



**WHEREAS**, on or about May 12, 2026, the Developer transferred a portion of the Property consisting of approximately 15.807 acres and bearing new Greenville County Tax Parcel Number 0160000100109 (“Transferred Property”) to OTT Owner One, LLC, a Delaware limited liability company (“Transferee”) by deed recorded May 18, 2026; and

**WHEREAS**, Transferee plans to file one or more Notices of Intent to Rehabilitate, relating to the redevelopment of the Transferred Property, with the South Carolina Department of Revenue pursuant to the Textile Mill Statute and to earn certain Textile Mill Credits to be used against certain income, license fees or premium taxes; and

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

**WHEREAS**, Developer and Transferee have advised the County that the Transferred Property has not previously received any Textile Mill Credits and thus the redevelopment of the Transferred Property remains eligible for earning Textile Mill Credits; and

**WHEREAS**, the Appalachian Council of Government has certified the Transferred Property as being located in a distressed area (**Exhibit A**) 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 Transferred Property will be beneficial to the County, 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 Transferred 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 Transferred Property.
4. The Transferred Property was a facility that was used for textile manufacturing, dyeing or finishing operations and for ancillary uses to those operations (i.e. a “textile mill”) (the “Mill Property”) 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 Transferred Property were closed continuously to business or otherwise nonoperational as a textile mill since 2003, which is more than twelve (12) consecutive months and therefore, the Transferred Property is “abandoned” as defined in Section 12-65-20(1) of the Textile Mill Statute.

6. The geographic area of the Transferred 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 Transferred Property has not previously received tax credits under the Textile Mill Statute and (ii) neither Developer, Transferee, nor any affiliate of Developer or Transferee owned the Transferred 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.**

\_\_\_\_\_  
Benton Blount, Chairman  
Greenville County Council

ATTEST:

\_\_\_\_\_  
Regina McCaskill  
Clerk to Council

\_\_\_\_\_  
Joseph M. Kernell  
County Administrator

**EXHIBIT A**

*(See attachment)*



June 1, 2026

OTT Owner One, LLC  
c/o Richard L. Few, Jr.  
Parker Poe Consulting, LLC  
110 East Court Street  
Suite 200  
Greenville, SC 29601

Dear Richard,

In 2018, the South Carolina General Assembly made amendments to the Textiles Communities Revitalization Act. These amendments 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 their regular 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 certain parcel of land designated as Tract 6, containing approximately 15.807 acres, more or less, as shown and delineated on that certain plat entitled "Cone Mills Acquisition, LLC," prepared by A. Clay Jones of Site Design, Inc., SC PLS No. 26210, dated April 7, 2025, recorded in Plat Book PL 1514, Pages 53-54, in the Office of the Greenville County SC Register of Deeds, a copy of which is attached hereto as Exhibit 1 and incorporated herein by reference, is in a distressed area of the state, as designated by the Board of Directors of the Appalachian Council of Governments.

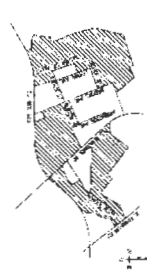
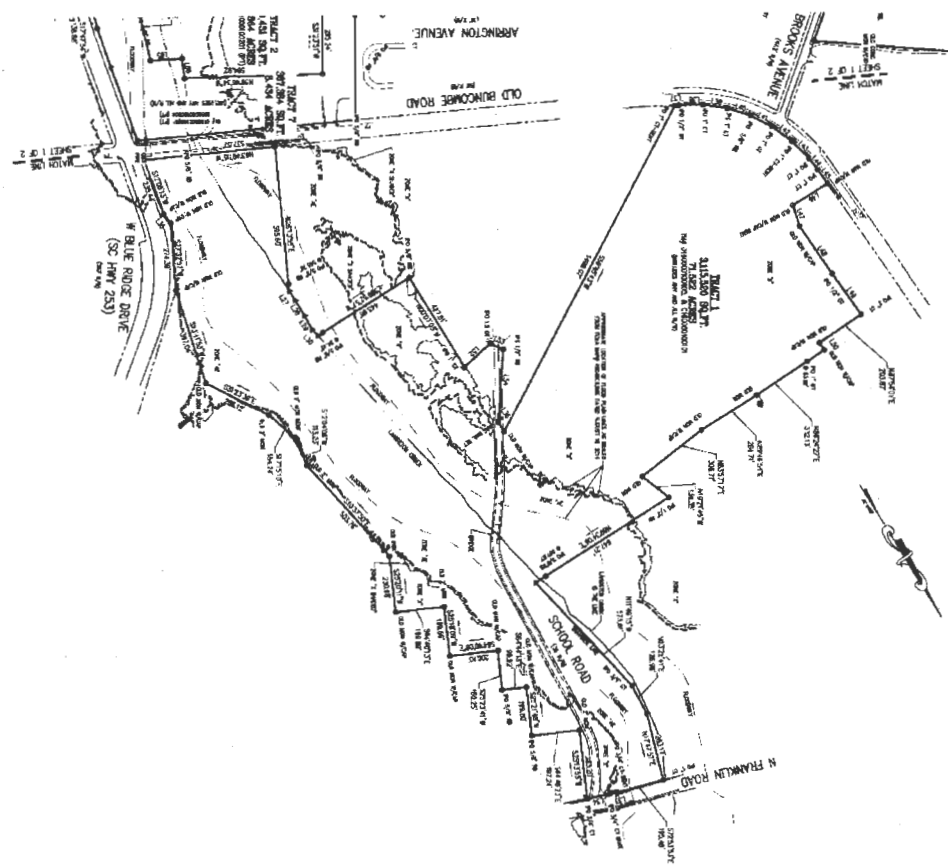
If we may provide further assistance with this effort, please do not hesitate to let me know.

With regards,

E. Brooke Ferguson  
Economic Development Director



LOT #	AREA (SQ FT)	LOT #	AREA (SQ FT)	LOT #	AREA (SQ FT)	LOT #	AREA (SQ FT)
1	10,000	11	10,000	21	10,000	31	10,000
2	10,000	12	10,000	22	10,000	32	10,000
3	10,000	13	10,000	23	10,000	33	10,000
4	10,000	14	10,000	24	10,000	34	10,000
5	10,000	15	10,000	25	10,000	35	10,000
6	10,000	16	10,000	26	10,000	36	10,000
7	10,000	17	10,000	27	10,000	37	10,000
8	10,000	18	10,000	28	10,000	38	10,000
9	10,000	19	10,000	29	10,000	39	10,000
10	10,000	20	10,000	30	10,000	40	10,000



LOCATION MAP  
 1/17/20  
 1/17/20

CERTIFICATE OF COMPLETION AND EXHIBITION  
 I, the undersigned, being a duly Licensed Professional Engineer in the State of North Carolina, do hereby certify that the above described plat was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of North Carolina.

DATE: 1/17/20  
 SIGNATURE: [Signature]

USE HEREIN OF ANY ROAD, FOR ALL PURPOSES  
 I, the undersigned, being a duly Licensed Professional Engineer in the State of North Carolina, do hereby certify that the above described plat was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of North Carolina.

DATE: 1/17/20  
 SIGNATURE: [Signature]



SHEET 2 OF 2  
**CONE MILLS ACQUISITION, LLC**

OWNER:  
 AMERICAN EAST PART (US)  
 251 E MAIN STREET SUITE 7  
 GREENSBORO, NORTH CAROLINA 27402

NO. OF ACRES: 288.84  
 DATES OF NEW ROAD: B  
 ERROR OF CLOSURE: 1/10000  
 DATE: 1-15-2020  
 CURRENT ZONING: R3

SCALE: 1" = 200'  
 0 20 40

**SITE DESIGN, INC.**  
 301 HICKORY HILL ROAD, SUITE 100  
 GREENSBORO, NC 27402  
 TEL: 336-733-1111  
 WWW.SITEDSIGN.COM