever, and the County approves this resolution with the understanding Taxpayer will take any credits against State income taxes; further the County expresses no opinion regarding the availability of same to Taxpayer beyond the certification contained herein.

**BE IT FURTHER RESOLVED THAT** this Resolution shall take effect upon its adoption.

**DONE IN REGULAR MEETING THIS EIGHTEENTH DAY OF JANUARY, 2021.**

---

Willis Meadows, Chairman  
Greenville County Council

ATTEST:

---

Regina McCaskill  
Clerk to Council

---

Joseph M. Kernell  
County Administrator

**EXHIBIT A**



**EXHIBIT B**

**(attached)**