



ECONOMIC PLANNING & DEVELOPMENT COMMITTEE MEETING

MONDAY, MAY 2, 2022 | 6 PM

1st Committee Meeting

The Committee will meet in Mauldin City Hall at 5 East Butler Road in the Council Chambers

The meeting will be available remotely through Zoom. Please visit the City's website at [https:// cityofmauldin.org/your-government/meeting-minutes-agendas/](https://cityofmauldin.org/your-government/meeting-minutes-agendas/) to access the meeting via audio and videoconferencing.

ECONOMIC PLANNING & DEVELOPMENT COMMITTEE MEETING
MAY 2, 2022, 6PM
CITY HALL - COUNCIL CHAMBERS

Committee Members: Taft Matney (Chair), Jason Kraeling, Diane Kuzniar

- | | |
|--|-------------------------|
| 1. <u>Call to Order</u> | Chairperson Taft Matney |
| 2. <u>Public Comment</u> | Chairperson Taft Matney |
| 3. <u>Reading and Approval of Minutes</u>
a. Economic Planning & Development Committee Meeting: March 7, 2022 [Page] | Chairperson Taft Matney |
| 4. <u>Reports or Communications from City Officers</u>
a. Economic Development Department
i. Budget Review
b. City Center Village Update: The Parker Group | Chairperson Taft Matney |
| 5. <u>Unfinished Business</u>
There is no unfinished business. | Chairperson Taft Matney |
| 6. <u>New Business</u>
a. Amended Resolution to Certify Textile Mill [Pages | Chairperson Taft Matney |
| 7. <u>Public Comment</u> | Chairperson Taft Matney |
| 8. <u>Committee Concerns</u> | Chairperson Taft Matney |
| 9. <u>Adjournment</u> | Chairperson Taft Matney |

ECONOMIC PLANNING & DEVELOPMENT COMMITTEE MEETING MINUTES
MARCH 7, 2022, 6PM
CITY HALL - COUNCIL CHAMBERS
5 E. BUTLER ROAD
1st committee meeting

Committee Members: Taft Matney (Chair), Jason Kraeling, Diane Kuzniar

1. Call to Order- Chairman Matney
2. Public Comment- None
3. Reading and Approval of Minutes
 - a. Economic Planning & Development Committee Meeting: February 7, 2022

Motion: Councilman Kraeling made a motion to approve the minutes with Councilwoman Kuzniar seconding.

Vote: The vote was unanimous (3-0).

4. Reports or Communications from City Officers
 - a. Economic Development Department Director Van Broad- Mr. Broad's last update was given in February.
 - i. Budget Review
 - b. City Center Village Update: The Parker Group

Mr. Parker sent an email to Brandon Madden since he was unable to attend the meeting tonight. The email stated that the completion date for Maverick Station will be very close to the anticipated date. Exterior upfits will continue this week, weather permitting. Bohemian Bull and Sully's Steamers upfit permits should be issued this week. There is an LOI for the middle space and interest in the last space, but no LOI as of yet.

The budget is being finalized for the pickle yard and a general contractor will be selected this week. A marketing team has begun the branding process. The Parker Group is waiting on the road plans in order to maintain the closing schedule.

5. Unfinished Business- There is no unfinished business.
6. New Business-There is no new business.
7. Public Comment- None
8. Committee Concerns- Councilwoman Kuzniar asked if the project has had its closing. Mr. Madden answered no, the Parker Group is waiting on the road plans.
9. Adjournment- Chairman Matney adjourned the meeting at 6:04 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk

ECONOMIC PLANNING & DEVELOPMENT COMMITTEE

AGENDA ITEM SUMMARY

MEETING DATE: May 2, 2022
AGENDA ITEM: 6a

TO: Economic Planning & Development Committee
FROM: City Administrator Brandon Madden
SUBJECT: Amended Resolution to Certify Textile Mill

REQUEST

Approval of an amended Resolution to certify property at and adjacent to 1 Jenkins Street as an abandoned textile mill site.

HISTORY / BACKGROUND

Pursuant to the South Carolina Textiles Communities Revitalization Act, the rehabilitation, renovation, and redevelopment of abandoned textile mill sites located in South Carolina by a developer are eligible for an incentive in the form of a credit against certain income taxes, license fees or premium taxes, or a credit against local property taxes.

During its January 17, 2022 meeting, City Council approved a Resolution to certify property at and adjacent to 1 Jenkins Street as an abandoned textile mill site. However, per the Parker Group, when their attorneys were drafting the Resolution that was subsequently approved by City Council, they inadvertently inserted the incorrect parcel numbers.

The Parker Group Development, LLC has represented to the City that it is responsible for the rehabilitation of and expenses associated with certain real property located at and around 1 Jenkins Street and desires to take advantage of the aforementioned incentive.

ANALYSIS or STAFF FINDINGS

Given that all of the tax map numbers listed in the Resolution that was previously approved, i.e., the designated properties are different, Council approval of an amended Resolution is warranted. This will ensure that the tax credits being sought by the Parker Group are not jeopardized

FISCAL IMPACT

None.

RECOMMENDATION

Staff recommends approval of the amended Resolution.

ATTACHMENTS

Amended Resolution

STATE OF SOUTH CAROLINA
CITY OF MAULDIN
A RESOLUTION

TO CERTIFY PROPERTY AT AND ADJACENT TO 1 JENKINS STREET, MAULDIN SC AS AN ABANDONED TEXTILE MILL SITE (TAX MAP NUMBERS M003010200100, M003010200200, M003010200300, M003010200400, M003010200800, M003010200900).

WHEREAS, the South Carolina Textiles Communities Revitalization Act (the “Act”) was enacted in Title 12, Chapter 65 of the South Carolina Code of laws (2008), as amended, to create an incentive for the rehabilitation, renovation, and redevelopment of abandoned textile mill sites located in South Carolina; and,

WHEREAS, the Act 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 Act provides that a taxpayer who rehabilitates an abandoned textile mill site is eligible either for a credit against certain income taxes, license fees or premium taxes, or a credit against local property taxes; and,

WHEREAS, Parker Group Development, LLC or its affiliates (the “Taxpayer”) has represented to the City that it is responsible for the rehabilitation of and expenses associated with certain real property located at and around 1 Jenkins Street in the City of Mauldin, South Carolina (the “City”) and further identified as Tax Map Numbers M003010200100, M003010200200, M003010200300, M003010200400, M003010200800, M003010200900 (collectively, the “Property”); and,

WHEREAS, Section 12-65-20(1) of the Act provides that a textile mill is “Abandoned” if at least eighty percent of the textile mill has been nonoperational as a textile mill for a period of at least one year, as further provided for in the Act; and,

WHEREAS, Section 12-65-20(4)(b)(iii) of the Act, as amended, provides for the 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 as designated by the applicable Council of Governments; and,

WHEREAS, the Property is an abandoned cotton gin and was historically used for the manufacturing of cotton, an ancillary use, as further described in supporting documentation (Exhibit A); and,

WHEREAS, an aerial photograph (Exhibit B) shows the property; and,

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

WHEREAS, the Taxpayer desires to rehabilitate the Property; and,

WHEREAS, the Property is located within the City; and,

WHEREAS, pursuant to the Act, a taxpayer may apply to the municipality or county in which the textile mill site is located for a certification of the textile mill site made by ordinance or binding resolution of the governing body of the municipality or county, which certification shall include findings that the:

- (1) textile mill site was a textile mill as defined in SC Code Section 12-65-20(3);
- (2) textile mill site has been abandoned as defined in SC Code Section 12-65-20(1); and
- (3) geographic area of the textile mill site is located within a Distressed Area as designed by the applicable Council of Government and consistent with SC Code Section 12-65-20(4); and,

WHEREAS, the Taxpayer has applied to the City for a certification of the Property as a textile mill site under the Act in order to encourage investment by potential investors in the redevelopment of the Property; and,

WHEREAS, the City wishes to provide the requested certification following due inquiry.

NOW, THEREFORE, BE IT RESOLVED BY CITY COUNCIL OF THE CITY OF MAULDIN, SOUTH CAROLINA:

Section 1. Taxpayer has submitted to the City a request for a certification of the Property as a textile mill site pursuant to Section 12-65-60 of the Act.

Section 2. Based upon the information provided to it by the Taxpayer, the City hereby certifies pursuant to the Act that:

- a. The Property was a textile mill as defined in SC Code Section 12-65-20(3).
- b. The Property has been abandoned as defined in SC Code Section 12-65-20(1).
- c. The geographic area of the Property is located within a Distressed Area as designed by the applicable Council of Government and consistent with the definition of a textile mill site, as defined in SC Code Section 12-65-20(4).

Section 3. This Resolution provides no property tax relief whatsoever, and the City approves this resolution with the understanding Taxpayer will take any credits against State income taxes; further, the City expresses no opinion regarding the availability of same to Taxpayer beyond the certification contained herein.

Section 4. This Resolution shall become effective upon the date of enactment.

[Signature pages follow.]

DONE in meeting duly assembled this 16th day of May, 2022.

CITY OF MAULDIN

Terry Merritt, Mayor

Attest:

Clerk to City Council

Exhibit A
Parker Group Development, LLC Supporting Documentation

cousin Otis White, went with them. He and Otis played on the heavily packed cotton in the wagon while they waited in line to get to the gin. Finally his father pulled the wagon under the shed for the cotton to be unloaded.

A suction pipe about 8" in diameter was under the shed and this pipe suctioned the cotton off the wagon and into the gin. The boys took off their straw hats, filled them with cotton and held them up for the suction to catch the cotton. T. L. Williams, the ginner cautioned the boys to "let the cotton come and stay out of the way", but the boys were having too much fun. Young Lawrence scooped a big hat full of cotton up and held it for the suction and it caught the hat with the cotton. The saw teeth in the gin, that picked seed from the cotton, picked a few holes in the hat before Mr. Williams could shut the gin down and retrieve it. After that Lawrence was called the boy with the holey hat.

On October 9, 1952, the gin was sold to Ninety Six Manufacturing Company. An aerial view photograph of Mauldin taken in 1957 shows the cotton gin still standing. The Mauldin Sanitation Department is located on the cotton gin site.

THE FRANK SHAVER STORE

Frank Shaver, his wife and children lived in Conestee in the early 1900's. A deed recorded in 1911 denotes his property as being "near Conestee Mills". He operated a small wood framed store located on the south side of the bridge over Reedy River near the mill before 1908. While the family lived there, Mrs. Shaver died, leaving nine children.

In August 1910 Greenville County had an abundance of rain for three days causing all the creeks and rivers in the area to swell and overflow their banks. A flood of water washed down Reedy River from Greenville destroying every bridge on the river. Residents here remember the flood being called "The August Freshet" This flood washed away the bridge at Conestee and also Mr. Shaver's store.

That year Mr. Shaver moved with his children to



The 'new' cotton gin with Jessie Caroline Whit in the foreground.

After Minnie Shaver finished school in Mauldin, she helped her father in the store until she married.

Mr. Shaver operated the store until he retired, then he lived with his son Lawrence until he died.

Frank Shaver's son, Henry operated the store after he married, then became a building contractor. The store was later sold to Will Alexander and torn down sometime after 1942.



Exhibit B
Aerial Photograph



Exhibit C
Appalachian Council of Governments Certification



J. Philip Land, Jr.
Haynsworth Sinkler Boyd, PA
PO Box 2048
Greenville, SC 29602-2048

April 21, 2022

Dear Philip,

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 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 Greenville County tax parcels M003010200100, M003010200200, M003010200300, M003010200400, M003010200800, and M003010200900 are in a distressed area of the State of South Carolina, 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