

RESOLUTION NO.: R-2016-004

Certifying Twelve (12) Building Sites as Abandoned Buildings Pursuant to the South Carolina Abandoned Buildings Revitalization Act, Title 12, Chapter 67, Section 12-67-100 et seq., of the Code of Laws of South Carolina (1976), as amended, regarding property located at 2150 Harden Street, Richland County TMS #11501-01-01(p)

ORIGINAL
STAMPED IN RED

WHEREAS, the South Carolina Abandoned Buildings Revitalization Act of 2013 (the "Act") was enacted in Title 12, Chapter 67, of the South Carolina Code of Laws to create an incentive for the rehabilitation, renovation and redevelopment of abandoned buildings located in South Carolina; and,

WHEREAS, the Act provides that restoration of abandoned buildings into productive assets for the communities in which they are located serves a public and corporate purpose and results in job opportunities; and,

WHEREAS, Section 12-67-120 of the Act provides the following definitions (in pertinent part):

(1) "Abandoned building" means a building or structure, which clearly may be delineated from other buildings or structures, at least sixty-six percent of the space in which has been closed continuously to business or otherwise nonoperational for income producing purposes for a period of at least five years immediately preceding the date on which the taxpayer files a "Notice of Intent to Rehabilitate".

(2) "Building site" means the abandoned building together with the parcel of land upon which it is located and other improvements located on the parcel. However, the area of the building site is limited to the land upon which the abandoned building is located and the land immediately surrounding such building used for parking and other similar purposes directly related to the building's income producing use; and,

WHEREAS, Section 12-67-140 of the Act provides that a taxpayer who rehabilitates an abandoned building is eligible either for a credit against certain income taxes, license fees or premium taxes, or a credit against local real property taxes; and,

WHEREAS, Clachan Properties, LLC, a Virginia limited liability company ("Taxpayer"), is the developer of certain real property commonly called the Babcock Complex and comprised of twelve (12) structures located at located at 2150 Harden Street, (the "Property"), as referenced in deeds dated June 20, 1990, and recorded June 28, 1990, in the Richland County ROD Office in Deed Books D0986 at Page 391 and D0986 at Page 397, which Property is further identified on the Richland County Tax Maps as TMS 11501-01-01(p); and,

WHEREAS, the Property is located within the city limits of Columbia, South Carolina; and,

WHEREAS, the Taxpayer has requested that the City certify that the Properties are eligible abandoned building sites as defined by Section 12-67-120; NOW, THEREFORE,

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF COLUMBIA, SOUTH CAROLINA, this 19th day of January, 2016, as follows:

Section 1. The Taxpayer has submitted to the City's Planning and Development Services Department the

ORIGINAL
STAMPED IN RED

attached Request to Certify the Property as twelve (12) separate eligible building sites ("Exhibit A") under the Act, which Request includes supporting documentation from Taxpayer's architect.

Section 2. The City's Planning and Development Services Department has reviewed the Request to Certify, supporting documentation, conferred with the Taxpayer and conducted its own review of the Property. The City also received a letter confirming the Bull Street Development Review Board's approval of Taxpayers Request to Certify the Babcock Complex as twelve (12) separate abandoned building sites eligible under the Act ("Exhibit B").

Section 3. The City hereby certifies that the Property consists of twelve (12) separate abandoned building sites as defined by the Act.

Requested by:

Assistant City Manager Gentry



Mayor

Approved by:



City Manager

Approved as to form:



City Attorney

ATTEST:



City Clerk

Introduced: 1/19/2016
Final Reading: 1/19/2016