



CITY COUNCIL MEETING

MONDAY, NOVEMBER 18, 2024 | 7:00 PM

**City Council will meet in the Mauldin City Hall Council
Chambers, 5 East Butler Road**

Please note that members of the public are encouraged to participate remotely through Zoom. Please visit the City's website at <https://cityofmauldin.org/your-government/meeting-minutes-agendas/> to access the meeting via audio and videoconferencing

**CITY OF MAULDIN
COUNCIL MEETING AGENDA
NOVEMBER 18, 2024
CITY HALL COUNCIL CHAMBERS, 5 E. BUTLER ROAD**

- | | |
|---|-------------------|
| 1. Call to Order | Mayor Merritt |
| a. Welcome | |
| b. Invocation | |
| c. Pledge of Allegiance | |
| | |
| 2. Proclamations and Presentations- | Mayor Merritt |
| a. Kendall Jackson Golf Certificate Presentation [Page 4] | |
| b. American Indian Proclamation [Page 5] | |
| c. Red Ribbon Proclamation [Page 6] | |
| d. Small Business Week Proclamation [Page 7] | |
| e. Pancreatic Cancer Proclamation [Page 8] | |
| f. Audit Presentation | |
| | |
| 3. Reading and Approval of Minutes | Mayor Merritt |
| a. City Council Meeting- October 21, 2024 [Pages 9-12] | |
| b. Special Called City Council- October 24, 2024 and November 4, 2024 [Pages 13-15] | |
| | |
| 4. Public Comment | Mayor Merritt |
| | |
| 5. Report from City Administrator | Seth Duncan |
| | |
| 6. Report from Standing Committees | |
| a. Economic Planning & Development (Chairperson Matney) | |
| b. Public Safety (Chairperson King) | |
| c. Public Works (Chairperson Kraeling) | |
| d. Finance and Policy (Chairperson Reynolds) | |
| e. Recreation (Chairperson Allgood) | |
| f. Building Codes (Chairperson Steenback) | |
| | |
| 7. Unfinished Business- Ordinances- 2nd Reading | Mayor Merritt |
| | |
| a. Ordinance 1046- Sewer Ordinance Revisions [Pages 16-20] | Chairman Kraeling |

- 8. New Business** Mayor Merritt
Ordinances – 1st Reading
- a. Ordinance 1047-Accomodations Tax and Hospitality Tax Revenue bond [Pages 21-34] Chairman Reynolds
 - b. Ordinance 1048-Sale of Property on East Butler [Pages 35-141] Chairman Kraeling
- Standing Committee Items- None**
- Committee of the Whole**
- c. Helene Storm Debris Response [Pages 142-143]
 - d. City Administrator’s Evaluation
- 9. Public Comment** Mayor Merritt
- 10. Council Concerns** Mayor Merritt
- 11. Adjournment** Mayor Merritt

CONGRATULATIONS

KENDALL JACKSON

FOR WINNING THE 3A SOUTH CAROLINA HIGH SCHOOL LEAGUE GIRLS GOLF STATE TOURNAMENT.

THE TOURNAMENT WAS A TWO-DAY EVENT ON OCTOBER 28 AND OCTOBER 29, 2024

GIVEN THIS 18TH DAY OF NOVEMBER 2024



PROCLAMATION

Whereas, the history and culture of our great nation have been significantly influenced by American Indians and indigenous peoples; and

Whereas, the contributions of American Indians have enhanced the freedom, prosperity and greatness of America today; and

Whereas, their customs and traditions are respected and celebrated as part of a rich legacy throughout the United States; and

Whereas, Native American Awareness Week began in 1976 and recognition was expanded by Congress and approved by President George Bush in August 1990, designating the month of November as National American Indian Heritage Month; and

NOW THEREFORE, I, TERRY MERRITT, MAYOR OF THE CITY OF MAULDIN, SOUTH CAROLINA, DO HEREBY PROCLAIM NOVEMBER AS NATIONAL AMERICAN INDIAN HERITAGE MONTH IN THE CITY OF MAULDIN AND URGE THE CITIZENS OF MAULDIN TO JOIN ME IN THIS OBSERVANCE.

IN WITNESS WHEREOF, I have hereunto set my hand this 18th day of November, 2024.

Terry Merritt, Mayor

ATTEST:

Cindy Miller, Municipal Clerk



PROCLAMATION

- Whereas,** communities across America have been plagued by problems associated with illicit drug use and those that traffic them; and
- Whereas,** there is hope in winning the war on drugs through education and reduction in demand, as well as the hard work of organizations such as the Young Marines of the Marine Corps League to foster a healthy drug-free lifestyle; and
- Whereas,** governments know that citizen support is one of the most effective tools in the effort to reduce the use of illicit drugs in our communities; and
- Whereas,** the red ribbon has been chosen as a symbol commemorating the work of Enriquee “Kiki” Camarena, a Drug Enforcement Administration agent who was murdered in the line of duty and represents the belief that one person can make a difference; and
- Whereas,** the Red Ribbon Campaign was established by Congress in 1988 to encourage a drug-free lifestyle and involvement in drug prevention and reduction efforts.

NOW THEREFORE, I, TERRY MERRITT, MAYOR OF THE CITY OF MAULDIN, SOUTH CAROLINA, DO HEREBY PROCLAIM OCTOBER 23-31, 2024 AS RED RIBBON WEEK IN THE CITY OF MAULDIN AND URGE THE CITIZENS OF MAULDIN TO JOIN ME IN THIS OBSERVANCE.

IN WITNESS WHEREOF, I have hereunto set my hand this 18th day of November, 2024.

Terry Merritt, Mayor

ATTEST:

Cindy Miller, Municipal Clerk



PROCLAMATION

Whereas, the government of CITY, STATE, celebrates our local small businesses and the contributions they make to our local economy and community; and

Whereas, according to the United States Small Business Administration, there are 34.7 million small businesses in the United States, small businesses represent 99.7% of firms with paid employees, small businesses are responsible for 61.1% of net new jobs created since 1995, and small businesses employ 45.9% of the employees in the private sector in the United States, and

Whereas, 68 cents of every dollar spent at a small business in the U.S. stays in the local community and every dollar spent at small businesses creates an additional 48 cents in local business activity as a result of employees and local businesses purchasing local goods and services; and

Whereas, 59% of U.S. consumers aware of Small Business Saturday shopped or ate at a small, independently owned retailer or restaurant on Small Business Saturday 2023; and

Whereas, CITY, STATE, supports our local businesses that create jobs, boost our local economy, and preserve our communities; and

Whereas, advocacy groups, as well as public and private organizations, across the country have endorsed the Saturday after Thanksgiving as Small Business Saturday.

Now, Therefore, I, MAYOR NAME, Mayor of CITY, STATE, do hereby proclaim, November 30, 2024, as

SMALL BUSINESS SATURDAY

And urge the residents of our community, and communities across the country, to support small businesses and merchants on Small Business Saturday – celebrating its 15th year in 2024 – and Shop Small throughout the year.

Terry Merritt, Mayor



Proclamation

Declaring November 21, 2024 as World Pancreatic Cancer Day in the City of Mauldin.

WHEREAS in 2024, an estimated 66,440 people will be diagnosed with pancreatic cancer in the United States and 51,750 will die from the disease;

WHEREAS pancreatic cancer is one of the deadliest cancers, is currently the third leading cause of cancer death in the United States, and is projected to become the second leading cause around 2030;

WHEREAS pancreatic cancer is the only major cancer with a five-year relative survival rate at just 13 percent;

WHEREAS when symptoms of pancreatic cancer present themselves, it is generally in later stages, and 91 percent of pancreatic cancer patients die within the first five years;

WHEREAS approximately 920 deaths will occur in South Carolina in 2024;

WHEREAS pancreatic cancer is the seventh most common cause of cancer-related death across the world;

WHEREAS there were an estimated 510,992 new pancreatic cancer cases diagnosed worldwide in 2022;

WHEREAS the good health and well-being of the residents of Mauldin are enhanced as a direct result of increased awareness about the symptoms and risks of pancreatic cancer, and research into early detection, causes, and effective treatments;

NOW THEREFORE BE IT PROCLAIMED that Mayor Terry Merritt designates November 21 as World Pancreatic Cancer Day in the City of Mauldin, South Carolina.

Mayor Terry Merritt

**MINUTES
CITY OF MAULDIN
COUNCIL MEETING
OCTOBER 21, 2024
CITY HALL COUNCIL CHAMBERS, 5 E. BUTLER ROAD**

Members present were Mayor Terry Merritt, Council Members Taft Matney, Carol King, Jason Kraeling, and Michael Reynolds. Frank Allgood joined after the Call to Order via Zoom. Councilman Steenback was not present.

Others present were City Attorney Daniel Hughes and City Administrator Seth Duncan

1. Call to Order- Mayor Merritt

- a. Welcome- Mayor Merritt
- b. Invocation- Councilman Reynolds
- c. Pledge of Allegiance- Councilman Reynolds

2. Proclamations and Presentations- None

3. Reading and Approval of Minutes

- a. City Council Meeting- September 16, 2024
- b. Special Called City Council- October 7, 2024

Motion: Councilman Reynolds made a motion to approve the two sets of minutes with Councilman Kraeling seconding.

Vote: The vote was unanimous (6-0).

4. Public Comment

Daniel Watkins from Frontier Communications was present. He told Council that Frontier's presence is in three Mauldin neighborhoods.

5. Report from City Administrator

Early voting has begun in South Carolina. The Ray Hopkins Senior Center is one of several sites across Greenville County that is an early voting location. From now until November 2nd, voters will have the ability to cast their ballots at designated locations from 8:30am until 6:00pm.

There is a referendum on the ballot regarding the County's proposed Capital Project Sales Tax. If approved, the one cent sales tax would fund specific road projects throughout Greenville County including several projects here in Mauldin.

This Friday, the public is invited to the Mauldin Cultural Center starting at 5pm for a special Mauldin Chamber Halloween event. There will be more than 25 local businesses and City departments decorating the grounds and handing out candy. The event will last two hours and the evening will end with our last Friday Night Flicks at 7pm, Hocus Pocus.

6. Report from Standing Committees

- a. Economic Planning & Development (Chairperson Matney)- No report
- b. Public Safety (Chairperson King)- No report
- c. Public Works (Chairperson Kraeling)- Chairman Kraeling reported the department is busy picking up storm debris.
- d. Finance and Policy (Chairperson Reynolds)- No report
- e. Recreation (Chairperson Allgood)- Football and soccer are closing out their tournaments. Baseball and softball are playing now. Basketball signups are currently happening at the Sports Center.
- f. Building Codes (Chairperson Steenback)- No report

7. Unfinished Business- Ordinances- 2nd Reading

- a. Ordinance 1045- Franchise Agreement with Frontier Communications

Motion: Chairman Reynolds made a motion to pass this ordinance on second reading. Councilwoman King seconded the motion.

Vote: The vote was unanimous (6-0).

8. New Business Ordinances – 1st Reading

- a. Ordinance 1046- Sewer Ordinance Revisions

The City has determined that amendments to the city ordinances are needed to clarify ownership and responsibilities for sewer lateral lines and to provide single-family residential property owners with the option to allow the City to perform maintenance, repairs and replacement of the sewer lateral at the property owners' expense.

Motion: Chairman Kraeling made a motion to pass this ordinance on first reading. Councilwoman King seconded the motion.

Councilman Allgood asked a question about one of the bullet points. The ordinance states once the City repairs the sewer lateral, it becomes City property. He asked if a citizen chooses to have a repair done by a private contractor, who would own the line?

City Attorney Hughes said some language could be added before second reading to clarify this point.

Vote: The vote was unanimous (6-0).

Standing Committee Items

b. Resolution 2024-11- Create Mauldin Accommodations Tax Advisory Committee

Motion: Chairman Matney made a motion to accept this resolution to create the committee and approve the bylaws. Councilwoman King seconded the motion.

Vote: The vote was unanimous (6-0).

c. Appointments to Mauldin Accommodations Tax Advisory Committee

Motion: Chairman Matney made a motion to accept the appointments to the Accommodations Tax committee. Councilwoman King seconded the motion.

Councilman Allgood said he approved of the appointments, but in the future, would like to see appointments of people who could represent larger sections of Mauldin. The appointments tonight include two people from the same Mauldin business.

Vote: The vote was unanimous (6-0).

Committee of the Whole

Motion: Councilman Matney made a motion to consider this item informally with Councilwoman King seconding.

Vote: The vote was unanimous (6-0).

d. Memorandum of Understanding with Greenville County Regarding Utility Easement

This item is a Memorandum of Understanding between the City of Mauldin and Greenville County for a stream restoration along the City's sewer easement adjacent to the Laural Meadows Development.

Motion: Councilman Kraeling made a motion to accept this MOU. Councilman Reynolds seconded the motion.

Vote: The vote was unanimous (6-0).

9. Public Comment- None

10. Council Concerns- Councilman Matney thanked staff for everything done during the storm response. Councilman Kraeling and Mayor Merritt agreed.

11. Call for Executive Session

Motion: Councilman Reynolds made a motion to go into executive session with Councilman Matney seconding at 7:37 p.m.

Vote: The vote was unanimous (6-0).

- a. Executive Session to consider an economic development matter related to Bridgeway Station as allowed by State Statute Section 30-4-70(a)(2)
- b. Executive session for a personnel matter to consider the City Administrator's evaluation as allowed by State Statute Section 30-4-70(a)(1)

Mayor Merritt called the meeting back to order at 9:07 p.m. Councilman Allgood and Councilman Steenback were both present via Zoom during executive session.

Councilman Reynolds reported no decisions were made and no actions taken in executive session.

- c. Possible action on items discussed in Executive Sessions- None

12. Adjournment- Mayor Merritt adjourned the meeting at 9:09 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk

**MINUTES
CITY OF MAULDIN
SPECIAL CALLED CITY COUNCIL MEETING
THURSDAY, OCTOBER 24, 2024
CITY HALL UPSTAIRS CONFERENCE ROOM–5 E. BUTLER ROAD
6:00 P.M.**

Members present were Mayor Terry Merritt, Council Members Carol King, Jason Kraeling and Michael Reynolds. Councilman Taft Matney and Councilman Mark Steenback joined via Zoom. Councilman Frank Allgood was not present at the Call to Order, but will be joining via Zoom during the executive session.

Others present were City Administrator Seth Duncan and City Attorney Daniel Hughes.

1. Call to Order- 6:06 p.m.

2. New Business

Committee of the Whole

Motion: Councilwoman King made a motion to consider this item informally to allow Council to adjourn into executive session. Councilman Reynolds seconded the motion.

Vote: The vote was unanimous (6-0).

- a. Motion to enter into Executive Session to consider an economic development matter related to Bridgeway Station as allowed by State Statute Section 30-4-70 (a)(2)

Mayor Merritt reconvened the meeting at 6:27 p.m. Councilwoman King reported no decisions were made and no action was taken in executive session.

- b. Possible action on items discussed in Executive Session

Motion: Councilman Matney made a motion to authorize the Mayor or his designee to execute an economic development agreement at Bridgeway Station. Councilwoman King seconded the motion.

Vote: The vote was unanimous (7-0).

3. Council Requests- None

4. Adjournment- Mayor Merritt adjourned the meeting at 6:29 p.m.

Respectfully Submitted.

Cindy Miller
Municipal Clerk

**MINUTES
CITY OF MAULDIN
SPECIAL CALLED CITY COUNCIL MEETING
MONDAY, NOVEMBER 4, 2024
CITY HALL COUNCIL CHAMBERS—5 E. BUTLER ROAD
AFTER COMMITTEE MEETINGS**

Members present were Mayor Terry Merritt, Council members Taft Matney, Carol King, Jason Kraeling, Michael Reynolds and Mark Steenback. Councilman Frank Allgood attended via Zoom. Others present were City Administrator Seth Duncan

1. Call to Order- Mayor Merritt

2. New Business

Committee of the Whole

- a. Motion to enter into Executive Session to consider a personnel matter regarding the City Administrator’s annual evaluation as allowed by State Statute Section 30-4-70 (a)(1)

Motion: Councilman Reynolds made a motion to adjourn into executive session. Councilman Steenback seconded the motion.

Vote: The vote was unanimous (7-0).

Mayor Merritt reconvened the meeting at 9:12 p.m. Councilman Reynolds reported no decisions were made and no action taken in executive session.

- b. Possible action on items discussed in Executive Session- None

3. Council Requests- None

4. Adjournment- Mayor Merritt adjourned the meeting at 9:13 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk

CITY COUNCIL AGENDA ITEM

MEETING DATE: November 18, 2024

AGENDA ITEM: 7a

TO: City Council

FROM: Public Works Director, Matthew Fleahman

SUBJECT: Utility Ordinance Revisions

REQUEST

The Public Works Department is requesting that the City Council discuss a change to the City of Mauldin Utility Ordinance.

HISTORY/BACKGROUND

The City of Mauldin Sewer Division has historically maintained that the City's sewer system consists of only the mainlines and manholes within street ROWs and utility easements. The City has maintained that the lateral connection from the house to the mainline is owned and maintained by the property owner. The City has never repaired a service for a resident and does not provide any level of maintenance on sewer laterals. The existing City Ordinances (Chapter 40, Article I, *In General*) do not contain any language in support of these operational policies.

During the August 2024 Committee meeting, two options were presented to the Committee. Option 1 was to clarify the City's current policy and maintain that all responsibility beyond the tap would be the property owners. Option 2 was to take ownership of laterals from the tap to the property line. Option 1 had no financial impact on the City and Option 2 would make an annual impact of an additional \$1,000,000 to the existing budget.

During the Committee meeting, a recommendation for a third option was made by committee members. In this option, the City would make a clarification in the Ordinances; however, an exception would be made if the resident paid for the City to make repairs. An analysis of this third option is presented below.

ANALYSIS or STAFF FINDINGS

Based on the recommendation of Committee, the Utilities Ordinance would be amended and provide greater clarity to the City's current policy and view of ownership. The proposed language would make it crystal clear that ownership, maintenance, and all responsibility beyond the tap would be on the property owner. The following language could be inserted as Section 40-08:

Property owners shall be responsible for installation, repair, and maintenance of sewer lines from the property line to the point where they are connected with the sewer mains (hereinafter the "sewer lateral"). All installation, repair, and maintenance of the sewer lateral must be performed according to the standards promulgated by the Public Works Department.

Under this option, property owners would be responsible for their own laterals, and if repairs needed, would be at their own expense. If a repair is needed in the roadway at the point of connection to the main, the property owner would bear that cost and be responsible for hiring a qualified contractor to perform the work in the City's right-of-way. If the property owner wanted the City to make the repair, the City could with the following Ordinance addition listed below. In order to address the possibility of contractors billing for City work, or for contractors utilizing this service item 6 has been added which requires the property owner to pay for the activities prior to the commencement of work.

In the event the owner(s) of a single-family residential property desires for the City to perform necessary repair, maintenance, and/or replacement of sewer laterals, the owner(s) may request for the City to provide labor, equipment, and cover material to perform said work subject to the following conditions:

1. *The City shall only perform maintenance, repairs, and installation for the sewer lateral as defined in Section 40-8.*
2. *The property owner(s) shall pay for all materials necessary for the maintenance, repair, and/or installation of the sewer lateral, including the installation of a sewer clean-out at the property line. The Public Works Department shall determine, in its sole discretion, what materials are needed to perform said work.*
3. *The City shall invoice the property owner(s) for the materials prior to the commencement of work and the property owner shall remit payment to the City within thirty (30) days of receipt of the invoice. In the event the property owner fails to timely remit payment, the City will require that a new material costs invoice be generated for the proposed repairs.*
4. *This Section applies to single-family residential properties, only. Commercial, industrial, and multi-family residential properties are exempt from this ordinance.*
5. *No replacement service may be furnished on private roads or private easements.*
6. *The location of the property line shall be determined by the City based upon the recorded plat for the property, and if none exists, and the location of the property line cannot be determined or agreed upon, then the City may require the property owner, at his expense, to obtain a survey by a licensed land surveyor in recordable form showing the location of the property line prior to commencing any work.*
7. *Upon completion of installation, the City will assume ownership and maintenance of the sewer lateral.*

Under this option, the City will assume liability for the operation and maintenance of sewer laterals only after the replacement was paid for by the property owner. The exact cost to repair will vary, but a general estimate is presented below:

| Material | Unit Cost | Number of Units | Total Cost |
|------------------|------------------|------------------------|-------------------|
| SDR-35 | \$7 per foot | 50 | \$350.00 |
| WYE | \$197.49 | 1 | \$197.49 |
| Fernco | \$29.23 | 2 | \$58.46 |
| Couplings | \$10.59 | 2 | \$21.18 |
| Cleanout | \$43.25 | 1 | \$43.25 |
| Asphalt | \$80.75 | 5 | \$403.75 |
| 45-coupling | \$78.63 | 3 | \$235.89 |
| Cleanout box | \$201.16 | 1 | \$201.16 |
| Seed/straw | \$50.00 | 1 | \$50.00 |
| Misc (glue, etc) | \$40.00 | 1 | \$40.00 |

| | |
|--------------|-------------------|
| Total | \$1,601.18 |
|--------------|-------------------|

FINANCIAL IMPACT

As the cost of materials is borne by the affected property owner, the only financial impact to the City would be in realized soft costs consisting of staff time, equipment use, and fuel. In addition, the City will be acquiring the future responsibility and liability for more and more lateral connections. These connections typically have a 30-50 year life span before replacement is needed.

RECOMMENDATION

Passage of the ordinance on second and final reading.

ORDINANCE # _____

AN ORDINANCE TO AMEND CHAPTER 40 OF THE MAULDIN CODE OF ORDINANCES REGARDING UTILITIES.

WHEREAS, the City is engaged in ongoing efforts to update and refine the City’s ordinances; and,

WHEREAS, the City has determined that amendments to the city ordinances are needed to clarify ownership and responsibilities for sewer lateral lines and to provide single-family residential property owners with the option to allow the City to perform maintenance, repairs and replacement of the sewer lateral at the property owners’ expense; and,

NOW THEREFORE BE IT ORDAINED by the Mayor and City Council of the City of Mauldin, South Carolina, in council assembled and by the authority thereof that the Mauldin Utility Ordinance be amended as follows:

Section 1. Amendment. Amend Article I of Chapter 40 (“Utilities”) to add Section 40-8 (“Sewer Laterals”) and Section 40-9 (“Sewer Lateral Replacement”) (*underlined language is language proposed to be added*):

Sec. 40-8. Sewer Laterals.

Property owners shall be responsible for installation, repair, and maintenance of sewer lines from the property line to the point where they are connected with the sewer mains (hereinafter the “sewer lateral”) subject to the City’s assumption of responsibility set forth in Section 40-9 below. All installation, repair, and maintenance of the sewer lateral must be performed according to the standards promulgated by the Public Works Department.

Section 40-9. Sewer Lateral Repair, Maintenance, and Replacement for Single-Family Residential Properties and Transfer of Ownership under certain conditions.

In the event the owner(s) of a single-family residential property desires for the City to perform necessary repair, maintenance, and/or replacement of sewer laterals (hereinafter “repair work”), the owner(s) may request for the City to provide labor, equipment, and cover material to perform the repair work subject to the following conditions:

1. The City shall only perform repair work for the sewer lateral as sewer laterals are defined in Section 40-8.
2. The property owner(s) shall pay for all materials necessary for the repair work, including the installation of a sewer clean-out at the property line. The Public Works Department shall determine, in its sole discretion, what materials are needed to perform the repair work.

3. The City shall invoice the property owner for the materials prior to the commencement of the repair work and the property owner shall remit payment to the City within thirty (30) days of receipt of the invoice. In the event the property owner fails to timely remit payment, the City will require that a new material costs invoice be generated for the proposed repair work.
4. This Section applies to single-family residential properties, only. Commercial, industrial, and multi-family residential properties are exempt from this ordinance.
5. No repair work may be furnished on private roads or private easements.
6. The location of the property line shall be determined by the City based upon the recorded plat for the property, and if none exists, and the location of the property line cannot be determined or agreed upon, then the City may require the property owner, at his expense, to obtain a survey by a licensed land surveyor in recordable form showing the location of the property line prior to commencing any work. The property owner(s) shall grant the City an easement to perform the repair work, and upon completion, the City will assume ownership and maintenance of the sewer lateral.
7. Upon completion of the repair work by the City, the City will assume ownership and maintenance of the sewer lateral. The City will not assume ownership and maintenance of the sewer lateral unless the City performs the repair work.

Section 2: That the Ordinance shall be effective upon second and final reading.

Section 3: Severability is intended throughout and within the provisions of this Ordinance. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portions of this Ordinance.

CITY OF MAULDIN

Terry Merritt, Mayor

ATTEST:

APPROVED AS TO FORM:

Cindy Miller
City Clerk

Daniel Hughes
City Attorney

FIRST READING: October 21, 2024
SECOND READING: November 18, 2024

CITY COUNCIL AGENDA ITEM

MEETING DATE: November 18, 2024

AGENDA ITEM: 8a

TO: Mauldin City Council
FROM: Seth Duncan, City Administrator
SUBJECT: Ordinance H&A Tax Bond

DISCUSSION

Council is being asked to approve an ordinance for the issuance and sale of an Accommodations Tax and Hospitality Tax Revenue Bond.

HISTORY/BACKGROUND

In October 2024, City Council approved a development agreement with Greenville Pro Soccer, CenterPlace, LLC, and BridgeWay Owners Association that would ensure the development of a stadium at BridgeWay Station. As a condition of the agreement in general, and to necessitate the transfer of property from CenterPlace, LLC to the City, the City must commit to the City Obligation (\$4,000,000 into the project). This commitment will be made in the way of a Revenue Bond derived from Hospitality and Accommodations Tax Revenue.

ANALYSIS or STAFF FINDINGS

The City seeks to issue an H&A Tax Revenue Bond in an amount up to \$4,250,000 for the construction of a stadium at BridgeWay Station. If approved by Council, the Bond would set as follows:

1. Principal amount not exceeding \$4,250,000
2. Project is described as the acquisition, construction, renovation, installation and equipping of a multi-purpose entertainment venue, which will be utilized to host a variety of entertainment and sporting events.
3. Federally taxable – not exceeding 6.5% interest rate
4. Maturity date not later than 12/31/2045 (20 years)
5. Allows for negotiated sale with a bank or competitive sale, at your option

Council would still retain some flexibility and could shorten the Bond term to 15 years, if it desires. The Bond would be limited to only defraying the costs of the acquisition, construction, renovation, installation and equipping of a multi-purpose entertainment venue (stadium). The Bond is grossed up to \$4.25 million to cover the cost of financing and development agreement attorney fees, and should net the City Obligation of \$4 million.

The Ordinance and Exhibits were prepared by Brad Love, the City's bond attorney.

FISCAL IMPACT

The City currently has one outstanding H&A Revenue Bond with a balance of \$2,379,000 for the GateWay Pedestrian Bridge. This Bond, up to \$4,250,000, would support the construction of the stadium at BridgeWay Station. The H&A Fund has the ability to repay the Bond with an available (unaudited) fund balance of \$2,906,939 and a planned contribution to fund balance in this year's budget of \$504,311. H&A Revenues continue to come in stronger year over year, and with additional buildout of BridgeWay and other growing commercial areas, we anticipate revenues to remain strong for the foreseeable future.

RECOMMENDATION

Staff recommends City Council approve the Bond issuance.

ATTACHMENTS

- Ordinance Fourth Supplemental Ordinance H&A Tax Revenue Bond

FOURTH SUPPLEMENTAL ORDINANCE

A FOURTH SUPPLEMENTAL ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF A NOT EXCEEDING \$4,250,000 TAXABLE CITY OF MAULDIN, SOUTH CAROLINA ACCOMMODATIONS TAX AND HOSPITALITY TAX REVENUE BOND; AND OTHER MATTERS RELATING THERETO.

BE IT ORDAINED by the City Council of the City of Mauldin (the “*Council*”), the governing body of the City of Mauldin, South Carolina (the “*City*”):

Section 1. **Findings of Fact.**

As an incident to the enactment of this ordinance, and the issuance of the bond provided for herein, the Council finds that the facts set forth in this **Section 1** exist and the following statements are in all respects true and correct:

(a) The Council has made general provision for the issuance of Accommodations Tax and Hospitality Tax Revenue Bonds of the City by a General Bond Ordinance enacted by the Council on October 18, 2010 (the “*General Bond Ordinance*”).

(b) The City presently has outstanding the following Series of Bonds secured by the General Bond Ordinance and by the Pledged Fee Revenues:

(i) the outstanding \$2,379,000 of an original issue of a \$2,841,000 City of Mauldin, South Carolina Accommodations Tax and Hospitality Tax Revenue Bond, Series 2020 (the “*Series 2014B Bond*”) dated July 8, 2020.

(c) The Council has determined that it is in the best interest of the City to issue a Series of Bonds for the purposes of (i) defraying the costs of the acquisition, construction, renovation, installation and equipping of a multi-purpose entertainment venue, including the drafting and negotiating of agreements related thereto, which venue will be utilized to host a variety of entertainment and sporting events (the “*Project*”), and (ii) paying Costs of Issuance related thereto.

Section 2. **Definitions.** The terms defined above and in this **Section 2** and all words and terms defined in the General Bond Ordinance (the General Bond Ordinance, as from time to time amended or supplemented by Supplemental Ordinances, being defined as the “*Ordinance*”) (except as herein otherwise expressly provided or unless the context otherwise requires), shall for all purposes of this Fourth Supplemental Ordinance have the respective meanings given to them in the Ordinance and in this **Section 2**.

“*2025 Construction Fund*” shall mean the Construction Fund established pursuant to **Section 5** hereof.

“*Interest Payment Date*” shall mean, with respect to the Series 2025 Bond any April 1 or October 1 beginning on such April 1 or October 1 as determined by the City Administrator, or such other dates as may be determined by the City Administrator, until the principal of the Series 2025 Bond has been paid in full.

“*Series 2025 Bond*” shall mean the City’s not exceeding \$4,250,000 Taxable Accommodations Tax and Hospitality Tax Revenue Bond, Series 2025 authorized to be issued hereunder.

Section 3. Authorization of Series 2025 Bond, Maturities and Interest Rate.

(a) There is hereby authorized to be issued a Series of Bonds designated “Taxable Accommodations Tax and Hospitality Tax Revenue Bond, Series 2025” (the “*Series 2025 Bond*”), or other appropriate annual designation with an appropriate sub-series designation, in the total principal amount of not exceeding Four Million Two Hundred Fifty Thousand Dollars (\$4,250,000) for the purpose of providing funds for defraying the Project Costs and paying the Costs of Issuance.

(b) The Series 2025 Bond shall be issued as a single fully-registered Bond in the denomination of \$4,250,000 or such lesser amount as is actually issued. The Series 2025 Bond shall be dated as of its date of delivery, shall mature on April 1 (or such other date determined by the City Administrator) in the years and in the principal amounts, and shall be subject to mandatory sinking fund redemption on such dates and in such amounts, if any, as approved by the City Administrator, upon advice of the City’s Municipal Advisor, provided that the aggregate principal amount may not exceed \$4,250,000 and the final maturity date shall not be later than December 31, 2045. The Series 2025 Bond shall bear interest at such rate or rates as agreed to by the City and the successful purchaser thereof; provided that the net interest rate shall not exceed 6.5% per annum. The Series 2025 Bond shall be numbered R-1.

(c) Principal of and premium, if any, on the Series 2025 Bond when due, shall be payable by the City without presentation or surrender of the Series 2025 Bond. Interest on the Series 2025 Bond shall be payable from the date of initial issuance of the Series 2025 Bond. No accrued interest shall be due. Interest on the Series 2025 Bond (calculated on the basis of a 360-day year of twelve 30-day months) shall be payable on each Interest Payment Date, in each case to the Holder as of the immediately preceding Record Date, interest to be paid by check or draft mailed to the Holder at its address as it appears on the Books of Registry maintained by the City; provided that payment to a Holder of \$1,000,000 or more may be made by wire transfer to an account within the continental United States in accordance with written instructions filed with the City no later than the Record Date.

(d) The Series 2025 Bond shall be executed on behalf of the City by the Mayor and the City Administrator and attested by the City Clerk and be in substantially the form attached hereto as *Exhibit A*, with any necessary or appropriate variations, omissions, and insertions as are incidental to the series, numbers, denominations, maturities, interest rate or rates, redemption provisions, the purpose of issuance, and other details thereof or as are otherwise permitted or required by law or by the Ordinance, including this Fourth Supplemental Ordinance.

Section 4. Optional Redemption of the Series 2025 Bond. The Series 2025 Bond shall be subject to redemption prior to maturity upon the terms as agreed to by the City Administrator, upon advice of the City’s Municipal Advisor, and the successful purchaser.

Section 5. 2025 Construction Fund.

(a) There is hereby created and established the 2025 Construction Fund to be held in a separate account of the City. Withdrawals from the 2025 Construction Funds shall be made only for the purposes of paying Project Costs and Costs of Issuance.

(b) Promptly after the completion of the Project Date, the City shall transfer any moneys held in the 2025 Construction Fund and not needed to pay Project Costs or Costs of Issuance to the Debt

Service Fund and such funds shall be used only to (i) pay the principal of, premium, if any, and interest on the Series 2025 Bond or (ii) be applied to other lawful purposes as permitted under the Enabling Act.

Section 6. Use and Disposition of Series 2025 Bond Proceeds. Upon the delivery of the Series 2025 Bond and receipt of the proceeds thereof, such proceeds shall be deposited into the 2025 Construction Fund to be utilized to pay Project Costs and Costs of Issuance of the Series 2025 Bond. Such proceeds shall be invested at the direction of the City in investments authorized for political subdivisions under State law.

Section 7. Certain Findings and Determinations. The City finds and determines:

(a) This Fourth Supplemental Ordinance supplements the Ordinance, constitutes and is a “Supplemental Ordinance” within the meaning of the quoted term as defined and used in the General Bond Ordinance, and is enacted under and pursuant to the General Bond Ordinance.

(b) The Series 2025 Bond constitutes and is a “Bond” within the meaning of the quoted word as defined and used in the Ordinance.

(c) The Pledged Fee Revenues pledged under the Ordinance are not encumbered by any lien or charge thereon or pledge thereof, other than the lien and charge thereon and pledge thereof created by the General Bond Ordinance, as amended and supplemented, providing for payment and security of the Bonds.

(d) As of the date hereof, the Series 2020 Bond constitutes the only Outstanding Bond of the City secured by the Pledged Fee Revenues, and the Series 2025 Bond has been authorized to be issued pursuant to the Ordinance and this Fourth Supplemental Ordinance.

(e) There does not exist an Event of Default, nor does there exist any condition which, after the passage of time or the giving of notice, or both, would constitute an Event of Default under the Ordinance.

(f) The Series 2025 Bond is being issued to defray the Project Costs and to pay Costs of Issuance related thereto.

(g) There is no Debt Service Reserve Requirement for the Series 2025 Bond nor for the Series 2020 Bond.

(h) An estimate of the Project Costs is \$4,250,000.

Section 8. Continuing Disclosure.

Pursuant to Section 11-1-85 of the Code of Laws of South Carolina 1976, as amended, the City has covenanted to file with a central repository for availability in the secondary bond market, when requested, an annual independent audit, within 30 days of its receipt of the audit; and event specific information within 30 days of an event adversely affecting more than five (5%) percent of its revenue or tax base. The only remedy for failure by the City to comply with the covenant in this **Section 8** shall be an action for specific performance of this covenant. The City specifically reserves the right to amend or repeal this covenant to reflect any change in or repeal of Section 11-1-85, without the consent of any Bondholder. Failure to comply with this **Section 8** shall not constitute an Event of Default hereunder or under the Series 2025 Bond.

Section 9. Award of Series 2025 Bond.

(a) The Series 2025 Bond is hereby authorized to be sold via either negotiated or competitive sale as determined by the City Administrator upon advice of the City's Municipal Advisor. The City Administrator is authorized to accept the proposal from the successful purchaser and to execute any commitment letter or term sheet from the successful purchaser on behalf of the City provided the terms thereof are consistent herewith.

(b) The Council hereby authorizes and directs all of the officers and employees of the City to carry out or cause to be carried out all obligations of the City under the Ordinance and to perform all other actions as they shall consider necessary or advisable in connection with the issuance, sale, and delivery of the Series 2025 Bond.

Section 10. Federally Taxable. Interest on the Series 2025 Bond is not excludable from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986, as amended.

Section 11. Interested Parties. Nothing in the Ordinance expressed or implied is intended or shall be construed to confer upon, or to give or grant to, any person or entity, other than the City and the Registered Holder of the Series 2025 Bond, any right, remedy or claim under or by reason of the Ordinance or any covenant, condition or stipulation hereof, and all covenants, stipulations, promises and agreements in the Ordinance contained by and on behalf of the City shall be for the sole and exclusive benefit of the City and the Registered Holder of the Series 2025 Bond.

Section 12. Additional Provisions. As supplemented herein, the General Bond Ordinance remains in full force and effect and shall govern the issuance of the Series 2025 Bond.

Section 13. Additional Documents. The Mayor, the City Administrator, the Finance Director and the City Clerk, acting jointly or individually, are each fully authorized and empowered to take any further action and to execute and deliver any closing documents or agreements as may be necessary and proper to effect the issuance and delivery of the Series 2025 Bond in accordance with the terms and conditions herein set forth, and the action of the officers or any one or more of them in executing and delivering any documents or agreements, in the form as he, she, or they shall approve, is hereby fully authorized.

Section 14. Section Headings; Table of Contents. The headings and titles of the several sections hereof, and any Table of Contents appended hereto or to copies hereof, shall be solely for convenience of reference and shall not affect the meaning, construction, interpretation, or effect of this Fourth Supplemental Ordinance.

Section 15. Effective Date. This Fourth Supplemental Ordinance shall become effective immediately upon its enactment.

DONE in meeting duly assembled this 16th day of December, 2024.

CITY OF MAULDIN, SOUTH CAROLINA

Mayor

ATTEST:

City Clerk

First Reading: November 18, 2024
Second Reading: December 16, 2024

EXHIBIT A

FORM OF BOND

**UNITED STATES OF AMERICA
STATE OF SOUTH CAROLINA
CITY OF MAULDIN
TAXABLE ACCOMMODATIONS TAX AND
HOSPITALITY TAX REVENUE BOND
SERIES 2025**

NO. R-__ \$_____

INTEREST RATE MATURITY DATE ORIGINAL ISSUE DATE

REGISTERED HOLDER: _____

PRINCIPAL SUM: _____ AND NO/100 DOLLARS

KNOW ALL MEN BY THESE PRESENTS, that the City of Mauldin, South Carolina (the “City”), a body politic and corporate and a municipal corporation organized and existing under the laws of the State of South Carolina (the “State”), is justly indebted, and, for value received, hereby promises to pay, but only from the Pledged Fee Revenues (as defined in the Ordinances as hereinafter defined) pledged to the payment hereof, to the Registered Holder, or registered assigns, hereof on the Maturity Date set forth above, the Principal Sum set forth above subject to the principal maturity schedule set forth below (unless this bond be subject to redemption and shall have been duly called for previous redemption and payment of the redemption price made or provided for), and to pay interest on the Principal Sum from the date hereof or from the _____ 1 or _____ 1 next preceding the date of authentication to which interest shall have been paid, unless the date of authentication is an _____ 1 or _____ 1 to which interest shall have been paid, in which case from that date, interest being payable to the maturity hereof on _____ 1 and _____ 1 of each year (those dates being hereinafter referred to as the “*Interest Payment Dates*”), commencing _____ 1, 20__, at the Interest Rate per annum specified above (calculated on the basis of a 360-day year of twelve 30-day months), until payment of the Principal Sum.

Principal of this Bond is payable on _____ 1 in each of the years and in the amounts as follows:

Year Principal Amount Year Principal Amount

The interest so payable and to be punctually paid or duly provided for on any Interest Payment Date will be paid to the person in whose name this bond is registered at the close of business on the fifteenth day (whether or not a business day) of the calendar month next preceding the Interest Payment Date (the “*Regular Record Date*”), mailed to the Registered Holder hereof by the City at his address as it appears on the registration books (the “*Books of Registry*”) of the City or at any other address as is furnished in writing by the Registered Holder to the City; provided that payment to any Registered Holder of \$1,000,000 or more of the Series 2025 Bond (as hereinafter defined) may be made by wire transfer to

an account in the continental United States in accordance with written instructions filed thereto no later than the Regular Record Date. The principal of and premium, if any, of this bond, when due, shall be payable without presentation or surrender. Both the principal of and interest on this bond are payable in any coin or currency of the United States of America which is, at the time of payment, legal tender for the payment of public and private debts.

THIS BOND HAS BEEN ISSUED UNDER THE PROVISIONS OF SECTION 6-1-760 UTILIZING THE PROCEDURES OF TITLE 6, CHAPTER 17 OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED (COLLECTIVELY, THE “*ENABLING STATUTE*”), AND DOES NOT CONSTITUTE AN INDEBTEDNESS OF THE CITY WITHIN ANY STATE CONSTITUTIONAL PROVISIONS (OTHER THAN ARTICLE X, SECTION 14, PARAGRAPH 10 OF THE CONSTITUTION OF THE STATE OF SOUTH CAROLINA, 1895, AS AMENDED, AUTHORIZING OBLIGATIONS PAYABLE SOLELY FROM SPECIAL SOURCES PERMITTED THEREIN) OR STATUTORY LIMITATION AND SHALL NEVER CONSTITUTE NOR GIVE RISE TO A PECUNIARY LIABILITY OF THE CITY OR A CHARGE AGAINST ITS GENERAL CREDIT OR TAXING POWER. THE FULL FAITH, CREDIT, AND TAXING POWERS OF THE CITY ARE NOT PLEDGED TO THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON THIS BOND.

This bond and the interest hereon are exempt from all State, county, municipal, school district, and all other taxes or assessments of the State, direct or indirect, general or special, whether imposed for the purpose of general revenue or otherwise, except estate, transfer or certain franchise taxes.

It is hereby certified and recited that all acts, conditions, and things required by the Constitution and laws of the State to exist, to happen, and to be performed precedent to or in the issuance of this bond exist, have happened, and have been done and performed in regular and due time, form, and manner, and that the amount of this bond does not exceed any constitutional or statutory limitation thereon.

This bond shall not be entitled to any benefit under the Ordinances or become valid or obligatory for any purpose until it shall have been authenticated by the execution of the Certificate of Authentication which appears hereon by the signature of an authorized officer of the City as Bond Registrar.

This bond is issuable only as a single fully registered bond in the principal amount of _____ Dollars (\$_____) (the “*Series 2025 Bond*”) and is issued pursuant to a General Bond Ordinance enacted by the City Council of the City on October 18, 2010, and a Fourth Supplemental Ordinance enacted by the City Council of the City on December 16, 2024 (collectively, the “*Ordinances*”), and under and in full compliance with the Constitution and statutes of the State, including particularly Article X, Section 14, Paragraph 10 of the Constitution of the State of South Carolina, 1895, as amended, and the Enabling Statute, to obtain funds to (i) defray the Project Costs and (ii) pay Costs of Issuance related thereto (all as defined in the Ordinances).

[This Series 2025 Bond shall be subject to redemption prior to maturity, at the option of the City, _____, at the redemption price of _____, together, in each case, with the interest accrued on the principal amount to the date fixed for redemption.]

In the event any portion or all of the Series 2025 Bond shall be called for redemption, notice of redemption shall be given by first-class mail, not less than thirty (30) days and not more than sixty (60) days prior to the redemption date, to the Registered Holder of the Series 2025 Bond to be redeemed in whole or in part at the address shown on the Books of Registry. Interest on the Series 2025 Bond or portion thereof to be redeemed shall cease to accrue from and after the redemption date specified in the notice, unless the City defaults in making due provisions for the payment of the redemption price thereof.

All principal, interest, or other amounts due hereunder shall be payable only to the Registered Holder hereof. The City will maintain the Books of Registry for the registration or transfer of this bond. This bond may not be transferred except by the Registered Holder hereof in person or by his attorney duly authorized in writing, upon surrender hereof together with a written instrument of transfer satisfactory to the City as Bond Registrar duly executed by the Registered Holder of this bond or his duly authorized attorney. Any purported assignment in contravention of the foregoing requirements shall be, as to the City, absolutely null and void. The person in whose name this bond shall be registered shall be deemed and regarded as the absolute owner hereof for all purposes, and payment of the principal of and interest on this bond shall be made only to or upon the order of the Registered Holder or his legal representative. All payments made in this manner shall be valid and effective to satisfy and discharge the liability of the City upon this bond to the extent of the sum or sums paid. No person other than the Registered Holder shall have any right to receive payments, pursue remedies, enforce obligations, or exercise or enjoy any other rights under this bond against the City. Notwithstanding the foregoing, nothing herein shall limit the rights of a person having a beneficial interest in this bond as against a person (including the Registered Holder) other than the City, as in the case where the Registered Holder is a trustee or nominee for two or more beneficial owners of an interest in this bond.

The City shall not be required (a) to exchange or transfer the Series 2025 Bond (i) from the Regular Record Date to the next succeeding Interest Payment Date or (ii) for a period of fifteen (15) days following any selection of the Series 2025 Bond to be redeemed or thereafter until after the first publication or mailing of any notice of redemption or (b) to transfer the Series 2025 Bond called for redemption.

The principal of, premium, if any, and interest on the Series 2025 Bond are payable solely from the Pledged Fee Revenues (as defined in the Ordinances). The pledge of and lien on the Pledged Fee Revenues made to secure the payment of the Series 2025 Bond have priority over all other pledges of and liens on the Pledged Fee Revenues except the pledge and lien in favor of Bonds (as defined in the Ordinances) issued or to be issued under the Ordinances on a parity with the Series 2025 Bond.

No recourse shall be had for the payment of the principal of, premium, if any, and interest on the Series 2025 Bond against the several funds of the City, except in the manner and to the extent provided in the Ordinances, nor shall the credit or taxing power of the City be deemed to be pledged to the payment of the Series 2025 Bond. The Series 2025 Bond shall not be a charge, lien, or encumbrance, legal or equitable, upon any property of the City or upon any income, receipts, or revenues of the City, other than the Pledged Fee Revenues that have been pledged to the payment thereof, and this bond is payable solely from the Pledged Fee Revenues pledged to the payment thereof, and the City is not obligated to pay the same except from the Pledged Fee Revenues.

Whenever the terms of this bond require any action be taken on a Saturday, Sunday, or legal holiday or bank holiday in the State, the action shall be taken on the first business day occurring thereafter.

The Ordinances contain provisions defining terms; set forth the terms and conditions upon which the covenants, agreements, and other obligations of the City made therein may be discharged at or prior to the maturity of this bond with provisions for the payment thereof in the manner set forth in the Ordinances; and set forth the terms and conditions under which the Ordinances may be amended or modified with or without the consent of the Registered Holder of this bond. Reference is hereby made to the Ordinances, to all the provisions of which any Registered Holder of this bond by the acceptance hereof thereby assents.

IN WITNESS WHEREOF, THE CITY OF MAULDIN, SOUTH CAROLINA, has caused this bond to be signed in its name by the Mayor and the City Administrator of the City and attested by the City Clerk, under the Seal of the City, impressed or reproduced hereon.

CITY OF MAULDIN, SOUTH CAROLINA

(SEAL)

Mayor

City Administrator

ATTEST:

City Clerk

CERTIFICATE OF AUTHENTICATION

This Bond is the Bond designated herein and issued under the provisions of the within-mentioned Ordinances.

**CITY OF MAULDIN, SOUTH CAROLINA
as Bond Registrar**

Authorized Officer

Date of Authentication: _____

The following abbreviations, when used in the inscription on the face of this bond, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN COM - as tenants in common
TEN ENT - as tenants in entireties
JT TEN - as joint tenants with right of survivorship and not as tenants in common

UNIF GIFT MIN ACT - _____
(Cust)

Custodian _____
(Minor)

under Uniform Gifts to Minors Act _____
(State)

Additional abbreviations may also be used, though not in the above list.

ASSIGNMENT

FOR VALUE RECEIVED the undersigned hereby sells, assigns and transfers unto _____ (Social Security No. or other Identifying Number of Assignee _____) the within Bond of the **CITY OF MAULDIN, SOUTH CAROLINA**, and does hereby irrevocably constitute and appoint _____ to transfer the within Bond on the books kept for registration thereof with full power of substitution in the premises.

DATED: _____

Signature Guaranteed: _____

NOTICE: Signature must be guaranteed by an institution who is a participant in the Securities Transfer Agent Medallion Program (“**STAMP**”) or similar program.

NOTICE: The signature to this assignment must correspond with the name as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever.

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

CERTIFIED COPY OF ORDINANCE

I, the undersigned City Clerk of the City of Mauldin, South Carolina (the “*City*”), do hereby certify that attached hereto is a true, accurate and complete copy of an ordinance which was given two readings on two separate days, with an interval of at least six days between the readings, and received approval, by the City Council of the City (the “*Council*”) at its meetings of November 18, 2024 and December 16, 2024, at which meetings a quorum of members of the Council were present and voted, and an original of which ordinance is filed in the permanent records of the Council.

IN WITNESS WHEREOF, I have hereunto set my Hand this 16th day of December, 2024.

CITY OF MAULDIN, SOUTH CAROLINA

City Clerk

First Reading: November 18, 2024
Second Reading: December 16, 2024

CITY COUNCIL AGENDA ITEM

MEETING DATE: November 18, 2024

AGENDA ITEM: 8b

TO: Mauldin City Council
FROM: Seth Duncan, City Administrator
SUBJECT: Sale of Property E. Butler (Tract 1)

DISCUSSION

Council is being asked to approve the sale of certain property along E. Butler Road to SCDOT for the purpose of road improvements as part of the Butler Road Improvement Project AND to authorize additional temporary construction easement for the project.

HISTORY/BACKGROUND

In October, the City received the appraisal findings from ORC Real Estate Solutions for Infrastructure for the sale of land along E. Butler Road (Tract 1). The property is being purchased by SCDOT as part of the Butler Road Improvement Project which will see the improvement of E. Butler Road from Bridges Road to HWY 276. Improvements will include stormwater changes, inclusion of a 10-foot multi-use path, intersection changes, and other improvements. Additionally, SCDOT is requesting temporary Right-of-Way (ROW) on the parcel and is willing to compensate the City for its use.

ANALYSIS or STAFF FINDINGS

The City owns a number of parcels along the project corridor and due to the nature of this project SCDOT is increasing its right-of-way throughout the project area. The parcel related to these appraisals at the corner of E. Butler Road and HWY 276 (Maverick Station). As described below, SCDOT is seeking to acquire a segment of City property for the project.

The new right-of-way will have a significant impact on the property by reducing the number of parking spots at Maverick Station. As such, SCDOT's offer is for fee simple title to land, temporary Right-of-Way and Cost to Cure activities. Cost to Cure activities include those previously described for Tracts 3-8, but also the relocation of lost parking spaces at Maverick Station. In addition, the water vault for Maverick Station will have to be relocated as well as the sign. All of these improvements are included in the cost to cure. Each of the acquisitions are described below and illustrated in the referenced attached Exhibits. The City will utilize the funding provided to build additional parking spaces for public use and use of Maverick Station.

| Tract 1 – Maverick Station |
|---|
| Compensation |
| \$ 26,856.00 fee simple title to 0.10 acre (4,476 SF) |
| \$ 34,693.00 Temporary ROW to 0.006 acre (264 SF) |

| |
|---|
| <p>\$128,201.00 Cost to Cure</p> <p>\$189,750.00 <i>Total</i></p> |
|---|

Staff have found the appraisal fair and cost to cure acceptable.

FISCAL IMPACT

The City will receive \$189,750 for the sale of property to SCDOT and to provide temporary Right-of-Way. Staff suggest dedicating those funds to Cost to Cure activities as described in the appraisal.

RECOMMENDATION

Staff recommends City Council approve the sale of these properties to SCDOT as stated in the offers.

ATTACHMENTS

- Offer Letter Appraisal
- Ordinance Butler Road ROW (Tract 1)
- Title to Real Estate
- Exhibit Tract 1
- Temporary ROW
- Exhibit Tact 1 Temporary Right-of-Way (ROW)
- Appraisal Tracts 1-8 (2 was combined with 1)

10/11/2024

Town Of Mauldin
Attn: Seth Duncan
Post Office Box 249
Mauldin, SC 29662

RE: Project ID No. P030553 - Road S-107 (East Butler Road) - Greenville County - Tract 1

Dear Mr. Duncan:

Reference is made to the above captioned project, under which the South Carolina Department of Transportation (SCDOT) proposes to acquire a portion of your property for this improvement as has been discussed with you previously. The Department must pay just compensation for the property which is based on an appraisal made by a qualified real estate appraiser using comparable sales in the area.

The appraisal, a copy of which is attached hereto, has been prepared, reviewed and approved, and I am now authorized to make you the following offer:

| | |
|---------------------|---|
| \$ 26,856.00 | for fee simple title to 0.10 acre (4,476 SF) of land and all improvements thereon, if any, in fee simple. |
| \$ 34,693.00 | Temporary Right of Way 0.006 acre (264 SF) |
| <u>\$128,201.00</u> | Cost to Cure |
| \$189,750.00 | Total |

Please give this offer your prompt attention and let me know your decision as soon as possible. Retain this information to report your payment according to IRS rules in Publication 544.

If I can be of any further assistance, do not hesitate to contact me.

Sincerely,



Jennifer Jones Campbell
O. R. Colan Associates, LLC
Right of Way Agent

10/11/24
Date Offer Made

MAULDIN ORDINANCE _____-2024

**AN ORDINANCE AUTHORIZING THE CONVEYANCE OF
ANY AND ALL INTEREST IN CERTAIN REAL PROPERTY IN THE CITY OF MAULDIN AND
GRANTING A TEMPORARY CONSTRUCTION EASEMENT**

WHEREAS, the City of Mauldin (“City”) owns certain road right-of-way property lying and situate within the city limits of Mauldin, County of Greenville along East Butler Road identified as Tract 1 on the SCDOT Project ID P030553 and,

WHEREAS, the South Carolina Department of Transportation (“the SCDOT”) desires for the City to convey its interest in the area of acquisition from Tract 1 to the SCDOT as part of the SCDOT’s Butler Road Improvements Project (See www.buildingabetterbutler.com); and,

WHEREAS, the SCDOT also desires for the City to convey a temporary Right-Of-Way (“ROW”) from Tract 1 identified as “Tract 1 Temp. R/W” to the SCDOT as part of the planned improvements; and

WHEREAS, pursuant to S.C. Code § 5-7-40, a municipality may convey or dispose of property it owns by Ordinance; and,

WHEREAS, the Mayor and City Council find that it is in the best interest of the City of Mauldin to convey the area of acquisition from Tract 1 as shown on Exhibit “B” to the SCDOT by quit-claim deed attached hereto as Exhibit “A” for the consideration stated in said deed and by Temporary Right Of Way Easement an area shown on Exhibit “D” for the consideration stated in said easement on Exhibit “C”.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the City of Mauldin, that the Mayor of the City is hereby authorized, empowered, and directed to execute, acknowledge and deliver the quit-claim deed attached hereto as Exhibit “A” and right-of-way easement attached hereto as Exhibit “C.”

This Ordinance shall be effective upon second reading approval thereof and no further authorization is required to execute and deliver all documents related to the conveyance contemplated by this Ordinance.

Terry W. Merritt, Mayor

ATTEST:

Cindy Miller, Municipal Clerk

Introduced by: _____

First Reading: _____

Second Reading: _____

Approved as to form: _____
Daniel R. Hughes

THE STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

TITLE TO REAL ESTATE

Approximate Survey Stations

Road/Route **Road S-107 (East Butler Road)**
 Project ID No. **P030553**
 Tract **001**

101+00 To 104+00 Lt
 S-107 East Butler Road
 To _____

KNOW ALL MEN BY THESE PRESENTS, That I (or we) City of Mauldin, South Carolina - Post Office Box 249, Mauldin, South Carolina 29662 in consideration of the sum of **One Hundred Fifty Five Thousand Fifty Seven and No/100 Dollars (\$155,057.00)** and other valuable consideration to me (or us) in hand paid at and before the sealing and delivering thereof, by the South Carolina Department of Transportation, Columbia, South Carolina, receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto the said South Carolina Department of Transportation, its successors and assigns, all that certain real property of the Grantor in fee simple absolute **for Roadway Improvements on S-107 (East Butler Road) from US Route 276 (Laurens Road) to S-941 (Bridges Road)**, State and County aforesaid, as shown on plans prepared by Infrastructure Consulting & Engineering for the South Carolina Department of Transportation and dated **April 6, 2023**.

SPECIAL PROVISIONS:

The above consideration is for all that certain parcel of land containing **0.10 acres (4,476 square feet)**, more or less, damages and all improvements thereon, if any, owned by City of Mauldin, South Carolina, shown as the "Area of Acquisition" on Exhibit A, attached hereto and made a part hereof. Property herein conveyed is along a relocated centerline as shown on plans between approximate survey stations 99+99.61 and 111+08.83 Reloc. This being a portion of the property conveyed to City of Mauldin by the Deed of **East Butler Investments, LLC, Hans Bolli, and June A. Bolli**, dated and recorded June 9, 2021, in Deed Book 2626, at Page 2413; This being the same property conveyed to East Butler Investments, LLC, Hans Bolli and June A. Bolli, by Deed of Alex Kiriakides, III, Trustee, of Trust FBO Alex Kiriakides, III under Trust B of the Revocable Trust Agreement dated February 2, 2001, and MaryAnn Kiriakides, Trustee, of Trust FBO Mary Ann Kiriakides, under Trust B of the Revocable Trust Agreement dated February 2, 2001, and Michael William Kiriakides, Trustee, of Trust FBO Michael William Kiriakides under Trust B of the Revocable Trust Agreement dated February 2, 2001, and Cathy Cannon, Trustee, of Trust FBO Cathy Cannon under Trust B of the Revocable Trust Agreement dated February 2, 2001; dated and recorded May 13, 2021 in Book 2623 at Page 5877; This being the same property conveyed to Alex Kiriakides, III, Trustee, of Trust FBO Alex Kiriakides, III under Trust B of the Revocable Trust Agreement dated February 2, 2001, and MaryAnn Kiriakides, Trustee, of Trust FBO Mary Ann Kiriakides, under Trust B of the Revocable Trust Agreement dated February 2, 2001, and Michael William Kiriakides, Trustee, of Trust FBO Michael William Kiriakides under Trust B of the Revocable Trust Agreement dated February 2, 2001, and Cathy Cannon, Trustee, of Trust FBO Cathy Cannon under Trust B of the Revocable Trust Agreement dated February 2, 2001; by Quit Claim Deed of Alex Kiriakides, III, Trustee, Mary Ann Kiriakides, Trustee, Michael William Kiriakides, Trustee of Trust B under the Revocable Trust Agreement dated February 2, 2001 established by Alex S. Kiriakides, Jr., as Grantor; dated December 12, 2016 and recorded December 14, 2016 in Book 2502 at Page 2405. LESS AND EXCEPT: Quit Claim Deed recorded June 10, 2021, in Book 2626 at Page 2674. in the Office of the Clerk of Court for Greenville County, South Carolina, and shown as **Tax Map No. M003.01-02-014.00**. Tie Equality STA. 351+75.76 US 276 (Laurens Road) = STA. 101+01.79 S-107 (East Butler Road).

Together with, all and singular, the rights, members, hereditaments and appurtenances thereunto belonging, or in any wise incident or appertaining.

And I (or we) do hereby bind myself (or ourselves), and my (or our) successors, to warrant and forever defend all and singular said premises unto said South Carolina Department of Transportation, its successors and assigns, against myself (or ourselves) and our successors in interest and anyone claiming under us and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

TO HAVE AND TO HOLD in fee simple, absolute and singular the said property and the rights hereinbefore granted, unto the said South Carolina Department of Transportation, its successors and assigns forever.

IN WITNESS WHEREOF, I (or we) have hereunto set my (or our) hand(s) and seal(s) this _____ day of _____, in the year of our Lord, Two Thousand and _____.

Signed, sealed and delivered in the presence of:

City of Mauldin, South Carolina

1st Witness

Grantor (L.S.)

By Its:

2nd Witness

Grantor (L.S.)

NOTE: All right of way agreements must be in writing and are subject to rejection by the South Carolina Department of Transportation.

THE STATE OF _____)

ACKNOWLEDGEMENT

COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____ by _____ of City of Mauldin, South Carolina.

Signature of Notary Public

Printed Name of Notary Public

NOTARY PUBLIC FOR THE STATE OF _____

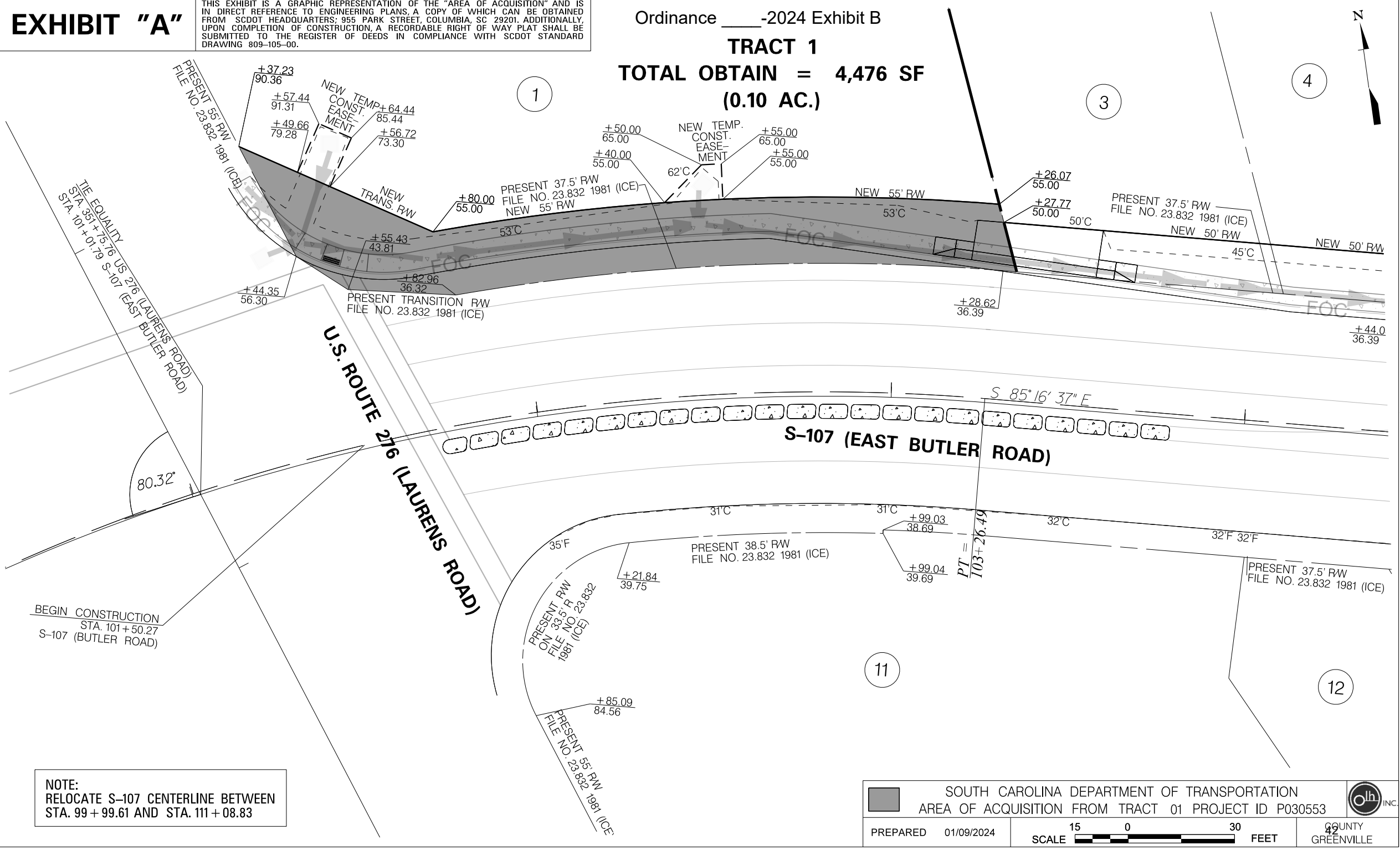
My Commission Expires: _____
(Affix seal if outside SC)

EXHIBIT "A"

THIS EXHIBIT IS A GRAPHIC REPRESENTATION OF THE "AREA OF ACQUISITION" AND IS IN DIRECT REFERENCE TO ENGINEERING PLANS, A COPY OF WHICH CAN BE OBTAINED FROM SCDOT HEADQUARTERS, 955 PARK STREET, COLUMBIA, SC 29201. ADDITIONALLY, UPON COMPLETION OF CONSTRUCTION, A RECORDABLE RIGHT OF WAY PLAT SHALL BE SUBMITTED TO THE REGISTER OF DEEDS IN COMPLIANCE WITH SCDOT STANDARD DRAWING 809-105-00.

Ordinance ____-2024 Exhibit B

TRACT 1
TOTAL OBTAIN = 4,476 SF
(0.10 AC.)



NOTE:
 RELOCATE S-107 CENTERLINE BETWEEN
 STA. 99 + 99.61 AND STA. 111 + 08.83

| | | |
|---|-------------|--|
| SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AREA OF ACQUISITION FROM TRACT 01 PROJECT ID P030553 | | |
| PREPARED 01/09/2024 | SCALE FEET | |

THE STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TEMPORARY
RIGHT OF WAY EASEMENT
 Approximate Survey Stations

Road/Route **Road S-107 (East Butler Road)**
 Project ID No. **P030553**
 Tract **001**

| | | |
|-----------------------------|----|-----------------------------|
| <u>101+00</u> | To | <u>102+00 Lt</u> |
| S-107 East Butler Road | | |
| <u>102+00</u> | To | <u>103+00 Lt</u> |
| S-107 East Butler Road | | |
| <u> </u> | To | <u> </u> |

KNOW ALL MEN BY THESE PRESENTS, That I (or we) City of Mauldin, South Carolina - Post Office Box 249, Mauldin, South Carolina 29662 in consideration of the sum of Thirty Four Thousand Six Hundred Ninety Three and No/100 Dollars (\$34,693.00), to me (or us) in hand paid, and other valuable consideration at and before the sealing and delivering thereof, by the South Carolina Department of Transportation, receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, give, bargain, sell and release, unto the said South Carolina Department of Transportation, its successors and assigns, an easement or right of way for the construction, improvement, operation and maintenance of a public road known as a State Highway **for Roadway Improvements on S-107 (East Butler Road) from US Route 276 (Laurens Road) to S-941 (Bridges Road)**, State and County aforesaid, as shown on plans prepared by the South Carolina Department of Transportation, upon and across the land which I (or we) may own, in whole or in part, between the survey stations referenced above and as depicted and described on the above reference plans together with, all and singular, the rights, members, hereditaments, and appurtenances thereunto belonging, or in any way incident or appertaining. The grantor expressly recognizes the possibility that the property herein may be used in the future by public utility or others granted the statutory right to use the right of way.

SPECIAL PROVISIONS:

All that parcel or strip of land, to establish a temporary right of way, containing **264 square feet** more or less, and all improvements, thereon, if any, owned by **City of Mauldin, South Carolina**, shown as the "Area of Temporary Right of Way" on Exhibit A, attached hereto and made a part hereof. Property herein conveyed is along a relocated centerline as shown on plans between approximate survey stations 99+99.61 and 111+08.83 Reloc. S-107. **Temporary right of way herein condemned shall revert to the condemnee upon completion and acceptance of the project.**

Tax Map No. M003.01-02-014.00. Tie Equality STA. 351+75.76 US 276 (Laurens Road) = STA. 101+01.79 S-107 (East Butler Road).

TO HAVE AND TO HOLD, all and singular, the said easement or right of way and the rights hereinabove granted, unto the said South Carolina Department of Transportation, its successors and assigns forever for a public road, highway, other public transportation purposes or other public uses as are permitted within and in conjunction with highway rights of way and the grantors hereby dedicated their respective interest in said strip of land to public use for such purposes.

It is agreed that buildings, fences, signs or other obstructions will not be erected by me (or us), my (or our) heirs, assigns or administrators within the limits of the right of way herein conveyed.

IN WITNESS WHEREOF, I (or we) have hereunto set my (or our) hand(s) and seal(s) this _____ day of _____, in the year of our Lord, Two Thousand and _____.

Signed, sealed and delivered in the presence of:

City of Mauldin, South Carolina

1st Witness

Grantor (L.S.)

By: Its

2nd Witness

Grantor (L.S.)

NOTE: All right of way agreements must be in writing and are subject to rejection by the South Carolina Department of Transportation.

THE STATE OF _____)
_____))
COUNTY OF _____)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____ by _____ of City of Mauldin, South Carolina.

Signature of Notary Public

Printed Name of Notary Public

NOTARY PUBLIC FOR THE STATE OF _____

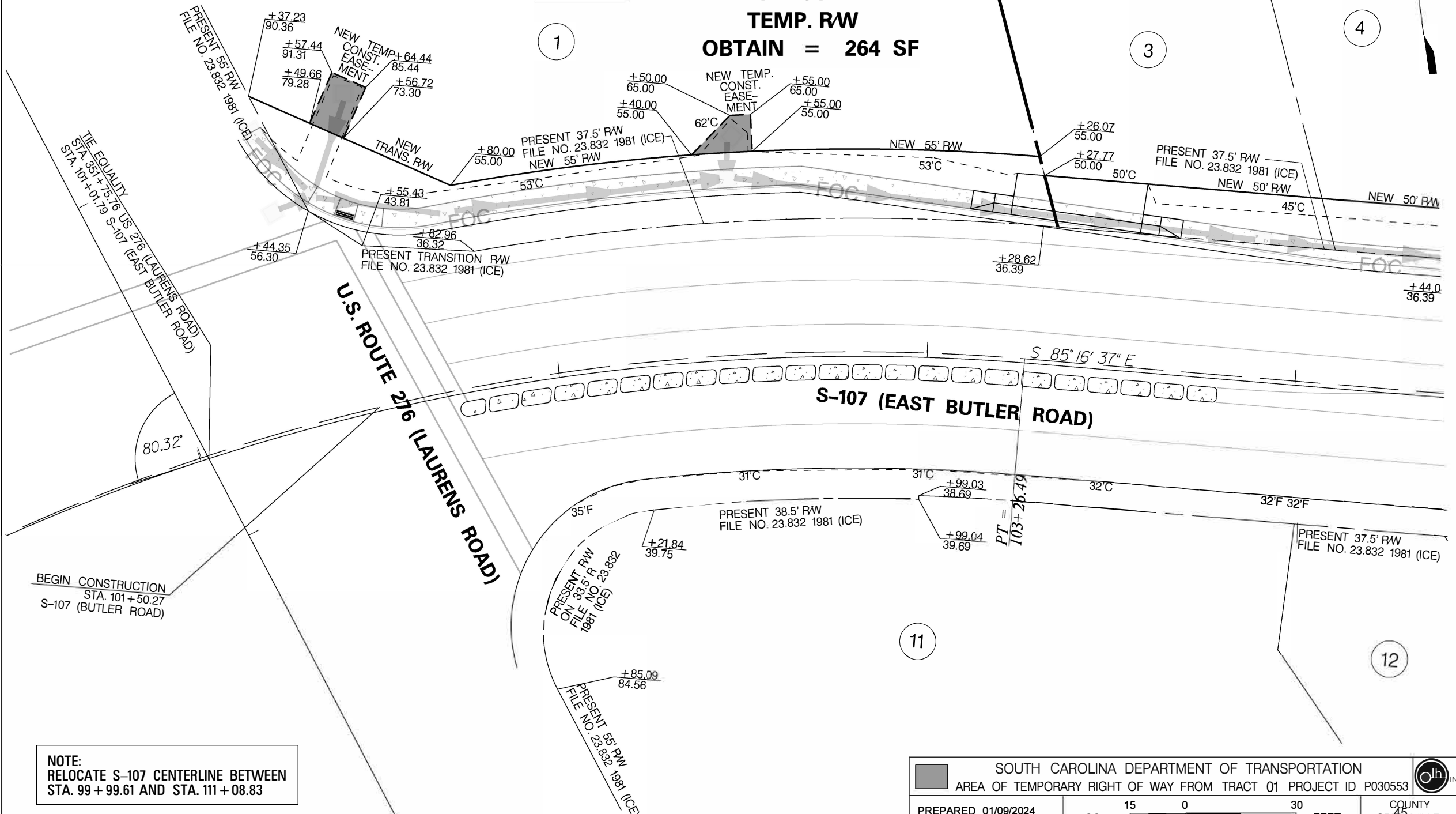
My Commission Expires: _____
(Affix seal if outside SC)

EXHIBIT "A"

THIS EXHIBIT IS A GRAPHIC REPRESENTATION OF THE "AREA OF ACQUISITION" AND IS IN DIRECT REFERENCE TO ENGINEERING PLANS, A COPY OF WHICH CAN BE OBTAINED FROM SCDOT HEADQUARTERS, 955 PARK STREET, COLUMBIA, SC 29201. ADDITIONALLY, UPON COMPLETION OF CONSTRUCTION, A RECORDABLE RIGHT OF WAY PLAT SHALL BE SUBMITTED TO THE REGISTER OF DEEDS IN COMPLIANCE WITH SCDOT STANDARD DRAWING 809-105-00.

Ordinance ____-2024 Exhibit D

**TRACT 1
TEMP. RW
OBTAIN = 264 SF**



NOTE:
RELOCATE S-107 CENTERLINE BETWEEN
STA. 99 + 99.61 AND STA. 111 + 08.83

| | | |
|--|-------------|--|
| SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AREA OF TEMPORARY RIGHT OF WAY FROM TRACT 01 PROJECT ID P030553 | | |
| PREPARED 01/09/2024 | SCALE FEET | |

APPRAISAL REPORT

| | | | |
|------------------------|---------------------|-------------------|-------------------------|
| Project ID No. P030553 | P03553 – Road S-107 | County Greenville | Tract(s) 1, 3,4,5,6,7,8 |
|------------------------|---------------------|-------------------|-------------------------|

(1) **Tract Location:** Tr 1 – 100 E Butler Rd, Tr 3 – Vacant Land E Butler Rd, Tr 4 – 5 E Butler Rd, Tr. 5 – 5 E Butler Rd, Tr 6 – 9 E Butler Rd, Tr. 7 – 9 E Butler Rd, Tr 8 – Vacant Land, E Butler Road, all in Mauldin, SC 29663

Property Owner: Tr 1, 6, 7, 8 – City of Mauldin, Tr 3, 4 – Town of Mauldin, Tr 5 – Town of Mauldin a/k/a City of Mauldin, c/o Seth Duncan, City Administrator

Address: PO Box 249, Mauldin, SC 29662



Aerial View of Subject Property

PREPARED FOR:
South Carolina Department of Transportation

(2) Prior to inspection the owner was contacted by letter and invited to be present during inspection of this property. The tract was inspected on 8/12/2023, October 3, 2023 and August 19, 2024. I was accompanied by Mr. Seth Duncan.

Required by Sec. 24.102 (c) of Uniform Act.

Mr. Duncan explained that the fire station will be decommissioned once a new building then under construction is completed, and he pointed out that memorial stones for K-9's will be relocated. Mr. Duncan also expressed concern about loss of parking on Tract 1, which contains parking spaces and site improvements that support Maverick Station, a multi-tenant retail building. We had several subsequent conversations and Mr. Duncan provided documents.

| | | | |
|------------------------|---------------------|-------------------|-------------------------|
| Project ID No. P030553 | P03553 – Road S-107 | County Greenville | Tract(s) 1, 3,4,5,6,7,8 |
|------------------------|---------------------|-------------------|-------------------------|

PREPARED BY:

(3) **Appraiser's Name:** Deborah L. Tripp, MAI, SRA
S. C. Certified General Real Estate Appraiser 1132
Firm Name: Property Solutions, LLC

APPRAISAL SUMMARY

(4) **Property Owner:** Tr 1, 6, 7, 8 – City of Mauldin, Tr 3, 4 – Town of Mauldin, Tr 5 – Town of Mauldin a/k/a City of Mauldin
Tract Location: Tr 1 – 100 E Butler Rd, Tr 3 – Vacant Land E Butler Rd, Tr 4 & 5 – 5 E Butler Rd, Tr 6 – 9 E Butler Rd, Tr. 7 – 9 E Butler Rd, Tr 8 – Vacant Land, E Butler Road, all in Mauldin, SC 29663
Date of Appraisal: 8/30/2024 **Date of Value:** 8/19/2024

| (5) DESCRIPTION | BEFORE | AFTER |
|--|---------------------------|---------------------------|
| Present Use: | Retail and Government use | Retail and Government use |
| Number of Buildings: | 4 | 4 |
| Primary Improvement Size: (Stated in units of comparison) | N/A | N/A |
| Building Setback (Feet) | More than 35' | More than 35' |
| # of Feet Building is Above (+), at (0), or Below (-) Road Grade: | 0' | 0' |
| # Parking Spaces: | N/A | N/A |
| Corner Influence: | Corner- Signal | Corner- Signal |
| Primary Frontage (Linear Feet): | 630'+/- | 630' +/- |
| Total Frontage(s) (Linear Feet): | 872'+/- | 872' +/- |
| Ingress/Egress: | | |
| Primary Road | Full Access | Full Access |
| Secondary Road(s) | Full Access | Full Access |
| Zoning Conformity: | Legal Conforming | Legal Conforming |

| | | |
|---|---|-----------|
| (6) Site Size (SF): | 240,713 | 231,076 |
| Site Size (Ac.): | 5.526 | 5.305 |
| Present or Intended Use of Site: | Retail & Gov't Use | Same |
| Shape: | Irregular | Irregular |
| Size of Acquisition: | 0.221 Ac; 9,637 Sq. Ft. plus 264 SF TCE | |

| (7) HIGHEST AND BEST USE | | |
|--------------------------|------------------------|------------------------|
| As Vacant: | Commercial Development | Commercial Development |
| As Improved: | Continue existing use | Continue existing use |

| | | |
|---------------------------------------|-------|-------|
| (8) Annual Market Rent per SF: | \$N/A | \$N/A |
|---------------------------------------|-------|-------|

| | | | |
|------|--------------------------|---------------|--------------|
| (9) | VALUE INDICATIONS | | |
| | | BEFORE | AFTER |
| | Land Value | \$1,444,278 | \$1,386,456 |
| | Improvements | \$0 | \$0 |
| | Cost to Cure: | \$0 | (\$207,793) |
| | Temporary Right of Way | \$34,693 | \$0 |
| | Final Value Indications: | \$1,478,971 | \$1,178,663 |
| (10) | Value of Acquisition: | \$300,308 | |

| | | | |
|------------------------|---------------------|-------------------|-------------------------|
| Project ID No. P030553 | P03553 – Road S-107 | County Greenville | Tract(s) 1, 3,4,5,6,7,8 |
|------------------------|---------------------|-------------------|-------------------------|

APPRAISAL DETAILS AND REQUIREMENTS

- (11) **PROPERTY RIGHTS APPRAISED:** Fee Simple
- (12) **PURPOSE OF THE APPRAISAL:** To estimate the difference in the market value of this property caused by the acquisition of the right of way for the proposed construction of this project.
- (13) **INTENDED USE:** To assist the South Carolina Department of Transportation in negotiations with the property owner concerning an eminent domain acquisition.

Market value is defined as “The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.
 SOURCE: The Appraisal Institute, The Dictionary of Real Estate Appraisal, 4th Edition

- (13a) **INTENDED USER:** The South Carolina Department of Transportation, its Rights-of-Way Department, its Right-of-Way Consultants, its Legal Department and Associate Legal Counsel.

- (14) **EXPOSURE TIME:** 12 to 24 months

(15) FIVE-YEAR SALE HISTORY:

| Date | Sale Price | Deed Reference |
|--|-------------|----------------|
| Tract 1: 8/3/2017 | \$1,400,000 | 2518/2209 |
| Tract 8: 11/11/2022 | \$525,000 | 2673/4183 |
| All other tracts are 1975 or prior conveyances | \$ | |
| | \$ | |

Comments: Tract 1 is now improved with Maverick Station – a quit claim deed was executed after the sale conveying a portion of this property. Tract 8 was conveyed at a market price in 2022. All other tracts were conveyed in 1975 or prior to 1975 and are not relevant to this analysis.

- (16) **CURRENT LISTING:** N/A **PENDING CONTRACT:** None

- (17) **ASSESSMENT AND TAXES:**
 Tax Parcel ID #: Tr. 1 – M003010201400, Tr. 3 - M003010201300, Tr. 4 - M003010201200, Tr. 5 - M003010201100, Tr. 6 - M003010201000, Tr. 7 - M003010200902, Tr. 8 - M003010200900

| | | | |
|------------------------|---------------------|-------------------|-------------------------|
| Project ID No. P030553 | P03553 – Road S-107 | County Greenville | Tract(s) 1, 3,4,5,6,7,8 |
|------------------------|---------------------|-------------------|-------------------------|

| | | | |
|--------------------|---|-----------------------------|-------------------|
| Tax Year: | 2023 | | |
| Land Value: | Improvement Value: | Tax Appraised Market Value: | \$1,538,080 Total |
| Real Estate Taxes: | Tract 1 - \$270 Tract 3: \$162, Tract 4: \$81, Tract 5: \$135, Tract 6: \$702, Tract 7: \$162, Tract 8: \$5,131.95. | | |

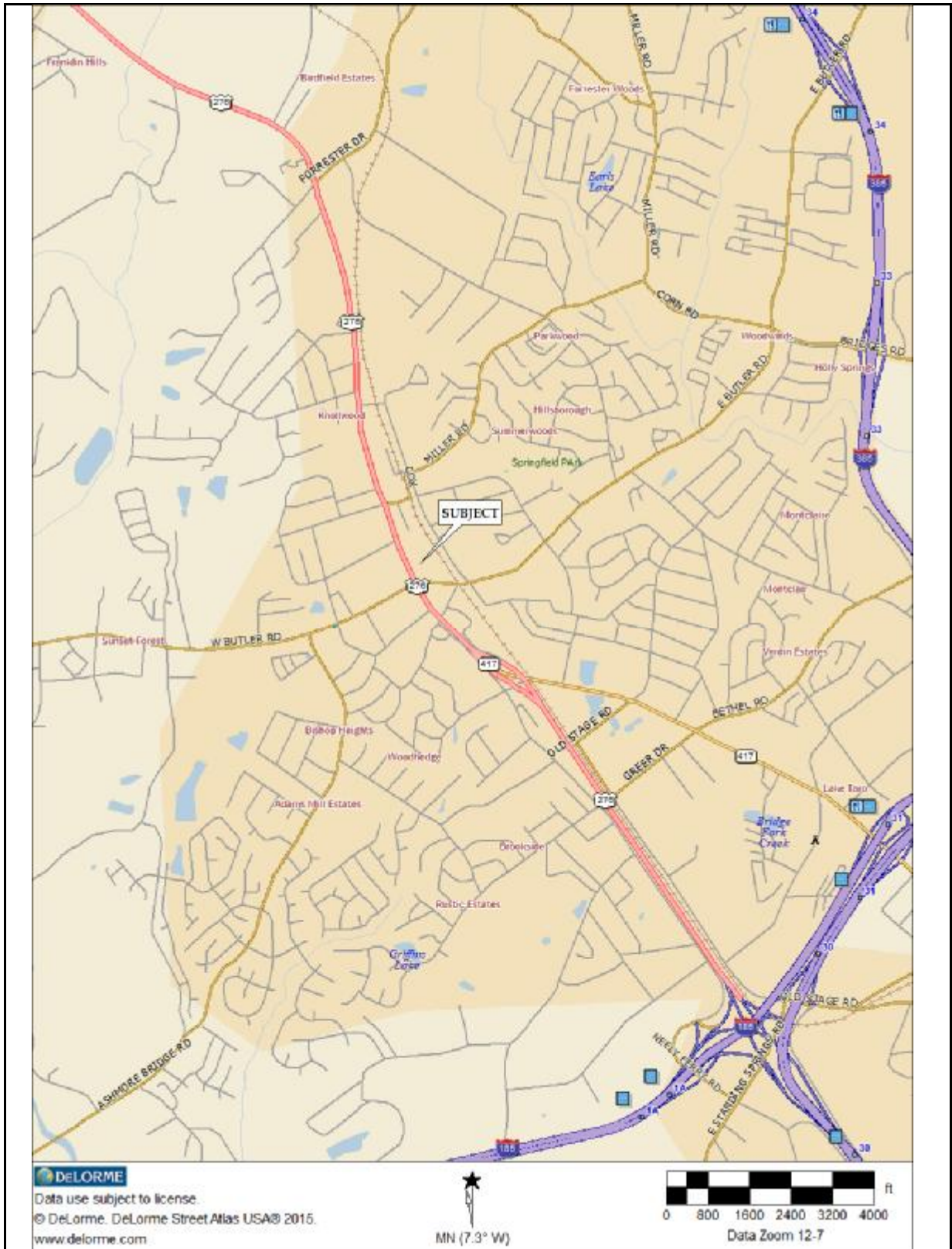
(18) CURRENT ZONING ANALYSIS:

| | | | |
|-----------|--------------------------------------|---------------------|------------|
| District: | CRD – Central Redevelopment District | Current Conformity: | Conforming |
|-----------|--------------------------------------|---------------------|------------|

MINIMUM REQUIREMENTS:

| | |
|------------------------|---------------|
| Front Setback: | N/A |
| Rear Setback: | N/A |
| Side Setback: | N/A |
| Building Height: | N/A |
| # Parking Spaces: | Varies by Use |
| Road Frontage: | None noted |
| Maximum Building Size: | None noted |

SUBJECT LOCATION MAP



SUBJECT TAX MAP

Tax Map Number: Multiple



SUBJECT ZONING MAP

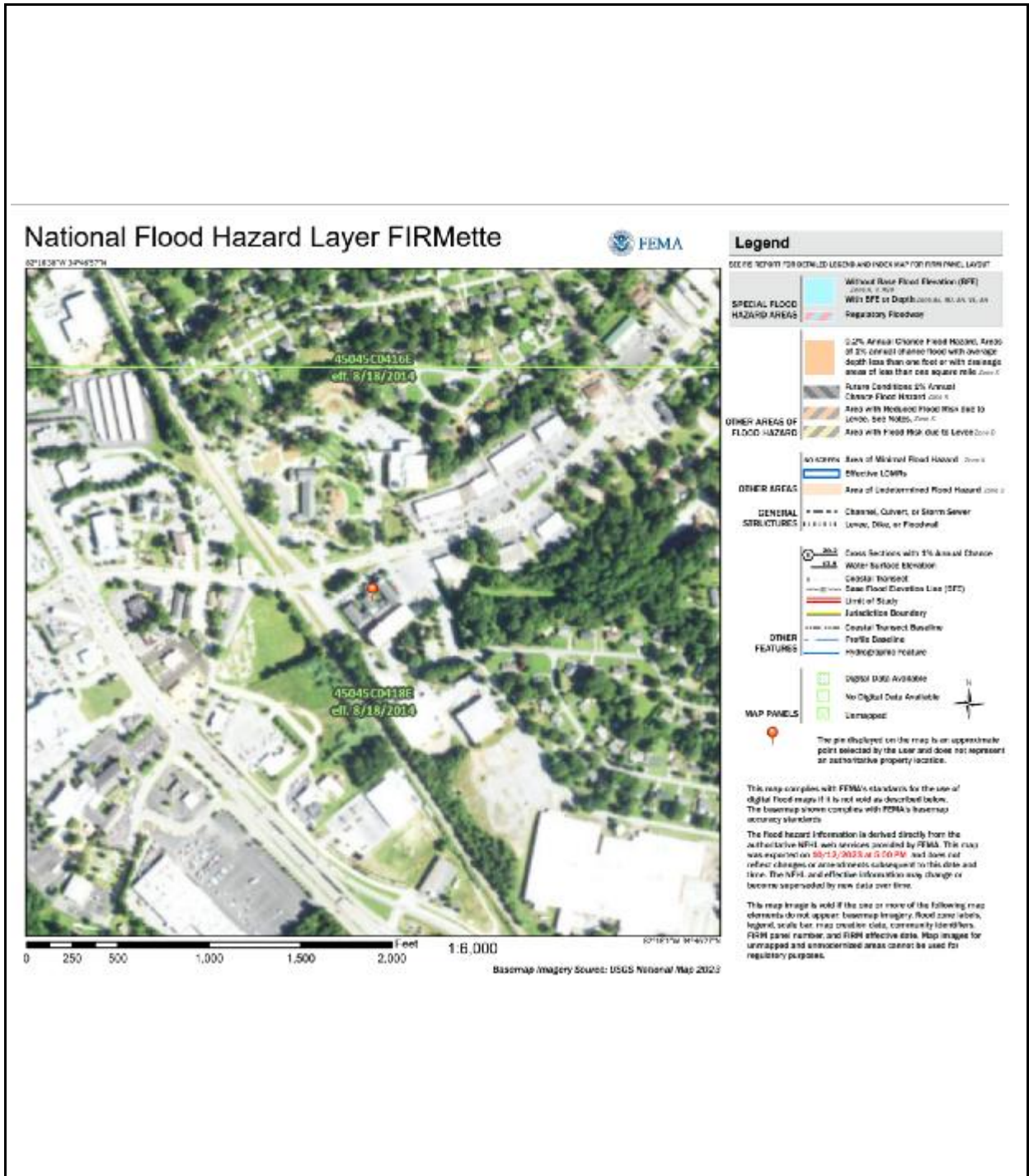
CRD



FEMA FLOOD MAP

Flood Panel: 45045C0416E

Date: 8/18/2014



SUBJECT PHOTOGRAPHS (1 - 3)

Address/Location: N/S E. Butler Road

Photos Taken By: Deborah Tripp Date of Photos: 8/12/2023

1) Acquisition looking east



2) Acquisition looking east



3) Acquisition looking west



SUBJECT PHOTOGRAPHS (4 - 5)

Address/Location: N/S E. Butler Road
Photos Taken By: Deborah Tripp Date of Photos: 8/12/2023

4) Acquisition area



5) Acquisition area



SUBJECT PHOTOGRAPHS (6 - 7)

Address/Location: N/S E Butler Rd
Photos Taken By: Deborah Tripp Date of Photos: 8/12/2023

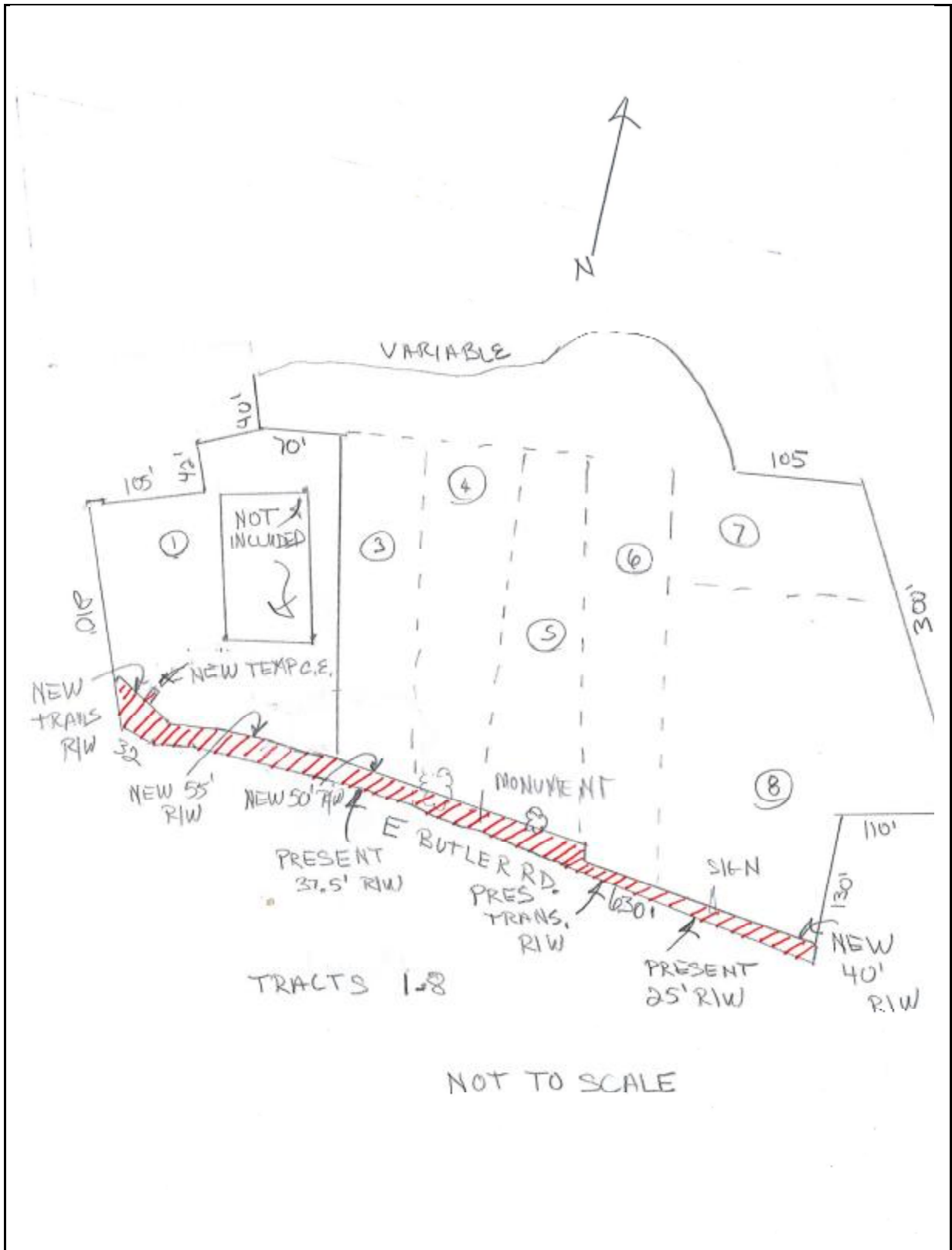
6) Tract 1 Maverick Station



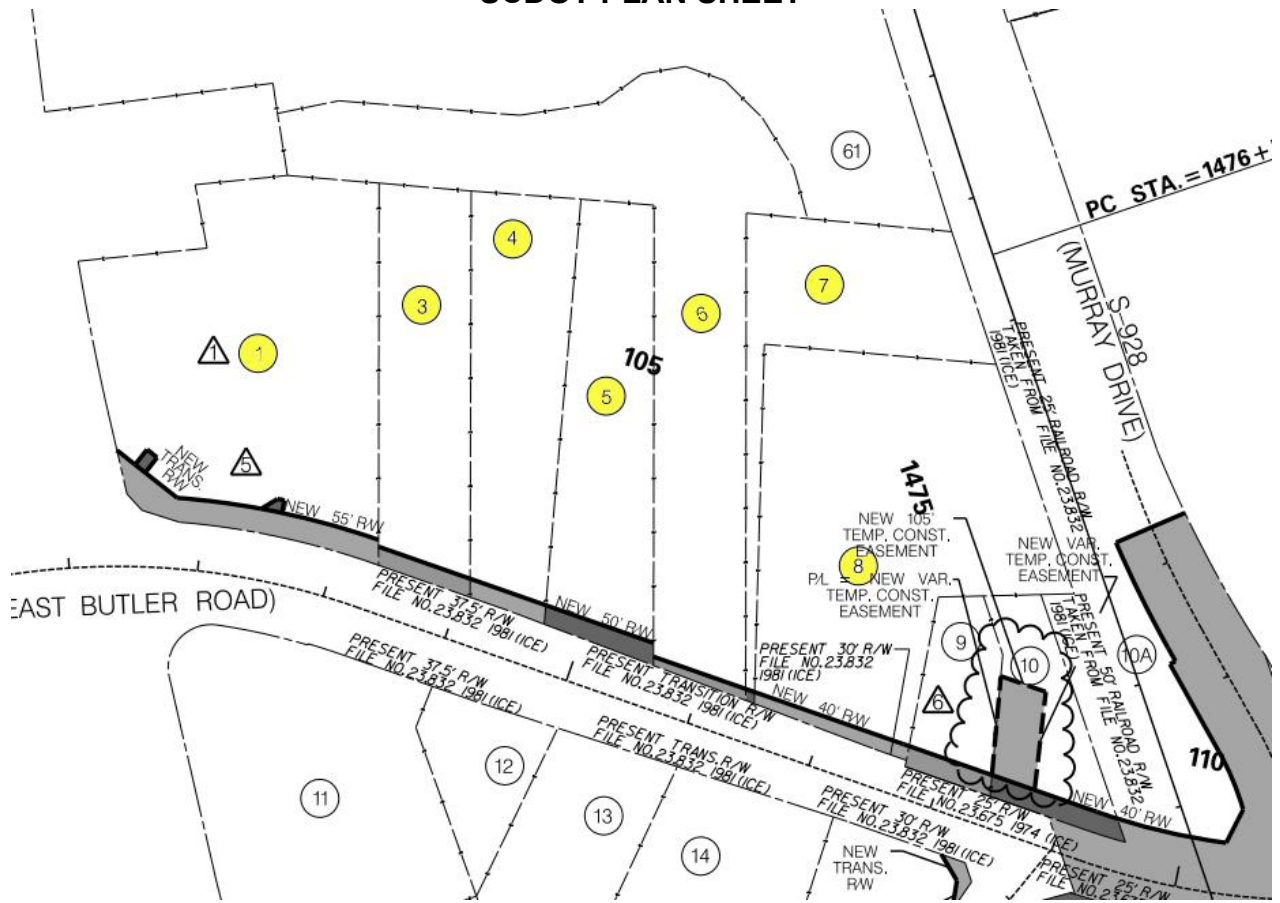
7) Tract 3



SUBJECT PLAT / SKETCH



SCDOT PLAN SHEET



NOTE: Sketch above does not show the exclusion of the land area for Maverick Station that is not part of Tract 1.

| | | | |
|------------------------|---------------------|-------------------|-------------------------|
| Project ID No. P030553 | P03553 – Road S-107 | County Greenville | Tract(s) 1, 3,4,5,6,7,8 |
|------------------------|---------------------|-------------------|-------------------------|

PARAGRAPH 19. SCOPE OF WORK:

The scope of work is a written set of expectations that form an agreement or understanding of the appraisal assignment between the appraiser and SCDOT as to the specific requirements of the appraisal.

The scope of work generally encompasses the following: (except where deviating from the norm is agreed upon with SCDOT (the client) and/or the appraiser; or in the case of instruction from the client as to the desired type of value requested or extent of the written report).

The amount and type of information researched and the analysis applied in an assignment as required by the Uniform Act and SCDOT Appraisal Manual. Scope of work includes, but is not limited to, the following:

The degree to which the property is inspected or identified; The extent of research into physical or economic factors that could affect the property; The extent of data research; and the type and extent of analysis applied to arrive at opinions or conclusions.

Specific Scope of Work: The goal of the appraisal process is to conclude a credible appraisal based on the intended use and users, property characteristics, and type of value sought. This begins with general data collection, then narrows to the collection of neighborhood data followed by collection of data and analysis with regard to the site, and any improvements. The highest and best use of the property being appraised is then analyzed. Market data is collected in order to proceed with an appraisal analysis which forms a credible appraisal and reconciliation into a final value opinion using the appropriate approach(es) to value. The analysis is condensed to the preparation of an appraisal report. The project, known as the Butler Road Improvements Project, encompasses 1.7 miles from US 276 (N. Main Street) to Corn Road/Bridges Road, about one mile south of the I-385 interchange. The purpose of the project is to provide additional capacity to address existing and future traffic congestion and to provide for improved bicycle access to the adjacent high school. It includes improvements to a bicycle-pedestrian/multiuse path on one side of the road, construction of curb and gutter and a sidewalk on the opposite side. Existing culverts with two bridges over Gilder Creek will be replaced, and intersection improvements will be added and modified on Old Mill Road and Bethel Drive, and intersection improvements at Murray Drive/Fairfield Drive.

Project Influence: The appraiser has disregarded any decrease or increase in the market value of the real property caused by the project for which the property is to be acquired, or by the likelihood that the property would be acquired for the project, other than that due to physical deterioration within the reasonable control of the owner. 49 CFR 24.103 (b).

| | | | |
|------------------------|---------------------|-------------------|-------------------------|
| Project ID No. P030553 | P03553 – Road S-107 | County Greenville | Tract(s) 1, 3,4,5,6,7,8 |
|------------------------|---------------------|-------------------|-------------------------|

A. Inspection of the subject

This phase of the appraisal involves a physical inspection of the subject property, as specified by the SCDOT Appraisal Manual and Uniform Act. The subject was last inspected on **8/19/2024**.

B. Extent of research

This involves the collection of data on national, state, regional and local trends, and an identification and analysis of the social, economic, environmental and governmental forces affecting the market value of the subject property. SCDOT provided plans and ownership information. The appraiser has relied on plans dated June 6, 2024.

C. Extent of data research

Data research involves the inspection of the subject property, the neighborhood and collecting and analyzing data from the market area that affects the value of the subject property. I have performed research of the sales comparables similar to the subject and confirmation of those sales comparables in the past five years. An extensive search of similar properties in **Greenville** County was undertaken. I also talked with real estate agents and appraisers familiar with area.

D. Type and extent of analysis applied to arrive at opinion or conclusion

This phase of the appraisal process involves analyzing all of the previously gathered data and determining the Highest and Best uses of the subject properties within the framework of the supply and demand, legal uses of the subject properties, and possible physical uses of the subject properties as if vacant, or as improved.

The South Carolina Department of Transportation requires that the Sales Comparison Approach be demonstrated for all improved properties unless unusual circumstances preclude its development or the improvements are determined to be unaffected by the acquisition. The Cost Approach shall be considered when the impacted improvements are less than ten years old, a special-use property, or when sufficient comparable sale or lease information is not available. The SCDOT requires application of the Income Approach on all investment and income-producing properties where existing improvements might be impacted by the project.

The conclusions have been reported in a SCDOT Standard format in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP), Uniform Act and SCDOT Appraisal Manual.

The SCDOT Right of Way plans identify the subject (before size) as Tracts 1,3,4,5,6,7 & 8 containing 5.526 acres or 240,713 square feet of land.

Adequate data was available to complete the analysis. The before value is subject to the extraordinary assumption that the new right of way does not exist and will not exist. The after value is subject to a hypothetical condition recognizing the value of the subject as if new right of way already existed.

| | | | |
|------------------------|---------------------|-------------------|----------------------------|
| Project ID No. P030553 | P03553 – Road S-107 | County Greenville | Tract(s) 1, 3,4,5,6,7,8 |
|------------------------|---------------------|-------------------|----------------------------|

PARAGRAPH 20-A. DESCRIPTION OF REALTY (BEFORE)

SITE DESCRIPTION

| | |
|-----------------------------------|--|
| Present Use | Conforming governmental uses |
| Site Size | 5.526 acres or 240,713 square feet. It is recommended that a qualified surveyor inspect the subject for existing property lines and easements that are unable to be detected by the appraiser(s). |
| Curb and Gutters | Multiple curb cuts |
| Sidewalk | None |
| # of Lanes | Butler - Two, with center turn lane; U.S. 276 / N. Main Street – Four |
| Traffic Level | Good – 15,900 vehicles per day on E. Butler Road Good – 38,000 vehicles per day on N. Main Street |
| Traffic Control | Intersection, signalized for Tract 1 |
| Shape | Irregular |
| Ingress/Egress | The site is currently accessed by multiple curb cuts to Butler Road and one curb cut to N. Main Street. |
| Access to the Improvements | Butler Road and N. Main Street |
| Frontage | 630' linear feet along E. Butler Road 210' linear feet along N. Main Street 32' at intersection |
| Grade at Road Level | At Grade |
| Visibility/Exposure | Good visibility and exposure |

| | |
|---------------------|-----------------|
| Topography | Generally level |
| Drainage | Adequate |
| Flood Plain: | |
| Map Number | 45045C0418E |
| Date | 8/18/2014 |
| Zone | X |
| Landscaping | Average |
| Utilities | |
| Water | Public |
| Sewer | Public |
| Electricity | Yes |
| Natural Gas | Yes |
| Telephone | Yes |

| | |
|---------------------------------|---|
| Zoning | |
| Designation | CRD |
| Uses Allowed | Hotel, health care, library, public administration, public safety, social assistance, communication, dry cleaning, financial services, health and personal care services, offices, professional services, pet services, restaurant, retail sales, grocery, fitness, event center, stores, theaters, public parks |
| Easements/ Encroachments | Based upon my inspection and examination of the subject site, as well as my review of plats and deeds of the property, I did not detect adverse easements other than normal utility easements and rights of way. See Legal Constraints below. These are not believed to have a detrimental impact on property value. No adverse conditions were observed. It should be noted that I am not qualified to detect easements and encroachments, and legal counsel should be retained if there are any indications of title defects. |
| Legal Constraints | A Title Opinion shows the following Exceptions to Title. Note that these apply to Tract 1 only, which has parking and other site improvements that support the Maverick Station retail strip center, which is not included in this appraisal. The City of Mauldin is responsible for maintenance of the site improvements on Tract 1 that benefit the retail center. The Access and Parking Agreement referenced in the Title Opinion permits the owner of Maverick Station “full use of the City’s Parcel for ingress, egress, pedestrian traffic and a parking lot”. We conclude that the City must therefore provide adequate parking for the benefit of Maverick Station. It is apparent that patrons and/or employees of Maverick Station use the parking spaces immediately east and northeast of Tract that are located on the City’s Tract 3. |

| | |
|--|---|
| | <ul style="list-style-type: none"> • Subject to the Right of Way to E. Butler Road and US-276, which may have been widened and/or improved on several occasions and will appear by reference to the records of the South Carolina Department of Transportation, which may predate our search period, which are on file in the appropriate offices of said South Carolina Department of Transportation in Columbia, SC and Greenville, SC. • Title Opinion is for the parcel known as Lot 2 only. Lot 1 is TMS #M003-01-02-006.00, has a different owner, and was not searched. • Subject to Restrictions as listed in Deed recorded in Book 1638 at Page 1575. • Subject to Easement as recorded in Book 826 at Page 189. • Subject to Utility Easements Agreement recorded in Book 2651 at Page 1770. • Subject to Access and Parking Easement Agreement recorded in Book 2626 at Page 3103. • Subject to Agreement recorded in Book 1781 at Page 712. • Subject to Non-Disturbance and Attornment Agreement recorded in Book 1805 at Page 887. • Subject to Memorandum of Ground Lease recorded in Book 1781 at Page 722. • Subject to Short Form Lease recorded in Book 1805 at Page 878. • Subject to Assignment of Lease recorded in Book 2518 at Page 2222. • Subject to Assignment of Ground Lease recorded in Book 2518 at Page 2216. • Subject to any and all Easements and Right of Ways as shown on plats recorded in Plat Book 32-H at Page 84-A, in Plat Book 1399 at Page 20, and in Plat Book 1278 at Page 48. • We make no representation as to who is appointed to sign on behalf of City of Mauldin. • Subject to any and all matters of attached GIS Map. |
| Environmental | I am not aware of potential environmental hazards on the property. None observed. Environmental aspects of the subject property are beyond my expertise. If necessary, I recommend a professional in environmental expertise be retained. |
| Comments | None |
| Personal Property, FF&E, etc. (Included in the estimate of value) | N/A |
| Relocation Items (Not included in the estimate of value) | N/A |

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PARAGRAPH 20-B. DESCRIPTION OF REALTY (BEFORE):

IMPROVEMENT DESCRIPTION

The building improvements include the City of Mauldin City Hall, City of Mauldin Police and Fire Station. The improvements are not impacted by the acquisition and are not appraised.

PARAGRAPH 21. HIGHEST AND BEST USE (BEFORE):

Highest and Best Use is defined in The Appraisal of Real Estate – 13th Edition as, “The reasonably probable and legal use of vacant land or an improved property, that is physically possible, legally permissible, appropriately supported, financially feasible, and that results in the highest value.”

AS VACANT:

Physically Possible:

Before the acquisition, the subject site is 5.526 acres at the corner of Butler Road and N. Main Street. Traffic counts provide excellent exposure and the site has all utilities. A commercial improvement of about 48,000 square feet represents the ideal building size using a land to building ratio of five to one.

Legally Permissible:

The subject site is zoned Commercial Redevelopment, permitting hotel, restaurant, retail, grocery, event centers and other uses. If the site were vacant, it could be developed with many of the uses permitted by zoning including retail, hotel, or restaurant use.

Financially Feasible:

Surrounding uses include both office, institutional, service and retail uses. Population and income levels are strong. Any use that is capable of generating a positive return is feasible. Given the above, the most financially feasible use for the site is retail use

Maximally Productive:

The most maximally productive use of the site if vacant is for retail development.

Therefore, based on the preceding discussion my opinion of the highest and best use of the property, as vacant and available for development, is for **retail** utilization.

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AS IMPROVED:

Physically Possible:

The site is currently improved with multiple governmental buildings which serve the community, The improvements are in good condition. The properties have a combined effective age of about 20 years and are located in the heart of Mauldin – an excellent location for the existing use.

Legally Permissible:

The current improvements are legally conforming uses.

Financially Feasible:

The improvements are in good condition and contribute positively to the value of the site.

Maximally Productive:

The most maximally productive use is to continue the existing use.

Therefore, based on the preceding discussion my opinion of the highest and best use of the subject property, as improved, is for **governmental** and retail utilization.

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PARAGRAPH 22. VALUATION BEFORE THE ACQUISITION:

LAND VALUATION (BEFORE):

Land value is derived separately using the sales comparison approach and a minimum of three comparable sales. The South Carolina Department of Transportation requires that the Sales Comparison Approach be demonstrated for all improved properties unless unusual circumstances preclude its development or the improvements are determined to be unaffected by the acquisition. The Cost Approach shall be considered when the impacted improvements are less than ten years old, a special-use property, or when sufficient comparable sale or lease information is not available. The SCDOT requires application of the Income Approach on all investment and income-producing properties where existing improvements might be impacted by the project. The existing improvements are not impacted by the project so only the site valuation is applicable.

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| | Subject | Sale 8 | Sale 9 | Sale 11 | Sale 12 |
|----------------------------|----------------------|------------------------------------|----------------------|---------------------------|------------------------|
| Land Type | Governmental | Commercial | Commercial | Commercial | Commercial |
| Name | | Maverick Yds. | Maverick Yds. | Oasis Animal Hosp. | Medical Planned |
| Street Address | N/S E Butler Mauldin | Jenkins Ct. at Jenkins St. Mauldin | Jenkins Ct. Mauldin | 900 W Butler, Mauldin | 216-218 E Butler |
| Sale Date | | 4/5/2023 | 4/5/2023 | 4/5/2023 | 2/1/2021 |
| Size in Acres | 5,526 | 2.625 | 2.76 | 2.02 | 10.793 |
| Size in Square Feet | 240,713 | 114,345 | 120,226 | 87,991 | 470,143 |
| Sale Price | | \$575,000 | \$575,000 | \$540,000 | \$1,300,000 |
| Price per Acre | | \$219,048 | \$208,333 | \$267,327 | \$120,448 |
| Price per Square Foot | | \$5.03 | \$4.78 | \$6.14 | \$2.77 |
| Zoning | CRD | CRD | CRD | PD | C-2 |
| Topography | Level | Level | Level | Level | Sloping |
| Traffic Counts in VPD | 14400 / 38,000 | N/A - Internal site | N/A - Internal site | 24,500 | 15,900 |
| Planned Use | | Mixed Use | Mixed Use | Medical | Medical |
| Corner | No | N/A | N/A | No | No |
| Flood Zone | No | No | No | No | Yes 17% |
| Adjustments: | | | | | |
| Property Rights | | 0% | 0% | 0% | 0% |
| Adjusted Price | | \$5.03 | \$4.78 | \$6.14 | \$2.77 |
| Financing | | 0% | 0% | 0% | 0% |
| Adjusted Price | | \$5.03 | \$4.78 | \$6.14 | \$2.77 |
| Conditions of Sale | | 0% | 0% | 0% | 0% |
| Adjusted Price | | \$5.03 | \$4.78 | \$6.14 | \$2.77 |
| Market Conditions | 8% | 0% | 0% | 0% | 28% |
| Adjusted Price per Sq. Ft. | | \$5.03 | \$4.78 | \$6.14 | \$3.55 |
| Location/Exposure/Access | | 10% | 10% | 0% | 0% |
| Size/Utility | | -5% | -5% | -5% | 10% |
| Topography/Shape | | 0% | 0% | 0% | 0% |
| Zoning | | 0% | 0% | 0% | 5% |
| Utilities | | 0% | 0% | 0% | 0% |
| Corner | | 0% | 0% | 0% | 0% |
| Flood Zone | | 0% | 0% | 0% | 35% |
| Net Adjustment | | 5% | 5% | -5% | 50% |
| Indicated Value/Sq. Ft. | | \$5.28 | \$5.02 | \$5.83 | \$5.33 |

EXPLANATION OF ADJUSTMENTS:

A market conditions/time adjustment is applied to all sales and is based on paired sales analysis, as discussed in the Sales Brochure. Adjustment for corner site is based on paired sales. Additionally, Sales 8 and 9 are also adjusted for Location/Exposure/Access as they are inferior interior sites, which is based on paired sales discussed in the Sales Brochure. Size adjustments are subjective in nature, based on the premise that larger quantities of goods sell for less per unit than smaller quantities. All sales are adjusted for not being located on corner sites, when compared to the subject’s corner location. Sale 12 is adjusted for having a portion of the site being in a flood hazard area. No other adjustments are warranted. The subject’s land value has been developed using the Sales Comparison Approach to value. Four comparable sales have been identified and analyzed on the adjustment grid(s) on the previous page.

LAND VALUATION (BEFORE) CONCLUSION:

Land sales used exhibit a range from \$5.26 to \$6.14 per square foot, with an average of \$5.81 per square foot. A value of \$6.00 per square foot for the land is concluded, giving greater weight to Sale11 as it has the least net adjustment.

The indicated market value of the subject before the acquisition is therefore shown as follows:

| | | | | |
|----------------------------|---|-----------------|---|--------------------|
| 240,713 | X | \$6.00 per unit | = | \$1,444,278 |
| Site Improvements Acquired | X | | = | \$ |
| Rounded to: | | | | \$1,444,278 |

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PARAGRAPH 22-A. SALES COMPARISON APPROACH TO VALUE (BEFORE)

The following steps are applied in deriving a value via the Sales Comparison Approach:

- 1) Comparable data in the subject market and/or competing market(s) are researched.
- 2) Data is verified as accurate and representative of an arms-length transaction.
- 3) The proper unit(s) of comparison is determined.
- 4) Differences between the subject and the comparables are identified and evaluated.
- 5) Adjustments are applied to the comparables for the relevant elements of comparison.
- 6) The resulting value indications are reconciled into a single value.

As the improvements are primarily government related, this approach is omitted.

PARAGRAPH 22-B. COST APPROACH TO VALUE (BEFORE):

The following steps are applied in deriving a value via the Cost Approach:

- 1) Estimate the land value as though vacant.
- 2) Estimate the direct and indirect costs of the improvements new as of the date of appraisal.
- 3) Estimate an appropriate entrepreneurial profit.
- 4) Estimate the total accrued depreciation from physical deterioration, functional obsolescence, and external obsolescence.
- 5) Subtract total depreciation from the total cost new of the improvements.
- 6) Estimate the contributory value of any remaining site improvements
- 7) Add land value to the depreciated cost of the improvements.
- 8) Adjust the indicated value for any personal property or any intangible asset value that may be included in the cost estimate.

As the improvements are primarily government related, this approach is omitted.

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PARAGRAPH 22-C INCOME CAPITALIZATION APPROACH TO VALUE (BEFORE)

Under the Income Approach, value is created by the anticipation of future benefits to the owner in the form of cash flows and reversion. Anticipated benefits are converted to value using either direct capitalization or yield capitalization. Direct capitalization is normally used to appraise properties with stabilized income and expense patterns, while yield capitalization is used to value more complex properties and those with unstable income and expense patterns. This approach considers the property from the investor’s point of view.

As the improvements are primarily government related, this approach is omitted.

PARAGRAPH 23. RESOLUTION OF BEFORE VALUE AND VALUE ESTIMATE:

Sales Comparison Approach – The Sales Comparison Approach for site valuation uses three recently closed sales to compare to the subject as vacant commercial land, according to its highest and best use. Adjustments are market driven, and this is the only applicable approach to value.

Cost Approach – This approach is omitted.

Income Approach – This approach is omitted.

Reconciliation The Sales comparison Approach via Site Valuation is the only applicable approach to value.

Therefore, based on the information contained in this report, the market value of the subject property as of the date of this report is estimated to be **\$1,444,278**.

PARAGRAPH 24. DESCRIPTION OF THE ACQUISITION:

The acquisition includes 9,637 square feet or about 0.221 acre along both E Butler Road. The new right-of-way along Butler Road will be 40’, 45’ and 50’ wide compared to existing right-of-way ranging from 25’ in width to 37.5’ in width, with a triangular shaped transition right of way at the intersection of E Butler Road and Main St.

PARAGRAPH 25. DESCRIPTION OF THE REMAINDER:

The remainder contains 231,076 square feet or about 5.305 acres. Two separate Impact Assessment Reports were completed by International Forensic and Consulting Group, and both are shown in the Addenda. One report addresses Tracts 3, 4, 5, 6, 7 and 8, while one addresses Tract 1 due to the separate uses of the properties. As for Tracts 3-8, pedestrian access is not impacted, but vehicular access impacts one of the four access driveways to E Butler Rd. The western driveway will be modified to right-in/right/out access only. A decorative circular landscaped island at the sidewalk to the front of the City of Mauldin City

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Hall is impacted by the new right-of-way. The circular island will be reconstructed and new landscaping installed outside the new right-of-way. A light pole will be impacted to allow for the reconstruction and adequate space remains for its relocation. A “No Thru Traffic” sign will be relocated, and a brick retaining wall will be demolished and reconstructed. Impacts to the irrigation system, a landscaped flagpole area, a Blue Star Memorial Highway monument sign, the canine police memorial must be reconstructed, and a City of Mauldin Police sign will be relocated within the required setback area. A stop sign will be relocated. The estimated cost to cure the impacts, to tracts 3 through 8 is \$79,592 according to the report.

The Impact Assessment Report for Tract 1 was also completed by International Forensic and Consulting Group as shown in the Addenda. On-site pedestrian and vehicular access is not impacted, and circulation is also not impacted. There are 11 parking spaces impacted by the new right-of-way and one space is temporarily impacted for the construction of a new drainage structure. A viable option is determined to recover 3 parallel parking spaces and a landscape area, but 8 spaces cannot be recovered on Tract 1. A monitoring well on site must be raised, and a lighted monument sign for Maverick Station will be reconstructed in a conforming manner. A water meter vault will be demolished and reconstructed and two light poles will be relocated. Landscaping and irrigation impacts will be impacted and will be reconstructed. The estimated cost to cure the impacts to Tract 1 is \$128,201 according to the report.

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PARAGRAPH 26. HIGHEST AND BEST USE (AFTER):

AS VACANT:

Therefore, based on the preceding discussion, my opinion of the highest and best use of the subject property, as vacant and available for development, after the proposed road construction is the same as before the acquisition.

AS IMPROVED:

Therefore, based on the preceding discussion, my opinion of the highest and best use of the subject property, as improved, after the proposed road construction is for the existing use.

PARAGRAPH 27. VALUE AFTER THE ACQUISITION:

“After” values and conclusions are based upon plans provided by the SCDOT and the completion of the proposed road construction.

Consideration has been given to relevant aspects of the property affected by the acquisition for analysis and comparison to the subject’s “before” condition and the comparable data.

LAND VALUATION (AFTER):

EXPLANATION OF ADJUSTMENTS:

The site after the acquisition has the same value as before the acquisition at \$6.00 per square foot.

LAND VALUATION (AFTER) CONCLUSION:

The subject’s land value after the acquisition has been developed using the Sales Comparison Approach to value. Four comparable sales have been identified and analyzed. Adjustments are the same as Before the Acquisition.

The site after the acquisition has the same value as before the acquisition at \$6.00 per square foot. The indicated market value of the subject site is shown as follows:

| | | | | |
|--------------------|---|--------------------|---|--------------|
| 231,076 sq. ft. | X | \$6.00 per unit | = | \$ 1,386,456 |
| | X | \$ per unit | = | \$ 0.00 |
| Rounded to: | | \$1,386,456 | | |

PARAGRAPH 27-A. SALES COMPARISON APPROACH TO VALUE (AFTER):

EXPLANATION OF ADJUSTMENTS:

Adjustments are the same as before the acquisition.

SALES COMPARISON APPROACH (AFTER) CONCLUSION:

This approach is omitted.

PARAGRAPH 27-B. COST APPROACH TO VALUE (AFTER):

This approach is omitted.

PARAGRAPH 27-C. INCOME CAPITALIZATION APPROACH TO VALUE (AFTER)

This approach is omitted.

PARAGRAPH 28. RESOLUTION OF AFTER VALUE AND VALUE ESTIMATE:

Sales Comparison Approach – The Sales Comparison Approach for site valuation is the only applicable approach to value after the acquisition due to the highest and best use of the site.

Therefore, based on the information contained in this report, the market value of the subject property after the acquisition is estimated to be **\$1,386,456**.

The difference in land value before and after the acquisition is therefore calculated as follows:

| | | | |
|-------------------|---------------|----------------------|-----------------|
| Before | \$6.00 | 240,713 Sq. Ft. | \$1,444,278 |
| After | \$6.00 | 231,076 Sq. Ft. | \$1,386,456 |
| Difference | | 9,637 Sq. Ft. | \$57,822 |

COST TO CURE

Raulston Travis, PE, Senior Forensic Consultant, provided an Impact Assessment Report dated October 16, 2023 and March 14, 2024, as shown in the Addenda. Please refer to the consultant’s report attached for detailed information. Reported impacts have previously been discussed. The estimated cost to cure the impacts to the subject property is **\$79,592 + \$128,201** for a total of according to the report, for a total of **\$207,793**.

PARAGRAPH 29. UNECONOMIC REMAINDER:

UNECONOMIC REMNANT – A parcel of real property in which the owner is left with an interest after the partial acquisition of the owner’s property, and which the acquiring agency has determined has little or no value or utility to the owner.

NOTE: An uneconomic remnant may have substantial “market” value and still have little or no value or utility to the owner. (*Appraisal Guide; Federal Highway Administration*).

There is no uneconomic remainder.

Temporary Construction Easement:

A property’s loss in market value in the case of a temporary easement is the value of the encumbered property for the period it is to be held by the Condemnor. The most common measure is the “rental” value of the property due to the owner’s loss of its use and occupancy during possession by the Condemnor. After construction of the public improvement is completed, the construction easement is extinguished and the unencumbered fee interest in the land reverts back to the owner. The value of the land in fee simple equates to \$6.00 per square foot. If held in fee simple, the value of the TCE land would be \$57,822. Calculating a return on investment of 10% for 1 year equates to \$5,782 annually. The length of the TCE encumbrance is 6 years, therefore the value of the temporary easement area is \$34,693. Calculations follow.

| CALCULATIONS OF VALUE OF TEMPORARY EASEMENT AREA | | | |
|---|-----------------|----------------------|------------------|
| Land - Fee | | Fee Value/Sq. | Fee Value |
| | | \$6.00 | |
| Value of Site Improvements Acquired | | | |
| Fee Value of Temporary Easement | 9637 | \$6.00 | \$57,822 |
| Fee Value of TCE | \$57,822 | | |
| Return on Investment | 10% | | |
| Subtotal 1 Year Return on Investment | \$5,782 | | |
| # Years Easement Encumbrance | 6 | | |
| Value of Temporary Easement Area Acquired | \$34,693 | | |

DISTRIBUTION OF VALUES

| | | | | |
|-------------|--------------------------|--------------------------------------|-------------------------------------|-------------------|
| (30) | Value Components: | Before (Paragraph 22) | After (Paragraph 27) | Difference |
| | Land Value: | \$1,444,278 | \$1,386,456 | (\$57,822) |
| | Improvements: | \$0 | \$0 | \$ 0 |
| | Cost to Cure | \$0 | \$(207,793) | (\$207,793) |
| | Temporary Right of Way | \$34,693 | \$0 | (\$34,693) |
| | TOTAL: | \$1,478,971 | \$1,178,663 | \$300,308 |

| | | | | | |
|-------------|---|-------|-------|--------|------------------|
| (31) | Value Components of the Acquisition: | | | | |
| | Right of Way Acquired: | | | | |
| | Land: | 9,637 | sf @: | \$6.00 | \$ 57,822 |
| | Cost to Cure | | | | \$207,793 |
| | Value of Site Improvements within the Acquisition Area: | | | | \$0 |
| | Temporary Right-of-Way | | | | \$34,693 |
| | Total for the Acquisition: | | | | \$300,308 |
| | plus Damages (if any to the remainder) | | | | \$0 |
| | less Benefits (if any to the remainder) | | | | \$0 |
| | Total for the Acquisition (Right of Way, plus damages, less benefits): | | | | \$300,308 |

| | | | |
|-------------|----------------------------------|--|-------------|
| (32) | Final Statement of Value: | | |
| | a) | Having considered all applicable approaches, it is my opinion that the indicated value of the whole property before the acquisition is: | \$1,478,971 |
| | b) | Having considered all applicable approaches, it is my opinion that the indicated value of the whole property after the acquisition is: | \$1,178,663 |
| | c) | The difference between the indicated value of the property before the acquisition, and the indicated value of the remainder, after the acquisition is: | \$300,308 |

| | | |
|-------------|---|--|
| (33) | Based on this report, the fair market rental for this property is: \$ n/a per month. | |
| | The appraisal is made as of: | |
| | Date of Appraisal: 8/19/2024 | |
| | Date of Report: 8/30/2024 | |
| |  <hr/> S. C. Certified General Real Estate Appraiser CG 1132 <hr/> | |

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

General Assumptions - This appraisal has been completed and the appraisal report prepared with the following **general assumptions**:

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. The titles to the property are assumed to be good and marketable unless otherwise stated. Any plats, maps, or photographs in this appraisal are used merely to help the reader visualize the property and its surroundings and are not certified to be accurate.
2. Any liens or encumbrances (except for any lease encumbrance that might be referred to in the appraisal) which may exist have been disregarded, and the property has been appraised as though no delinquency in the payment of general taxes or special assessment exists and as though free of indebtedness.
3. It is assumed that the utilization of the land and improvements are within the boundaries of the lines of the property described and that there is no encroachment or trespass unless noted in the report. No survey of the subject property was made or caused to be made by us, and no responsibility is assumed for the occurrence of such matters.
4. A visual inspection of the subject site was made and all engineering is assumed to be correct. The plot plan and illustrative materials in this report are included only to assist the reader in visualizing the property and to show the reader the relationship of its boundaries. The appraiser is not a construction engineer and is not responsible for structural or cosmetic inadequacies associated with any of the improvements unless otherwise noted in the report.
5. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them. The soil for the area under appraisal appears to be firm and solid, unless otherwise stated. Subsidence in the area is unknown or uncommon, and the appraiser(s) does not warrant against this condition or occurrence.
6. Subsurface rights (minerals and oil) were not considered in this appraisal unless otherwise stated. In addition, no potential timber value was considered.

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7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report. Unless otherwise stated in this report, the appraiser did not observe the existence of hazardous materials or gases, which may or may not be present on the property. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there are no such materials on or in the property, which would cause a loss in value. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconforming use has been stated, defined, and considered in the appraisal report.
9. It is assumed that all required licenses, certifications of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
10. This appraisal assumes water and sewer services will always be provided for the subject.
11. Responsible ownership and competent property management are assumed.
12. The Americans with Disabilities Act (“ADA”) became effective January 26, 1992. I (we) have not made a specific compliance survey and an analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative impact on the value of the property. Since I (we) have no direct evidence relating to this issue, I (we) did not consider

| | | | |
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General Assumptions Continued

non-compliance with the requirements of ADA in estimating the value of the property.

13. There is currently a good deal of discussion regarding the potential hazards of Electro-Magnetic Fields and the possible health risk of being located near high voltage transmission lines. I (we) have not made a specific compliance survey and analysis of this property to determine whether or not there are potentially hazardous effects from EMF's. It is possible that a compliance survey of the property together with a detailed analysis could reveal that there is EMF levels, which are above a safe level. If so, this fact could have a negative impact on the value of the subject property. Since I (we) have no direct evidence relating to this issue, I (we) did not consider EMF levels in estimating the value for the property.

General Limiting Conditions – This appraisal has been completed and the appraisal report has been prepared with the following **general limiting conditions**.

1. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used. The value estimates provided in the report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the value estimate, unless such proration or division or interests has been set forth in this report.
2. Neither possession of this appraisal or copy thereof carries with it the right to publication, nor may it be used for any purpose by anyone but the applicant without previous consent of the appraiser(s).
3. The appraiser, by reason of this appraisal, is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
4. Neither all nor part of the contents of this report (especially as to value, the identity of the appraiser, or the firm with which the appraiser is associated) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.

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General Limiting Conditions Continued

- 1. Information, estimates, and opinions contained in this report are obtained from sources considered reliable, however the appraiser assumes no liability for such sources.
- 2. The information supplied to the appraiser is considered to be accurate. The information supplied by the client has been accepted without further verification as correctly reflecting the property’s current condition unless otherwise noted.
- 3. The various estimates of value presented in this report apply to this appraisal only and may not be used out of the context presented herein. This appraisal is valid only for the appraisal date or dates specified herein and only for the appraisal purpose specified herein.

CERTIFICATE OF APPRAISER

I hereby certify:

That I **have** personally inspected the property herein and that I have also made a personal field inspection of the comparable sales relied upon in making this appraisal. The subject and the comparable sales relied upon in making the appraisal were as represented in the comparable data brochure which supplements this appraisal.

That to the best of my knowledge and belief the statements contained in the appraisal herein set forth are true, and information upon which the opinions expressed therein are based is correct: subject to the limiting conditions therein set forth.

That I understand that such appraisal may be used in connection with acquisition of right of way for a highway to be constructed by the State of South Carolina with the assistance of Federal-aid highway funds, or other Federal Funds.

That such appraisal has been made in conformity with the appropriate State and Federal laws regulations, policies and procedures applicable to that appraisal of right of way for such purposes; and that to the best of my knowledge, no portion of the value assigned to such property consists of items, which are non-compensable under the established law of South Carolina.

That neither my employment nor my compensation for preparing this appraisal report is in any way contingent upon the values reported herein.

That I have no direct or indirect present or contemplated future personal interest in such property or in any benefit from the acquisition of such property appraised.

That I have not revealed the findings and results of such appraisal to anyone other than the proper officials of the South Carolina Department of Transportation or officials of the Federal Highway Administration and I will not do so until so authorized by the State officials or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.


That the owner or his designated representative was given the opportunity to accompany me during my inspection of the property.

That I have not provided any services regarding the subject property within the prior three years, as an appraiser or in any other capacity.

That any decrease or increase in the fair market value of the real property prior to the date of valuation caused by the public improvement for which such property is being acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to the physical deterioration with in the reasonable control of the owner, has been disregarded in determining the compensation for the property.

That my opinion of the fair market value of the acquisition as of **8/19/2024** is **\$300,308** based upon my independent appraisal and the exercise of my professional judgment.

As of the date of this report, I have completed the requirements for continuing education as set forth by the **Uniform Standards of Professional Appraisal Practice**.



Date: 8/30/2024

| |
|---|
| State Certified General Real Estate Appraiser CG1132 |
|---|

Date: *Click or tap to enter a date.*

| | | | |
|------------------------|---------------------|-------------------|----------------------------|
| Project ID No. P030553 | P03553 – Road S-107 | County Greenville | Tract(s) 1, 3,4,5,6,7,8 |
|------------------------|---------------------|-------------------|----------------------------|

ADDENDA



Impact Assessment Report
IFCG Report No. P01240693
S-107 (East Butler Road)
Improvement Project
Tract 1 – City of Mauldin, South Carolina

Prepared for:
Property Solutions, LLC
Ms. Deborah Tripp

Raulston Travis
Digitally signed by Raulston Travis
DN: cn = Raulston Travis email = rtravis@ifcgg.com C = US O = IFCG
Date: 2024.03.14 10:35:44 -0400

P01240693



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| D. CV | |

P01240693



PROJECT DESCRIPTION

SCDOT, in conjunction with the Greenville-Pickens Area Transportation Study (GPATS), the city of Mauldin and FHWA has a project under construction to improve S-107 (East Butler Road) and perform intersection improvements in the City of Mauldin in Greenville County from U.S. Route 276 (Laurens Road) to S-941 (Bridges Road) for 1.7 miles. The bicycle-pedestrian facilities will also be improved with a sidewalk on one side of the roadway and a 10-foot-wide shared use path on the other side of the roadway. Parcel 1 was located at the intersection of East Butler Road and U.S. Route 278 (Laurens Road). The typical section on East Butler Road was a 6-lane curb and gutter section with a 4-foot concrete slotted median. There was a sidewalk along the entire frontage of the tract.

Parcel 1, owned by the City of Mauldin, South Carolina, was located at 1 East Butler Road, Mauldin, SC and was impacted by the new right-of-way for the S-107 (East Butler Road) improvement project.

International and Forensic Consulting Group, LLC was retained by Property Solutions, LLC to perform an inspection of the subject property and perform an impact assessment evaluation to determine physical impacts to the property caused by the S-107 (East Butler Road) improvement project. Raulston L. Travis, P.E. performed an inspection of the property on February 19, 2024.

This report was prepared for the exclusive use of Property Solutions, LLC and was not intended for any other purpose. This report was based on the information available to us at the date of this report.

Should additional information become available, we reserve the right to determine the impact, if any, the new information may have on our opinions and conclusions, and to revise our opinions and conclusions if necessary and warranted.

P01240693



CONCLUSIONS

1. Vehicular and pedestrian access to the subject property were reviewed and analyzed with no impacts to the pedestrian type of access to the property determined. There were impacts to the vehicular type of access to the property determined. There was a full access driveway to the property at Laurens Road and another full access driveway at East Butler Road in the existing, pre-project conditions. In the post-project conditions, the Laurens Road driveway will be retained as a full access driveway and the driveway at East Butler Road will be retained but will be modified to right-in/right-out access only.
2. On-site vehicular and pedestrian circulation on the subject property was reviewed and analyzed with no impacts to either type of circulation on the property determined.
3. There were 11 parking spaces impacted by the new right-of-way and 1 parking space was temporarily impacted for the construction of a new drainage structure. There is a viable option to recover 3 parallel parking spaces and a landscape area at the front of the parcel as shown on Figure 1. There will be 8 parking spaces lost that cannot be recovered. The cap of 1 monitoring well will need to be raised in the asphalt demolished at an impacted parking space to allow for the construction of a landscape area.
4. The lighted Maverick Station monument sign will need to be reconstructed at a new location along the frontage of the parcel to meet the City of Mauldin Zoning Ordinance sign setback. There is adequate space remaining on the parcel to construct a new brick base and remove and relocate the monument sign to outside the new right-of-way and meet the 8-foot setback requirement.
5. There was a water meter vault impacted by the new right-of-way along East Butler Road. The SCDOT contractor will be responsible for the demolition of the existing water meter vault. There is adequate space remaining to reconstruct a new water meter vault in one of the impacted parking spaces outside the new right-of-way.
6. There were 2 light poles impacted by the new right-of-way. There is adequate space remaining to relocate the light poles outside the new right-of-way.

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7. There were landscaping and irrigation system impacts due to the new right-of-way along East Butler Road. There is adequate space remaining to install new landscaping and modify the irrigation system outside the new right-of-way.

8. Impacts from the new right-of-way will require surveys, erosion control, asphalt demolition, curb and gutter demolition, rough and fine grading, new curb and gutter, eradication of pavement markings, new pavement markings, raising of monitoring well cap, removal and relocation of monument sign, demolition of monument sign brick base, construction of new brick base, remove and relocate 2 light poles, new water meter vault, 5 new medium trees, 39 new small shrubs, 35 new ornamental grasses, mulch, sod and modification of irrigation system. The estimated cost to cure the impacts to the parcel is \$128,201.09.

P01240693



DISCUSSION

Zoning

The property at 1 East Butler Road was located within the city limits of Mauldin in Greenville County. The city of Mauldin Zoning Ordinance dated June 15, 2022 and zoning map were reviewed to determine that the parcel was zoned as CRD (Central Redevelopment District). The zoning ordinance was also reviewed for sign setback requirements.

Sec. 5:6 – Central Redevelopment District, the following sections shall apply to the parcel.

Sec. 6:4 - Signs.

Section 6:4.1.10 General Standards for all Permanent Signs requires the following:

F. *Location.* Unless specifically stated otherwise, freestanding ground signs shall be set back a minimum of eight (8) feet from the street right-of-way line.

G. *Visibility.* Signs shall adhere to site visibility requirements in Section 3:3 so as not to obstruct visibility at intersections and ingress and egress points onto the premises.

H. *Sign Safety.* Signs shall not be placed where they pose a hazard to pedestrians or vehicular traffic.

I. *Sign Lighting.* Signs that are illuminated shall comply with standards outlined in subsection 6:4.1.14, Sign Illumination Standards. Signs utilizing external illumination shall be hooded and shielded so that the light source is not visible from any public or private right-of-way, sidewalk, adjacent premises or residence, so as to cause a traffic hazard or nuisance.

Analysis

Vehicular and pedestrian access to the subject property were reviewed and analyzed with no impacts to the pedestrian type of access to the property determined. There were impacts to the vehicular type of access to the property determined. There was a full access driveway to the property at Laurens Road and another full access driveway at East Butler Road in the pre project conditions. In the post project conditions, the Laurens Road driveway will be retained as a full access driveway and the driveway at East Butler will be retained but will be modified to right-in/right-out access only due to the addition of a 4-foot concrete slotted median on East Butler Road. The SCDOT Access and Roadside Management Standards (ARMS Manual) was

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reviewed in relation to access to the subject property and it was concluded that there were impacts to the vehicular access to the property due to the existing driveway location.

On-site vehicular and pedestrian circulation on the subject property was reviewed and analyzed with no impacts to either type of circulation on the property determined.

There were 11 parking spaces impacted by the new transitional and 55-foot right-of-way and 1 parking space temporarily impacted by a new drainage structure at the Laurens Road frontage of the parcel. There is a viable option to recover 3 parallel parking spaces in parking stalls that measure 9-feet-wide by 23-feet-long as shown on Figure 1. Asphalt demolition can be done at the parking spaces impacted to allow for the construction of new curb and gutter and landscape areas along the East Butler Road frontage and on the west side of the existing sidewalk and landscape island in the parking area. There is a monitoring well in the impacted parking space west of the existing sidewalk and landscape area. With the demolition of the asphalt and construction of a new landscape area, the cap of the monitoring well will need to be modified and raised to ground level within the new landscape bed. There is not adequate space remaining on the parcel to recover the other 8 parking spaces.

There was a lighted Maverick Station monument sign at the front of the parcel. The sign had a brick base that measured approximately 8-feet long by 2-feet tall by 1-foot, 4-inches deep. The sign face of the monument sign consisted of 4 horizontal panels with the 3 bottom panels measuring approximately 6-feet-long by 2-feet, 3-inches and the top panel measuring approximately 6-feet-long by 3-feet, 4-inches tall. There was a vertical sign face on the end of the monument sign that measured approximately 2-feet-long by 12-feet-tall by 2-feet-deep with the lettering for Maverick Station. The sign was impacted by the new 55-foot right-of-way. In the post-project conditions, the sign will not be in conformance with the City of Mauldin Zoning Ordinance due to the reduction in the setback distance below 8-feet due to the new 55-foot right-of-way as quoted above in **Sec 6:4 Signs** in the zoning section. The existing brick base of the monument sign will be demolished and a new brick base constructed within the same landscape area. The existing monument sign and the horizontal and vertical sign face panels can be removed and relocated to the new monument sign location meeting the City of Mauldin eight (8) foot setback requirement from the new 55-foot right-of-way.

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There was a water meter vault impacted by the new right-of-way along East Butler Road. The bottomless meter vault measured approximately 4-feet, 4-inches long by 5-feet, 4-inches wide by 4-feet deep with a 2-inch line that changed in material from brass/copper pipe to PVC pipe on the private side of the meter. Asphalt at one of the impacted parking spaces at the front of the parcel can be demolished to allow for the construction of a new water meter vault outside the new 55-foot right-of-way. The SCDOT contractor will be responsible for the demolition of the existing water meter vault.

There were 2 light poles impacted by the new 55-foot and transitional right-of-way. The 6-inch square steel light poles were approximately 30-feet-tall with 24-inch diameter concrete bases that were approximately 3-feet-tall. One pole had one light fixture and the other pole had 2 light fixtures. There is adequate space remaining to relocate the light poles outside the new 55-foot and transitional right-of-way.

There were irrigation system and landscaping impacts that included 5 medium trees, 39 small shrubs and 35 ornamental grasses due to the new 55-foot and transitional right-of-way along East Butler Road. There is adequate space remaining to install new landscaping and modify the irrigation system outside the new 55-foot and transitional right-of-way.

Impacts from the new right-of-way will require surveys, erosion control, eradication of pavement markings, pavement markings, asphalt demolition, removal and relocation of monument sign, demolition of monument sign brick base, construction of new brick base, remove and relocate 2 light poles, new water meter vault, 5 new medium trees, 39 new small shrubs, 35 new ornamental grasses, mulch, sod and modification of irrigation system. The estimated cost to cure the impacts to the parcel is \$128,201.09.

| | | | |
|------------------------|---------------------|-------------------|-------------------------|
| Project ID No. P030553 | P03553 – Road S-107 | County Greenville | Tract(s) 1, 3,4,5,6,7,8 |
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EXHIBITS

- A. Figures
- B. Photographs
- C. Cost to Cure
- D. CV

| | | | |
|------------------------|---------------------|-------------------|----------------------------|
| Project ID No. P030553 | P03553 – Road S-107 | County Greenville | Tract(s) 1, 3,4,5,6,7,8 |
|------------------------|---------------------|-------------------|----------------------------|

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EXHIBIT A Figures

259 Blue Bonnet Trail
Marietta, SC 29661

March 14, 2024
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Figure 1



259 Blue Bonnet Trail
Marietta, SC 29661

March 14, 2024
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| | | | |
|------------------------|---------------------|-------------------|----------------------------|
| Project ID No. P030553 | P03553 – Road S-107 | County Greenville | Tract(s) 1, 3,4,5,6,7,8 |
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EXHIBIT B Photographs

259 Blue Bonnet Trail
Marietta, SC 29661

March 14, 2024
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Photograph 1

The new right-of-way for the S-107 (East Butler Road) improvement project impacted Tract 1, owned by the City of Mauldin, South Carolina located at 1 East Butler Road. Note the new 55-foot and transitional right-of-way impacted parking at the front of the parcel.



Photograph 2

View of the parking spaces, landscaping and light pole impacted at the front of the parcel by the new 55-foot right-of-way.



259 Blue Bonnet Trail
Marietta, SC 29661

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Photograph 3

View of the 3 parking spaces and the back flow preventer not impacted by the new 55-foot right-of-way.



Photograph 4

View of the Maverick Station monument sign that was impacted by the new 55-foot right-of-way due to the reduced setback distance less than 8 feet. There is adequate space remaining on the parcel to construct a new base and remove and relocate the monument sign and the sign face panels to recover the 8-foot setback requirement from the new 55-foot right-of-way.



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Photograph 5

View of the water meter vault impacted by the new 55-foot right-of-way. Note a new meter vault can be constructed in one of the impacted parking spaces outside the new 55-foot right-of-way.



Photograph 6

View of the interior of the impacted water meter vault.



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Photograph 7

View of the landscaping impacts along the East Butler Road frontage. A new landscaping area can be recovered with asphalt demolition at the impacted parking spaces along the new parallel parking spaces.



Photograph 8

View of the landscaping impacts in the radius of the intersection. The landscape area can be expanded to the west in the 2 parking spaces impacted by the new right-of-way. The existing sidewalk will not be impacted.



259 Blue Bonnet Trail
Marietta, SC 29661

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Photograph 9

View of the landscaping impacts in the radius of the intersection and along the Laurens Road frontage of the parcel.



Photograph 10

View of the irrigation system impacted by the new right-of-way. There is adequate space remaining to modify the irrigation system outside the new right-of-way.



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Photograph 11

View of the irrigation control valve impacted by the new right-of-way. There is adequate space remaining to modify the irrigation system outside the new right-of-way.



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| Project ID No. P030553 | P03553 – Road S-107 | County Greenville | Tract(s) 1, 3,4,5,6,7,8 |
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EXHIBIT C
Cost to Cure

259 Blue Bonnet Trail
Marietta, SC 29661

March 14, 2024
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Raulston L. Travis, P.E.
International and Forensic Consulting Group, LLC
259 Blue Bonnet Trail
Marietta, SC 29661
(803) 331-1141

SCDOT - City of Mauldin, South Carolina Property - Tract 1
S-107 (East Butler Road) Improvements Project – City of Mauldin/Greenville County - P030553
Cost To Cure Estimate - Summary
3-29-24

| Item | Description | Quantity | Units | Unit Cost | Total Cost |
|------|---|----------|-------|--------------|-------------------|
| 1 | General Conditions | 1 | LS | \$ 5,214.45 | \$ 5,214.45 |
| 2 | Surveys - Staking and Layout | 1 | LS | \$ 1,500.00 | \$ 1,500.00 |
| 3 | Erosion Control | 360 | LF | \$ 5.10 | \$ 1,836.00 |
| 4 | Asphalt Demolition | 800 | SF | \$ 3.25 | \$ 2,600.00 |
| 5 | Curb and Gutter Demolition | 12 | LF | \$ 9.25 | \$ 111.00 |
| 6 | Rough Grading | 800 | SF | \$ 2.55 | \$ 2,040.00 |
| 7 | Fine Grading | 800 | SF | \$ 3.15 | \$ 2,520.00 |
| 8 | Curb and Gutter | 162 | LF | \$ 22.90 | \$ 3,709.80 |
| 9 | New Freestanding Monument Sign Brick Base | 38 | SF | \$ 68.40 | \$ 2,599.20 |
| 10 | New Freestanding Monument Sign Brick Base - Gravel Infill | 1 | CY | \$ 220.00 | \$ 220.00 |
| 11 | New Freestanding Monument Sign Brick Base - Concrete Top | 1 | CY | \$ 650.00 | \$ 650.00 |
| 12 | Removal and Relocation of Monument Sign to new brick base | 1 | LS | \$ 38,445.00 | \$ 38,445.00 |
| 13 | New Electrical Service to Monument Sign | 1 | LS | \$ 2,877.00 | \$ 2,877.00 |
| 14 | 4' Deep Trench Excavation | 17 | CY | \$ 18.20 | \$ 309.40 |
| 15 | Trench and Utility Box Backfill | 27 | CY | \$ 31.85 | \$ 859.95 |
| 16 | New 2" Dual Water Meter Vault | 1 | LS | \$ 22,626.69 | \$ 22,626.69 |
| 17 | Remove and Relocate Light Pole | 2 | EA | \$ 3,500.00 | \$ 7,000.00 |
| 18 | Eradicate Pavement Markings | 63 | LF | \$ 2.20 | \$ 138.60 |
| 19 | New Pavement Markings | 87 | LF | \$ 6.50 | \$ 565.50 |
| 20 | Raise Cap on Monitoring Well | 1 | LS | \$ 750.00 | \$ 750.00 |
| 21 | Tree - Medium | 5 | EA | \$ 500.00 | \$ 2,500.00 |
| 22 | Shrub - Small | 39 | EA | \$ 35.00 | \$ 1,365.00 |
| 23 | Ornamental Grasses | 35 | EA | \$ 10.00 | \$ 350.00 |
| 24 | Mulch | 18 | CY | \$ 145.00 | \$ 2,610.00 |
| 25 | Sod | 382 | SF | \$ 1.90 | \$ 725.80 |
| 26 | Modification of Irrigation System | 1 | LS | \$ 2,380.00 | \$ 2,380.00 |
| 27 | Miscellaneous | 1 | LS | \$ 2,000.00 | \$ 2,000.00 |
| 28 | Final Cleanup | 1 | LS | \$ 1,000.00 | \$ 1,000.00 |
| | Sub - Total | | | \$ | 109,503.39 |
| | Contingency | | | \$ | 5,475.17 |
| | Construction Repairs Sub-Total | | | \$ | 114,978.56 |
| | Engineering, Design & Permitting | | | \$ | 9,773.18 |
| | Construction Management & Oversight | | | \$ | 3,449.36 |
| | Cost To Cure Total | | | \$ | 128,201.09 |

Raulston L. Travis, P.E.
 International and Forensic Consulting Group, LLC
 259 Blue Bonnet Trail
 Marietta, SC 29661
 (803) 331-1141

SCDOT - City of Mauldin, South Carolina Property - Tract 1
 S-107 (East Butler Road) Improvements Project – City of Mauldin/Greenville County - P030553
 Cost To Cure Estimate - Water Meter Vault
 5-Mar-24

| Cost Estimate | | | | | |
|---------------|---------------------------------|----------|-------|-------------|--------------|
| Item | Description | Quantity | Units | Unit Cost | Total Cost |
| 1 | Precast Concrete Utility Box | 1 | LS | \$ 6,240.00 | \$ 6,240.00 |
| 2 | Bulk Excavation for Utility Box | 14 | CY | \$ 18.50 | \$ 259.00 |
| 3 | Access Hatch | 1 | LS | \$ 2,500.00 | \$ 2,500.00 |
| 4 | 2" Brass/Copper Pipe | 27 | LF | \$ 52.96 | \$ 1,429.92 |
| 5 | 2" Valves | 4 | EA | \$ 590.88 | \$ 2,363.52 |
| 6 | 2" Fittings | 8 | EA | \$ 105.55 | \$ 844.40 |
| 7 | 2" Dual Water Meter | 1 | LS | \$ 7,489.85 | \$ 7,489.85 |
| 8 | Miscellaneous | 1 | LS | \$ 1,000.00 | \$ 1,000.00 |
| 9 | Final Cleanup | 1 | LS | \$ 500.00 | \$ 500.00 |
| Sub - Total | | | | | \$ 22,626.69 |

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|------------------------|---------------------|-------------------|----------------------------|
| Project ID No. P030553 | P03553 – Road S-107 | County Greenville | Tract(s) 1, 3,4,5,6,7,8 |
|------------------------|---------------------|-------------------|----------------------------|

P01240693



EXHIBIT D
CV

259 Blue Bonnet Trail
Marietta, SC 29661

March 14, 2024
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**RAULSTON L. TRAVIS, PE
SENIOR FORENSIC CONSULTANT**

Mr. Travis is a graduate of the University of Tennessee with a Bachelor of Architecture, and a Master's of Science in Civil Engineering. He has more than 40 years of professional experience. Mr. Travis has been involved with the planning, design, and construction management of numerous projects in 32 states and over 60 countries throughout the world. He has specialized expertise in architecture, civil and structural engineering, construction, forensic engineering, and expert witness services for infrastructure and residential and commercial building facilities. Mr. Travis has specialized training and over 28 years of experience in damage assessment of buildings, safety evaluation of buildings, structural mitigation and strengthening of structures, and screening of buildings for potential seismic hazards. Mr. Travis has provided numerous damage assessments and structural evaluations of buildings and infrastructure after Hurricanes Andrew, Mitch, Katrina, Sandy, Matthew, Harvey, Irma, Florence, Michael and Dorian.

Mr. Travis has served on the Board of Directors and Steering Committees for several engineering related associations. He has taught numerous training and continuing education seminars and has been featured as Keynote and Guest Speaker at numerous conferences throughout the world, including Beijing, Istanbul, Milan, Salzburg, Johannesburg, Dubrovnik, Cairo, Lima, Rio de Janeiro, La Paz, and Washington, DC. Mr. Travis was recognized as a Congressional Scholar by the 101st U.S. Congress and is the recipient of numerous awards throughout his career, most recently receiving the 2010 Project of the Year Award from the Construction Management Association of America.

EDUCATION AND PROFESSIONAL REGISTRATIONS

Bachelor of Architecture – University of Tennessee – May 1992
 Master of Science in Civil Engineering, University of Tennessee – December 1993
 Registered Professional Engineer in Arizona, Georgia, Maryland, Mississippi, Nevada, New Jersey, South Carolina, Texas, and Utah
 Licensed General Contractor in South Carolina
 Certified Expert Witness

EMPLOYMENT HISTORY

| | |
|----------------|---|
| 2012 – Present | International and Forensic Consulting Group |
| 2008 – 2012 | Dennis Corporation |
| 2003 – 2008 | The TDA Companies |
| 2000 – 2003 | The LPA Group |
| 1998 – 2000 | AAROTEC Infrastructure Group |
| 1996 – 1998 | Hebel Southeast |
| 1992 – 1996 | The LPA Group |
| 1986 – 1992 | Valley Construction |
| 1984 – 1986 | March, Adams & Associates |



Impact Assessment Report
IFCG Report No. P10230632
S-107 (East Butler Road)
Improvement Project
Tracts 3-8 – City of Mauldin



Prepared for:
Property Solutions, LLC
Ms. Deborah Tripp

**Raulston
Travis**

Digitally signed by: Raulston
Travis
DN: CN = Raulston Travis email =
rtravis@ifcglc.com C = US O =
IFCG
Date: 2023.10.16 13:34:18 -0400

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259 Blue Bonnet Trail
 Marietta, SC 29661

October 16, 2023
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| | | | |
|------------------------|---------------------|-------------------|-------------------------|
| Project ID No. P030553 | P03553 – Road S-107 | County Greenville | Tract(s) 1, 3,4,5,6,7,8 |
|------------------------|---------------------|-------------------|-------------------------|

P10230632



PROJECT DESCRIPTION

SCDOT, in conjunction with the Greenville-Pickens Area Transportation Study (GPATS), the city of Mauldin and FHWA has a project under construction to improve S-107 (East Butler Road) and perform intersection improvements in the City of Mauldin in Greenville County from U.S. Route 276 (Laurens Road) to S-941 (Bridges Road) for 1.7 miles. The bicycle-pedestrian facilities will also be improved with a sidewalk on one side of the roadway and a 10-foot-wide shared use path on the other side of the roadway. Parcels 3 through 8 were located at a typical section that varied from a 3-lane curb and gutter section to a 4-lane curb and gutter section with the development of a left turn lane from westbound East Butler Road to southbound US 276 (Laurens Road). There was a sidewalk along the entire frontage of the tracts.

Parcels 3 through 8, owned by the City of Mauldin, was located at 5 East Butler Road, Mauldin, SC and was impacted by the new right-of-way for the S-107 (East Butler Road) improvement project.

International and Forensic Consulting Group, LLC was retained by Property Solutions, LLC to perform an inspection of the subject property and perform an impact assessment evaluation to determine physical impacts to the property caused by the S-107 (East Butler Road) improvement project. Raulston L. Travis, P.E. performed an inspection of the property on October 13, 2023.

This report was prepared for the exclusive use of Property Solutions, LLC and was not intended for any other purpose. This report was based on the information available to us at the date of this report.

Should additional information become available, we reserve the right to determine the impact, if any, the new information may have on our opinions and conclusions, and to revise our opinions and conclusions if necessary and warranted.

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CONCLUSIONS

1. Vehicular and pedestrian access to the subject property were reviewed and analyzed with no impacts to the pedestrian type of access to the property determined. There were impacts to the vehicular type of access to the property determined. There were four (4) full access driveways to East Butler Road in the pre project conditions. In the post project conditions, three (3) of the driveways will be retained as full access driveways and the western driveway will be modified to right-in/right-out access only.
2. On-site vehicular and pedestrian circulation on the subject property was reviewed and analyzed with no impacts to either type of circulation on the property determined.
3. There was a decorative circular landscaped island at the sidewalk to the front of the City of Mauldin City Hall that was impacted by the new right-of-way. There is adequate space remaining to reconstruct the circular island and install new landscaping outside the new right-of-way. A light pole will be impacted to allow for the reconstruction of the landscaped island. There is adequate space remaining to relocate the light pole outside the new right-of-way.
4. There was a "No Thru Traffic" sign impacted by the new right-of-way at the driveway to the City of Mauldin City Hall. There is adequate space remaining to relocate the sign outside the new right-of-way.
5. A brick retaining wall at the back of the sidewalk was impacted by the new right-of-way. The existing brick retaining wall will be demolished by the SCDOT contractor. There is adequate space remaining to reconstruct the brick wall at the back of the new sidewalk outside the new right-of-way.
6. There were impacts to the irrigation system, irrigation control valves and irrigation meter due to the new right-of-way. There is adequate space remaining to modify the irrigation system outside the new right-of-way.
7. There were landscaping impacts along the front of the landscaped flagpole area. There is adequate space remaining to install new landscaping on the sides of the flagpole area

P10230632



outside the new right-of-way. The brick wall in front of the flagpole landscape area was not impacted.

8. A Blue Star Memorial Highway monument sign was impacted by the new right-of-way. The sign will need to be removed and relocated. There is adequate space remaining to construct a new footing and relocate the sign outside the new right-of-way.
9. A canine police memorial in a landscaped area was impacted by the new right-of-way. There is adequate space remaining to construct a new landscape area and relocate the memorial markers and post outside the new right-of-way.
10. The lighted City of Mauldin Police sign was impacted by the new right-of-way. The sign is not in conformance with the City of Mauldin Zoning Ordinance and will require a new sign and brick base in a landscape area with an eight (8) foot setback from the new right-of-way. There is adequate space remaining to construct a new sign and base within a new landscape area outside the new right-of-way.
11. There was a stop sign impacted by the new right-of-way at the driveway to the City of Mauldin Police Station. There is adequate space remaining to relocate the sign outside the new right-of-way.
12. There was a City of Mauldin sign by the sidewalk that was impacted by the new right-of-way. The SCDOT contractor will be responsible for the removal and relocation of the sign.
13. Impacts to the property from the new right-of-way will require surveys, erosion control, rough grading, fine grading, demolition of circular island and concrete sidewalk, removal and relocation of existing medium decorative stones in circular island, concrete, new circular island, brick retaining wall construction, removal and relocation of concrete base and memorial markers and post, demolition of City of Mauldin Police sign, construction of a new brick base, new City of Mauldin Police sign, construction of new landscape islands at the canine police memorial and at the City of Mauldin Police sign, new electrical service to the new sign location, removal and relocation of No Thru Traffic, Blue Star Memorial Highway and stop sign, removal and relocation of light pole, modification of irrigation system to include

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valves and meter and landscaping to include a tree, small and large shrubs, ground cover plants, mulch and sod. The estimated cost to cure the impacts to the parcel is \$79,592.13.



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DISCUSSION

Zoning

The property at 5 East Butler Road was located within the city limits of Mauldin in Greenville County. The city of Mauldin Zoning Ordinance dated June 15, 2022 and zoning map were reviewed to determine that the parcel was zoned as CRD (Central Redevelopment District). The zoning ordinance was also reviewed for sign setback and landscaping requirements.

Sec. 5:6 – Central Redevelopment District, the following sections shall apply to the parcel.

5:6.9 Streetscape and Landscaping.

Landscaping shall generally be provided in accordance with the provisions set forth in Section 6:2, Landscape and Design Standards, except that large maturing deciduous street trees shall be provided along all public streets, spaced at thirty-foot maximum intervals.

Street trees may be planted in a continuous planting strip of not less than seven (7) feet in width, in-ground planters, or may be located in tree grates, bulb outs (etc.) as part of a coordinated streetscape design.

5:6.11 Signage.

Signage shall be permitted in accordance with Section 6:4, Signs.

Sec. 6:2. - Landscape and Design Standards.

6:2.5 Streetscape Landscaping: Street Trees. The street tree requirement is designated to create an attractive streetscape and provide for a pedestrian friendly environment. It also assists in reducing impervious surface areas to improve storm water run-off and provides shade that reduces heat generated from paved surfaces.

A. Requirement. Street trees are required along all public and private street frontages and shall include only those trees listed in the approved list of tree species unless use of an alternative species is approved by the Business and Development Services Director.

B. Location. Street trees shall be located in an area no further than ten (10) feet from the existing or proposed street right-of-way line.

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C. Calculation. One (1) large maturing deciduous tree (greater than thirty-five (35) feet in height at maturity) shall be planted for every forty (40) linear feet of property abutting a street.

D. Exception: If overhead utilities are present than One (1) small maturing deciduous tree (less than thirty-five (35) feet in height at maturity) shall be planted for every thirty (30) linear feet of property abutting a street.

E. At the discretion of the Business and Development Services Director, street trees may be clustered, rather than set at regular intervals, to accommodate access drives, and improve building visibility. In no circumstance, however, shall large maturing deciduous trees be located closer than thirty-five (35) feet of another large maturing deciduous tree.

F. Planting Strip. Trees shall be planted in a planting strip the width of which may vary but shall maintain a minimum of not less than seven (7) feet and an average width of ten (10) feet.

G. The planting area must be stabilized with ground cover materials, mulch or other approved material to prevent weeds, soil erosion and to allow rainwater infiltration (no soil shall be exposed). Stone mulch shall not be permitted in a street tree-planting strip.

H. Existing preserved trees located along a street frontage and having a three-inch DBH or greater may be used to satisfy the street tree requirements as long as the vegetation is located within ten (10) feet of the right-of-way. A single existing tree, regardless of its circumference shall not count for more than two (2) tree credits. Preserved trees shall meet all the requirements outlined in subsection 6:2.5, Tree Protection, and be of an acceptable species, alive and healthy at the time of final inspection.

I. Trees used to comply with the street tree requirement shall not count toward the minimum number of trees required to meet the parking lot landscaping standard.

Sec. 6:4 - Signs.

Signs, 6:4.1 Sign Regulations, 6:4.1.2 Definitions. the following definitions are provided.

"Freestanding Ground Sign, see also Monument Sign. All freestanding ground signs shall be mounted on a monument structure that is equal to or greater than two-thirds (2/3) the width of a sign itself. Monument structures shall be constructed of brick, stone or stucco materials that have the appearance of brick, stone, or stucco or other durable architectural materials consistent with the design of the primary building on the site."

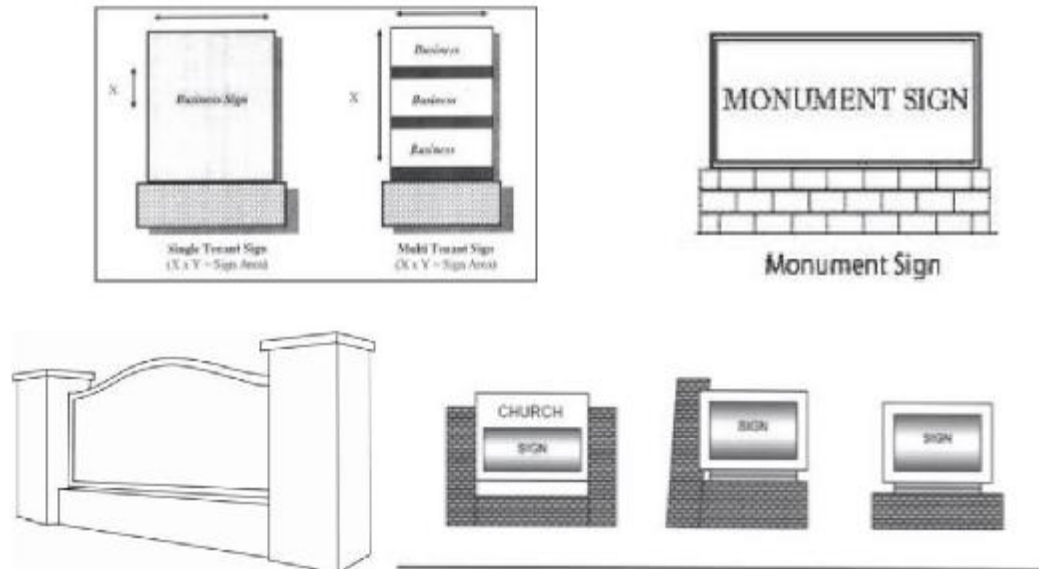
"Monument sign: A free-standing ground sign that is supported by a solid base (other than poles) and having no more than twenty-four (24) inches of air space visible within

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or between any portion of the sign display area and sign structure. All freestanding ground signs shall be mounted on a monument base that is equal to or has a length of at least seventy-five (75) percent of the width of the sign face and supporting structures combined. Monument structures and sign supports shall not have any exposed poles and shall be constructed of durable architectural materials (i.e., brick, stucco, or stone) that are consistent with the design and features of the primary facade of the building on the site.”

Examples of a Freestanding Monument Ground Sign (monument structure):



Section 6:4.1.10 General Standards for all Permanent Signs requires the following:

F. *Location.* Unless specifically stated otherwise, freestanding ground signs shall be set back a minimum of eight (8) feet from the street right-of-way line.

G. *Visibility.* Signs shall adhere to site visibility requirements in Section 3:3 so as not to obstruct visibility at intersections and ingress and egress points onto the premises.

H. *Sign Safety.* Signs shall not be placed where they pose a hazard to pedestrians or vehicular traffic.

I. *Sign Lighting.* Signs that are illuminated shall comply with standards outlined in subsection 6:4.1.14, Sign Illumination Standards. Signs utilizing external illumination shall be hooded and shielded so that the light source is not visible from any public or private right-of-way, sidewalk, adjacent premises or residence, so as to cause a traffic hazard or nuisance.

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Portions of **Section 6:4.1.12 Regulations Applying to Specific Types of Signs** pertinent to this parcel state the following standards:

2) *Freestanding Ground Signs (Monument Signs)*. Freestanding monument ground signs are allowed in all non-residential districts for both single-tenant and multi-tenant developments with an allowable size not to exceed the maximum square footage limits set forth by the zoning district in which the sign is located. The use of freestanding Pole Signs is prohibited. Refer to Table A-2, Freestanding Ground Signs, below.

a. *Construction and Design*. All freestanding ground signs shall be mounted on a monument base that has a length equal to or of at least seventy-five (75) percent of the width of the sign face and supporting structures combined. Monument structures shall be constructed of durable architectural materials (i.e., brick, stucco, or stone) that are consistent with the design and features of the primary facade of the building on the site (refer to definition).

b. *Landscaping*. Landscape islands are required to be placed around all new ground signs within thirty (30) days of sign erection. Shrubbery and/or plantings must not exceed a height that would interfere with foot or vehicle traffic or visibility of the sign. At any time an existing sign is altered or improved, not including regular maintenance, the landscaped island must be installed in accordance with the requirements for a new sign within sixty (60) days of completion of the sign.

c. *Location*. Unless otherwise, specifically allowed in this code, freestanding ground signs shall be set back a minimum of eight (8) feet from the street right-of-way line. No freestanding ground sign shall extend over any structure or adjoining property line or extend into a public right-of-way. Freestanding ground signs shall not be located within forty (40) lineal feet of another freestanding ground sign.

d. *Single-tenant Development Allowance*. The size of the sign face for a freestanding ground sign shall be based on length of street frontage of the lot and the zoning district for which the sign(s) is proposed. Single tenant development signs shall comply with the standards referenced in Table A-2, Freestanding Ground Signs and shall also comply with the following requirements:

a. *Number of Signs*. One (1) freestanding ground sign per developed site, lot or parcel is permitted for a single-tenant development. Where a site or parcel fronts on more than one street, one (1) additional freestanding ground sign shall be permitted provided that the signs are located a minimum of one hundred fifty (150) feet from one another; and does not exceed the maximum square footage allowance for the development.

▪ **Incentive**: Single-tenant developments located on corner or thru-lots have the option of foregoing two (2) freestanding ground signs and installing one (1) freestanding ground sign that is ten (10) percent larger in size than the permitted freestanding ground sign allowance for the development.

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b. *Sign copy.* The sign copy for single-tenant development signs shall include the business identification (name, logo) and may also include the principal use or commodity sold or offered on the site. A maximum of forty (40) percent of the sign area may be used for a changeable copy sign, or permitted electronic messaging board (EMB) or LED sign. Such sign shall comply with the standards in subsection 6:4.1.12A.3, Electronic Messaging Boards (EMB).

c. *Height.* All single-tenant freestanding ground signs shall have a maximum height of sixteen (16) feet.

Table: A-2, Freestanding Ground Signs—Commercial

Freestanding Monument Sign Allowance for Non-Residential Development

| Zoning District | Sign Allotment | Sign Face Area | Single-Tenant Maximum Size Face and Sign Height | Multi-Tenant Maximum Size and Sign Height (Based on # Tenants) |
|---|---|---|--|--|
| Office District (O-D) Planned Office Development (POD) Central Redevelopment District (CRD) | 1 sign per street front; Single Tenant development signs must be spaced minimum of 150 feet apart. | .5 square foot per linear foot of road frontage or up to the maximum whichever is less. | Maximum size: 150 square feet Height: 16 feet | 0—4 Tenants: Maximum size: 150 s.f. Height: 16 feet 5—9 Tenants: Maximum size: 175 s.f. Height: 20 feet 10 + Tenants: Maximum size: 200 s.f. Height: 25 feet |
| Commercial 1 (C-1) Commercial 2 (C-2) (Including Group Developments) | 1 sign per street front; Single Tenant development signs must be spaced minimum of 150 feet apart. | 1 square foot per linear foot of road frontage or up to the maximum whichever is less. | Maximum size: 200 square feet Height: 16 feet | 0—4 Tenants: Maximum size: 200 s.f. Height: 16 feet 5—9 Tenants: Maximum size: 225 s.f. Height: 20 feet |

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| Freestanding Monument Sign Allowance for Non-Residential Development | | | | |
|--|---|--|---|---|
| Zoning District | Sign Allotment | Sign Face Area | Single-Tenant Maximum Size Face and Sign Height | Multi-Tenant Maximum Size and Sign Height (Based on # Tenants) |
| | | | | 10 + Tenants: Maximum size: 250 s.f. Height: 25 feet |
| Service (S-1) Industrial (I-1) (Including Group Developments, and Group Industrial Developments) | One (1) sign per street front; Single Tenant development signs must be spaced minimum of 150 feet apart. | 1.5 square foot per linear foot of road frontage or up to the maximum whichever is less. | Maximum Size: 300 square feet Height: 16 feet | 0—4 Tenants: Maximum size: 300 s.f. Height: 16 feet 5—9 Tenants: Maximum size: 350 s.f. Height: 20 feet 10 + Tenants: Maximum size: 375 s.f. Height: 25 feet |

Analysis

Vehicular and pedestrian access to the subject property were reviewed and analyzed with no impacts to the pedestrian type of access to the property determined. The SCDOT Access and Roadside Management Standards (ARMS Manual) was reviewed in relation to access to the subject property and it was concluded that there were impacts to the vehicular access to the property due to the existing driveway locations. In the existing conditions, there were four (4) full access driveways to the parcel at East Butler Road. In the post project conditions, the driveway closest to the intersection of East Butler Road and Laurens Road will be modified to right-in, right-out only access. This is due to the addition of a concrete median along the left turn

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lane from westbound East Butler Road to southbound Laurens Road. The other three (3) driveways will be retained as full access in the existing location in the post project conditions.

On-site vehicular and pedestrian circulation on the subject property was reviewed and analyzed with no impacts to either type of circulation on the property determined.

At the front of the sidewalk approaching the City of Mauldin City Hall, there was a decorative circular landscaped island. The island measured approximately 10 feet in diameter, was filled with medium sized decorative stones and had landscaping that included a medium sized tree and three (3) small shrubs. The new 50-foot right-of-way impacted the island. There is adequate space remaining north of the existing location to reconstruct the island, remove and relocate the stone and install new landscaping. The concrete area to be reconstructed measured approximately 25-feet long and 12-feet wide with a tapered section approximately 12-feet long by 32-feet wide. A total of 813 square feet of concrete will be needed to reconstruct the sidewalk, including the tapered section, similar to the existing conditions. An area the size of the 10-foot diameter circle will be blocked out to recreate the decorative border and place fill with new landscaping with the relocated stone. The construction of the new tapered portion of the concrete area will impact a light pole. The light pole was approximately 12 feet tall and there is adequate space remaining to relocate the light pole outside the new right-of-way.

There was a “No Thru Traffic” sign impacted by the new 50-foot right-of-way at the driveway to the City of Mauldin City Hall. There is adequate space remaining to relocate the sign outside the new 50-foot right-of-way in a similar location as in the existing conditions.

There was a brick retaining wall at the back of the sidewalk that measured approximately 148-feet long by 1-foot, 8-inches tall in front of the City of Mauldin property. The wall was impacted by the new 50-foot right-of-way. The existing brick retaining wall will be demolished by the SCDOT contractor. There is adequate space remaining to reconstruct the brick wall at the back of the new sidewalk outside the new 50-foot right-of-way.

The irrigation system, six (6) irrigation control valves and the irrigation meter were impacted along the front of the parcel due to the new 40-foot and 50-foot right-of-way. There is adequate space remaining to modify the irrigation system outside the new right-of-way.

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There was a landscaped area at the front of the City of Mauldin City Hall building with three (3) flagpoles bordered on the front by a brick wall with more landscaping in front of the brick wall. The distance from the front of the brick wall to the new 50-foot right-of-way was measured at approximately 1-foot, 4-inches. The brick wall was not impacted but there were landscaping impacts in front of the brick wall that included 32 large shrubs and 55 ground cover plants. There is adequate space remaining to install new landscaping on the sides of the flagpole area outside the new 50-foot right-of-way. A representative from The City of Mauldin stated that the brick wall would not have to be relocated and could remain at the existing location as a legal, non-conforming monument sign in the post project conditions.

A Blue Star Memorial Highway monument sign was located near the flagpole landscape island. The sign was on an aluminum octagon shaped monopole that measured approximately 5 inches in diameter with a 1-foot diameter concrete footing. The bottom of the sign measured approximately 4-feet above grade. The cast aluminum sign measured approximately 3-feet, 10-inches long by 2-feet, 6-inches tall with a decorative top at the center that measured approximately 1-foot tall. The sign was impacted by the new 50-foot right-of-way and will need to be removed and relocated. There is adequate space remaining to construct a new footing and relocate the sign outside the new 50-foot right-of-way.

There was a canine police memorial in a landscaped area at the front of the parcel. There were three (3) granite memorial plates on concrete bases and a memorial post with four (4) small shrubs in the landscape island. The landscape area was oval shaped and measured approximately 15-feet long by 14-feet wide with concrete bases for the memorial plates measuring approximately 1-foot, 4-inches square and the granite memorial plates measuring approximately 1-foot, 2-inches by 1-foot. The 4-inch by 4-inch memorial post was PVC material and measured approximately 6-feet, 6-inches tall and had a concrete footing. The memorial landscape island was impacted by the new 50-foot right-of-way. There is adequate space remaining in the grass area to the north of the existing location to construct a new landscape area and relocate the memorial markers and post outside the new 50-foot right-of-way.

There was a lighted City of Mauldin Police sign at the front of the parcel. The sign had a base that measured approximately 3-feet long by 1-foot, 2-inches tall by 8-inches deep with a concrete

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footing that measured approximately 1-foot, 4-inches in diameter. The monopole sign was wrapped in aluminum panels with the lighted portion of the sign measuring approximately 4-feet long by 3-feet tall by 1-foot, 2-inches deep. The sign was impacted by the new 50-foot right-of-way. The sign is not in conformance with the City of Mauldin Zoning Ordinance due to the lack of a brick base within a landscape area as quoted above in **Sec 6:4 Signs** in the zoning section. The existing sign will be demolished and a new brick base and sign, matching the existing sign dimensions, will be constructed in a new landscape area approximately 10-feet by 10-feet with an eight (8) foot setback from the new 50-foot right-of-way. There is adequate space remaining to construct a new base with a new sign and 10 small shrubs within a new landscape area outside the new 50-foot right-of-way.

In total, the new landscaping to be planted at the circular landscape area, at the flagpole area and at the new City of Mauldin Police sign will include 1 medium tree, 17 small shrubs, 32 large shrubs and 55 ground cover plants.

There was a stop sign impacted by the new 50-foot right-of-way at the driveway to the City of Mauldin Police Station. There is adequate space remaining to relocate the sign outside the new 50-foot right-of-way in a similar location to the existing conditions.

There was a City of Mauldin sign by the sidewalk that was impacted by the new right-of-way. The SCDOT contractor will be responsible for the removal and relocation of the sign.

Impacts to the property from the new right-of-way will require surveys, erosion control, rough grading, fine grading, demolition of circular island and concrete sidewalk, removal and relocation of existing medium decorative stone in circular island, concrete, new circular island, brick retaining wall construction, removal and relocation of concrete base and memorial markers and post, demolition of City of Mauldin Police sign, construction of a new brick base, new City of Mauldin Police sign, construction of new landscape islands at the canine police memorial and at the City of Mauldin Police sign, new electrical service to the new sign location, removal and relocation of No Thru Traffic, Blue Star Memorial Highway and stop sign, removal and relocation of light pole, modification of irrigation system to include valves and meter and landscaping to include a tree, small and large shrubs, ground cover plants, mulch and sod. The estimated cost to cure the impacts to the parcel is \$79,582.13.

| | | | |
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| Project ID No. P030553 | P03553 – Road S-107 | County Greenville | Tract(s) 1, 3,4,5,6,7,8 |
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EXHIBITS

- A. Photographs
- B. Cost to Cure
- C. CV



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EXHIBIT A Photographs

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Photograph 1

The new right-of-way for the S-107 (East Butler Road) improvement project impacted the entire frontage on Tracts 3 through 8, owned by the City of Mauldin located at 5 East Butler Road. Note the circular landscape island was impacted by the new 50-foot right-of-way.



Photograph 2

View of the grass area to recover the tapered concrete area for the new circular island and landscaping. Note the light pole will be impacted and will need to be removed and relocated north of the existing location.



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Photograph 1

The new right-of-way for the S-107 (East Butler Road) improvement project impacted the entire frontage on Tracts 3 through 8, owned by the City of Mauldin located at 5 East Butler Road. Note the circular landscape island was impacted by the new 50-foot right-of-way.



Photograph 2

View of the grass area to recover the tapered concrete area for the new circular island and landscaping. Note the light pole will be impacted and will need to be removed and relocated north of the existing location.



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Photograph 3

View of the brick retaining wall impacted by the new 50-foot right-of-way. Note there is adequate space remaining to reconstruct the brick retaining wall outside the new 50-foot right-of-way.



Photograph 4

View of the irrigation meter impacted by the new 50-foot right-of-way. Note the irrigation system was impacted along the entire frontage of the parcel.



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Photograph 5

View of the flagpole landscape area with the brick wall. The landscaping in front of the brick wall was impacted by the new 50-foot right-of-way.



Photograph 6

View of the approximate location of the new 50-foot right-of-way line in front of the brick wall. The brick wall was not impacted with the distance from the brick wall to the new 50-foot right-of-way line measuring approximately 1-foot, 4-inches.



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Photograph 7

View of the "No Thru Traffic" sign that was impacted by the new 50-foot right-of-way at the driveway to the City of Mauldin City Hall. There is adequate space remaining to relocate the sign.



Photograph 8

View of the Blue Star Memorial Highway sign that was impacted by the new 50-foot right-of-way. There is adequate space remaining to relocate the sign outside the new 50-foot right-of-way.



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Photograph 9

View of the Canine Police Memorial landscaped area that was impacted by the new 50-foot right-of-way. There is adequate space remaining to construct a new landscape area and relocate the memorial outside the new 50-foot right-of-way.



Photograph 10

View of the City of Mauldin Police sign that was impacted by the new 50-foot right-of-way. There is adequate space remaining to construct a new sign and base within a new landscape area outside the new 50-foot right-of-way.



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Photograph 11

View of the stop sign at the driveway to the City of Mauldin Police Station that was impacted by the new 50-foot right-of-way. There is adequate space remaining to relocate the sign outside the new 50-foot right-of-way.



Photograph 12

View of the City of Mauldin sign that was impacted by the new 50-foot right-of-way. The SCDOT contractor will be responsible for the removal and relocation of the sign outside the new 50-foot right-of-way.



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| Project ID No. P030553 | P03553 – Road S-107 | County Greenville | Tract(s) 1, 3,4,5,6,7,8 |
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EXHIBIT B
Cost to Cure

Raulston I. Travis, P.F.
 International and Forensic Consulting Group, LLC
 259 Blue Bonnet Trail
 Marietta, SC 29661
 (803) 331-1141

SCDOT - City of Mauldin Property - Tracts 3-8
 S-107 West Butler Road Improvement Project - City of Mauldin/Greenville County - #030553
 Cost To Cure Estimate
 15 Oct 23

| Cost To Cure | | | | | |
|--------------|--|----------|------|---------------------------------------|---------------------|
| Item | Description | Quantity | Unit | Unit Cost | Total Cost |
| 1 | General Conditions | 1 | LS | \$ 2,350.00 | \$ 2,350.00 |
| 2 | Surveys - Staking and Layout | 1 | LS | \$ 2,350.00 | \$ 2,350.00 |
| 3 | Erosion Control | 810 | LF | \$ 5.10 | \$ 4,131.00 |
| 4 | Demolish Existing Circular Landscape Island | 1 | LS | \$ 425.00 | \$ 425.00 |
| 5 | Remove and Relocate Existing Medium Decorative Stones in Circular Island | 1 | LS | \$ 500.00 | \$ 500.00 |
| 6 | Demolish Existing Concrete Sidewalk | 892 | SF | \$ 3.65 | \$ 3,255.80 |
| 7 | Rough Grading | 2962 | SF | \$ 1.15 | \$ 3,406.30 |
| 8 | Fine Grading | 2149 | SF | \$ 1.35 | \$ 2,901.15 |
| 9 | Concrete - Sidewalk | 813 | SF | \$ 8.65 | \$ 7,032.45 |
| 10 | Construct New Circular Landscape Area | 1 | LS | \$ 1,320.00 | \$ 1,320.00 |
| 11 | Construct New Brick Retaining Wall | 248 | SF | \$ 31.55 | \$ 7,824.40 |
| 12 | Remove and Relocate Concrete Base and Granite Memorial Markers | 3 | EA | \$ 740.00 | \$ 2,220.00 |
| 13 | Remove and Relocate Memorial Post | 1 | EA | \$ 350.00 | \$ 350.00 |
| 14 | Existing City of Mauldin Police Sign Demolition | 1 | LS | \$ 750.00 | \$ 750.00 |
| 15 | Construct New Monument Sign Brick Base - Brick Face | 28 | SF | \$ 31.55 | \$ 883.40 |
| 16 | Construct New Monument Sign Brick Base - Gravel Infill | 1 | CY | \$ 220.00 | \$ 220.00 |
| 17 | Construct New Monument Sign Brick Base - Concrete Top | 1 | CY | \$ 660.00 | \$ 660.00 |
| 18 | New Electrical Service to New Freestanding Monument Sign | 1 | LS | \$ 1,730.00 | \$ 1,730.00 |
| 19 | New City of Mauldin Police Freestanding Monument Sign | 1 | LS | \$ 4,800.00 | \$ 4,800.00 |
| 20 | Remove and Relocate Blue Star Memorial Highway Sign | 1 | LS | \$ 1,150.00 | \$ 1,150.00 |
| 21 | Remove and Relocate Informational/Directional Signs | 2 | EA | \$ 150.00 | \$ 300.00 |
| 22 | Remove and Relocate Ornamental Light Pole | 1 | EA | \$ 3,100.00 | \$ 3,100.00 |
| 23 | Landscaping - Trees - Medium | 1 | EA | \$ 350.00 | \$ 350.00 |
| 24 | Landscaping - Shrubs - Small | 17 | EA | \$ 35.00 | \$ 595.00 |
| 25 | Landscaping - Shrubs - Large | 32 | EA | \$ 75.00 | \$ 2,400.00 |
| 26 | Landscaping - Ground Cover Plants | 55 | EA | \$ 10.00 | \$ 550.00 |
| 27 | Landscaping - Mulch | 14 | CY | \$ 90.00 | \$ 1,260.00 |
| 28 | Landscaping - Sod | 1360 | SF | \$ 1.55 | \$ 2,108.00 |
| 29 | Irrigation System Modification including Meter and Valves | 1 | LS | \$ 6,810.00 | \$ 6,810.00 |
| 30 | Miscellaneous | 1 | LS | \$ 1,200.00 | \$ 1,200.00 |
| 31 | Final Cleanup | 1 | LS | \$ 750.00 | \$ 750.00 |
| | | | | Sub - Total | \$ 68,599.13 |
| | | | | Contingency | \$ 3,429.96 |
| | | | | Construction Repairs Sub-Total | \$ 72,029.08 |
| | | | | Engineering, Design & Permitting | \$ 5,402.18 |
| | | | | Construction Management & Oversight | \$ 2,160.87 |
| | | | | Cost To Cure Total | \$ 79,592.13 |

Raulston I. Travis, P.F.
 International and Forensic Consulting Group, LLC
 259 Blue Bonnet Trail
 Marietta, SC 29661
 (803) 331-1141

SCDOT - City of Mauldin Property - Tracts 3-8
 S-107 West Butler Road Improvement Project - City of Mauldin/Greenville County - #030553
 Cost To Cure Estimate
 15 Oct 23

| Cost To Cure | | | | | |
|--------------|--|----------|------|---------------------------------------|---------------------|
| Item | Description | Quantity | Unit | Unit Cost | Total Cost |
| 1 | General Conditions | 1 | LS | \$ 2,350.00 | \$ 2,350.00 |
| 2 | Surveys - Staking and Layout | 1 | LS | \$ 2,350.00 | \$ 2,350.00 |
| 3 | Erosion Control | 810 | LF | \$ 5.10 | \$ 4,131.00 |
| 4 | Demolish Existing Circular Landscape Island | 1 | LS | \$ 425.00 | \$ 425.00 |
| 5 | Remove and Relocate Existing Medium Decorative Stones in Circular Island | 1 | LS | \$ 500.00 | \$ 500.00 |
| 6 | Demolish Existing Concrete Sidewalk | 892 | SF | \$ 3.65 | \$ 3,255.80 |
| 7 | Rough Grading | 2962 | SF | \$ 1.15 | \$ 3,406.30 |
| 8 | Fine Grading | 2149 | SF | \$ 1.35 | \$ 2,901.15 |
| 9 | Concrete - Sidewalk | 813 | SF | \$ 8.65 | \$ 7,032.45 |
| 10 | Construct New Circular Landscape Area | 1 | LS | \$ 1,320.00 | \$ 1,320.00 |
| 11 | Construct New Brick Retaining Wall | 248 | SF | \$ 31.55 | \$ 7,824.40 |
| 12 | Remove and Relocate Concrete Base and Granite Memorial Markers | 3 | EA | \$ 740.00 | \$ 2,220.00 |
| 13 | Remove and Relocate Memorial Post | 1 | EA | \$ 350.00 | \$ 350.00 |
| 14 | Existing City of Mauldin Police Sign Demolition | 1 | LS | \$ 750.00 | \$ 750.00 |
| 15 | Construct New Monument Sign Brick Base - Brick Face | 28 | SF | \$ 31.55 | \$ 883.40 |
| 16 | Construct New Monument Sign Brick Base - Gravel Infill | 1 | CY | \$ 220.00 | \$ 220.00 |
| 17 | Construct New Monument Sign Brick Base - Concrete Top | 1 | CY | \$ 660.00 | \$ 660.00 |
| 18 | New Electrical Service to New Freestanding Monument Sign | 1 | LS | \$ 1,730.00 | \$ 1,730.00 |
| 19 | New City of Mauldin Police Freestanding Monument Sign | 1 | LS | \$ 4,800.00 | \$ 4,800.00 |
| 20 | Remove and Relocate Blue Star Memorial Highway Sign | 1 | LS | \$ 1,150.00 | \$ 1,150.00 |
| 21 | Remove and Relocate Informational/Directional Signs | 2 | EA | \$ 150.00 | \$ 300.00 |
| 22 | Remove and Relocate Ornamental Light Pole | 1 | EA | \$ 3,100.00 | \$ 3,100.00 |
| 23 | Landscaping - Trees - Medium | 1 | EA | \$ 350.00 | \$ 350.00 |
| 24 | Landscaping - Shrubs - Small | 17 | EA | \$ 35.00 | \$ 595.00 |
| 25 | Landscaping - Shrubs - Large | 32 | EA | \$ 75.00 | \$ 2,400.00 |
| 26 | Landscaping - Ground Cover Plants | 55 | EA | \$ 10.00 | \$ 550.00 |
| 27 | Landscaping - Mulch | 14 | CY | \$ 90.00 | \$ 1,260.00 |
| 28 | Landscaping - Sod | 1360 | SF | \$ 1.55 | \$ 2,108.00 |
| 29 | Irrigation System Modification including Meter and Valves | 1 | LS | \$ 6,810.00 | \$ 6,810.00 |
| 30 | Miscellaneous | 1 | LS | \$ 1,200.00 | \$ 1,200.00 |
| 31 | Final Cleanup | 1 | LS | \$ 750.00 | \$ 750.00 |
| | | | | Sub - Total | \$ 68,599.13 |
| | | | | Contingency | \$ 3,429.96 |
| | | | | Construction Repairs Sub-Total | \$ 72,029.08 |
| | | | | Engineering, Design & Permitting | \$ 5,402.18 |
| | | | | Construction Management & Oversight | \$ 2,160.87 |
| | | | | Cost To Cure Total | \$ 79,592.13 |

P10230632



**RAULSTON L. TRAVIS, PE
SENIOR FORENSIC CONSULTANT**

Mr. Travis is a graduate of the University of Tennessee with a Bachelor of Architecture, and a Master's of Science in Civil Engineering. He has more than 35 years of professional experience. Mr. Travis has been involved with the planning, design, and construction management of numerous projects in 32 states and over 60 countries throughout the world. He has specialized expertise in architecture, civil and structural engineering, construction, forensic engineering, and expert witness services for infrastructure and residential and commercial building facilities. Mr. Travis has specialized training and over 22 years of experience in damage assessment of buildings, safety evaluation of buildings, structural mitigation and strengthening of structures, and screening of buildings for potential seismic hazards. Mr. Travis has provided numerous damage assessments and structural evaluations of buildings and infrastructure after Hurricanes Andrew, Mitch, Katrina, Sandy, Matthew, Harvey, Irma, Florence, Michael and Dorian.

Mr. Travis has served on the Board of Directors and Steering Committees for several engineering related associations. He has taught numerous training and continuing education seminars and has been featured as Keynote and Guest Speaker at numerous conferences throughout the world, including Beijing, Istanbul, Milan, Salzburg, Johannesburg, Dubrovnik, Cairo, Lima, Rio de Janeiro, La Paz, and Washington, DC. Mr. Travis was recognized as a Congressional Scholar by the 101st U.S. Congress and is the recipient of numerous awards throughout his career, most recently receiving the 2010 Project of the Year Award from the Construction Management Association of America.

EDUCATION AND PROFESSIONAL REGISTRATIONS

Bachelor of Architecture – University of Tennessee – May 1992
 Master of Science in Civil Engineering, University of Tennessee – December 1993
 Registered Professional Engineer in Arizona, Georgia, Maryland, Mississippi, Nevada, New Jersey, South Carolina, Texas, and Utah
 Licensed General Contractor in South Carolina
 Certified Expert Witness

EMPLOYMENT HISTORY

| | |
|----------------|---|
| 2012 – Present | International and Forensic Consulting Group |
| 2008 – 2012 | Dennis Corporation |
| 2003 – 2008 | The TDA Companies |
| 2000 – 2003 | The LPA Group |
| 1998 – 2000 | AAROTEC Infrastructure Group |
| 1996 – 1998 | Hebel Southeast |
| 1992 – 1996 | The LPA Group |
| 1986 – 1992 | Valley Construction |
| 1984 – 1986 | March, Adams & Associates |

| | | | |
|-------------------------------|----------------------------|--------------------------|--------------------------------|
| Project ID No. P030553 | P03553 – Road S-107 | County Greenville | Tract(s) 1, 3,4,5,6,7,8 |
|-------------------------------|----------------------------|--------------------------|--------------------------------|

SCDOT RW Form 809 (01-2023)

RIGHT OF WAY AGENT’S WORKSHEET

Project ID No: **P030553** Road/Route: **Road S-107 (East Butler Road)**

County: **Greenville** R/W Agent: **Jeremy Robertson** On-Call Firm: **O.R. Colan**

Plan Sheet(s): **Tr. 1 - 1, 3, 4, 4D, 6, 7A - Tr. 3 - 3, 4, 4D, 6, 7A - Tr. 4 & 5 - 3, 4, 4D, 6, 7, 7A - Tr. 6 & 7 - 3, 4, 4D, 7, 7A - Tr. 8 - 4, 4D, 7, 7A** Tract: **1, 3, 4, 5, 6, 7 & 8 Combined**

Physical Property Address: **Tr. 1 - 100 East Butler Road, Mauldin, South Carolina 29662, Tr. 3 – Vacant Land East Butler Road, Mauldin, South Carolina 29663, Tr. 4 – 5 East Butler Road, Mauldin, South Carolina 29663, Tr. 5 - 5 East Butler Road, Mauldin, South Carolina 29663, Tr. 6 - 9 East Butler Road, Mauldin, South Carolina 29663, Tr. 7 - 9 East Butler Road, Mauldin, South Carolina 29663, Tr. 8 – Vacant Land East Butler Road, Mauldin, South Carolina 29663, Mauldin, South Carolina 29663**

LANDOWNER’S NAMES AND ADDRESSES

Tr. 3, 4 - Town Of Mauldin – Tr. 5 - Town Of Mauldin aka City of Mauldin – Tr. 1, 6, 7 & 8 - City of Mauldin – Post Office Box 249, Mauldin, South Carolina 29662 - C/O Seth Duncan
 Name & Mailing Address: **City Administrator**

Phone: Day **(864) 288-4910** Evening _____ Cell **864-775-0338** E-Mail **sduncan@mauldincitysc.com**

L.O.’s Attorney Name & Address _____

Phone No. _____ E-Mail Address _____

MORTGAGE(S) AND ADDRESSES

| Names and Addresses | Recorded Data from ROD Offices | | | | Waiver Date Waived By, Release or Agreement |
|---------------------------------|--------------------------------|------|------|--------|---|
| | Book / CP No. | Page | Date | Amount | |
| Tr. 1, 3, 4, 5, 6, 7 & 8 - NONE | | | | \$ | |
| | | | | \$ | |
| | | | | \$ | |

OTHER ENCUMBRANCES AND ADDRESSES

| Type | Names and Addresses | Book | Page | Date | Amount |
|------|---------------------------------|------|------|------|--------|
| | Tr. 1, 3, 4, 5, 6, 7 & 8 - NONE | | | | \$ |
| | | | | | \$ |
| | | | | | \$ |

PROPERTY TAXES

| Year(s) | Delinquent (Yes/No) | Date Paid | Amount |
|--------------|---------------------|------------|----------|
| Tr. 1 - 2023 | | 12/7/2023 | \$270.00 |
| Tr. 3 - 2023 | | 12/7/2023 | \$162.00 |
| Tr. 4 - 2023 | | 12/7/2023 | \$81.00 |
| Tr. 5 - 2023 | | 11/27/2023 | \$135.00 |

Tract: **1, 3, 4, 5, 6, 7 & 8 Combined**

| | | | |
|------------------------|---------------------|-------------------|-------------------------|
| Project ID No. P030553 | P03553 – Road S-107 | County Greenville | Tract(s) 1, 3,4,5,6,7,8 |
|------------------------|---------------------|-------------------|-------------------------|

SCDOT RW Form 809 (01-2023)

| | | | |
|--------------|--|------------|----------|
| Tr. 6 - 2023 | | 11/27/2023 | \$702.00 |
| Tr. 7 - 2023 | | 11/27/2023 | \$162.00 |
| Tr. 8 - 2023 | | 11/27/2023 | \$351.00 |

PARCEL INFORMATION (SIZE, BEFORE / AFTER ACQUISITION)

| | | | | | | |
|----------------|--|--|-------------------|---|------|---|
| Before: | Tr. 1 - 5.82 AC 0.86 Tr. 3 - 0.527 AC Tr. 4 - 0.554 AC Tr. 5 - 0.534 AC Tr. 6 - 1.275 AC Tr. 7 - 0.516 AC Tr. 8 - 1.26 AC Total - 10.086 AC 5.52 AC | Dimensions: | | | | |
| Acquisition: | Tr. 1 - 4,476 SF (0.10 AC) 264 SF Temp Tr. 3 - 1,027 SF (0.02 AC) Tr. 4 - 848 SF (0.02 AC) Tr. 5 - 1,376 SF (0.03 AC) Tr. 6 - 568 SF (0.01 AC) Tr. 7 - 61 SF (0.00 AC) Tr. 8 - 1,281 SF (0.03 AC) Total - 9,637 SF (0.21 AC) 0.22 AC | Entire Take: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Plat Information: | | | |
| After: | Tr. 1 - 5.82 AC 0.76 Tr. 3 - 0.51 AC Tr. 4 - 0.53 AC Tr. 5 - 0.50 AC Tr. 6 - 1.27 AC Tr. 7 - 0.52 AC Tr. 8 - 1.23 AC Total - 9.88 AC 5.305 AC | | Book | Tr. 1 - 1399 - Tr. 3, 4, 5 - J* - Tr. 6 - 38-D - Tr. 7 - YYY- | Page | Tr. 1 - 20 - Tr. 3, 4, 5 - 153 Tr. 6 - 13 - Tr. 7 - 131 |
| Tax Map No(s): | Tr. 1 M003.01-02-014.00 Tr. 3 - M003.01-02-013.00 Tr. 4 - M003.01-02-012.00 Tr. 5 - M003.01-02-011.00 Tr. 6 - M003.01-02-010.00 Tr. 7 - M003.01-02-009.02 Tr. 8 - M003.01-02-009.00 | | | | | |

NOTE: In cases of combined tracts, or multiple conveyances, list the Tract No. with corresponding Tax Map Number (in table below).

Preliminary Title Certificate Date 7/24/2023 Last Updated Title Certificate Date 3/27/2024

TITLE ABSTRACT DATA

Tract: 1, 3, 4, 5, 6, 7 & 8 Combined



5721 BUSH RIVER ROAD
 COLUMBIA, SC 29212-2609
 Phone 803.407.3000
 Fax 803.731.5435
 deborah@propertysolutionsllc.net
 www.propertysolutionsllc.com

February 22, 2024

City of Mauldin
 c/o Seth Duncan, City Administrator
 100 E Butler Rd.
 Mauldin, SC 29662

RE: Project ID No. P030553 — Road S-107 E Butler Rd — Greenville County
 — Tract(s) 1– 100 E. Butler Rd.

Dear Landowner(s):

There are proposed road improvements for the above referenced project and tract in the vicinity of E Butler Road and Road S-107 in Greenville County which has been determined to require a proposed right of way that impacts your property (Tax Map M003.01-02-014.00). An appraisal of the proposed rights of way has been requested by the South Carolina Department of Transportation (SCDOT).

The South Carolina Department of Transportation is required by the Federal Highway Administration to provide the landowner or landowner’s designated representative be given the opportunity to accompany the appraiser on an inspection of the property prior to the property being appraised. The SCDOT Appraisal manual requires the appraiser to send the landowner an inspection letter by certified mail to schedule an appointment, as required by Sec. 24.102c of the Uniform Act.

My plan is to inspect your property on March 7, 2024 between 10:30 AM– 4:00 PM. Please contact me at (803) 407-3000 if you’d like to meet me there. If this date and time are not acceptable to you, please call me to schedule a convenient date and time for us to meet. If I do not get a response from you by the scheduled date and time, I will assume you are agreeable to this notification.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, and initial appropriate)

Return Receipt (hardcopy)
 Return Receipt (electronic)
 Certified Mail Restricted Delivery
 Adult Signature Required
 Adult Signature Restricted Delivery

Postage \$

Total Postage and Fees \$

Sent to Seth Duncan, City of Mauldin
 Street and Apt. No. 100 E Butler Rd

Postmark High
 FEB 22 2024
 COLUMBIA, SC 29212

Yours very truly,

 Deborah L. Tripp, MAI, SRA
 License No. CG1132

5721 BUSH RIVER ROAD
 COLUMBIA, SC 29212-2609
 Phone 803.407.3000
 Fax 803.731.5435
 deborah@propertysolutionsllc.net
 www.propertysolutionsllc.com



September 13,

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee if applicable)
 Return Receipt (hardcopy)
 Return Receipt (electronic)
 Certified Mail Restricted Delivery
 Adult Signature Required
 Adult Signature Restricted Delivery

Postage \$

Total Postage and Fees \$

Sent To *Seth Duncan, City of Mauldin*
PO Box 249
Mauldin SC 29662

Postmark Here
 SEP 13 2023
 COLUMBIA SC 29202

PS Form 3800, January 2023 (PSN 7530-02-000-9001) See Reverse for Instructions

Mr. Seth Duncan, City Administrator
 Town of Mauldin a/k/a City of Mauldin
 PO Box 249
 Mauldin, SC 29662

RE: Project ID No. P030553 — Road S-107 E Butler Rd — Greenville County
 — Tract(s) 3,4,5,6,7 & 8 – Butler Circle

Dear Landowner(s):

There are proposed road improvements for the above referenced project and tract in the vicinity of E Butler Road and Road S-107 in Greenville County which has been determined to require a proposed right of way that impacts your property (Tax Map M003-01-02-013.00, 012.00, 011.00, 010.00, 009.02 and 090.00). An appraisal of the proposed rights of way has been requested by the South Carolina Department of Transportation (SCDOT).

The South Carolina Department of Transportation is required by the Federal Highway Administration to provide the landowner or landowner's designated representative be given the opportunity to accompany the appraiser on an inspection of the property prior to the property being appraised. The SCDOT Appraisal manual requires the appraiser to send the landowner an inspection letter by certified mail to schedule an appointment, as required by Sec. 24.102c of the Uniform Act.

My plan is to inspect your property on October 3, 2023 between 10:30 – 1:45. Please contact me at (803) 407-3000 to schedule a specific time to meet if you would like to be present. If this date and time are not acceptable, please call me to schedule a convenient date and-time for us to meet. If I do not get a response from you by the scheduled date and time, I will assume you are agreeable to this notification.

Yours very truly,

Deborah L. Tripp, MAI, SRA
 License No. CG1132

| | | | |
|------------------------|---------------------|-------------------|----------------------------|
| Project ID No. P030553 | P03553 – Road S-107 | County Greenville | Tract(s) 1, 3,4,5,6,7,8 |
|------------------------|---------------------|-------------------|----------------------------|

**QUALIFICATIONS OF THE APPRAISER
DEBORAH L. TRIPP, MAI, SRA**

**PROPERTY SOLUTIONS, LLC
5721 BUSH RIVER ROAD
COLUMBIA, SC 29212
803.407.3000**

PROFESSIONAL DESIGNATIONS AND AFFILIATIONS

- ◆ MAI - Member of the Appraisal Institute, 1996, Member #11,163
- ◆ SRA - Senior Residential Appraiser Member of the Appraisal Institute, 1990
- ◆ State Certified General Real Estate Appraiser - State of South Carolina, GG1132
- ◆ State Certified General Real Estate Appraiser – State of North Carolina, A5379
- ◆ State Certified General Real Property Appraiser – State of Georgia, 5364
- ◆ Broker certified, South Carolina Real Estate Commission, 1988 – 380218832
- ◆ Broker-in-Charge, South Carolina Real Estate Commission License REL.29249.BIC

TECHNICAL TRAINING

Courses

Society of Real Estate Appraisers Courses Completed:

Course 101, “An Introduction to Real Property Appraising”, 1984

Course 102, “Applied Residential Property Appraising”, 1985

Appraisal Institute Courses Completed:

Course 201, “Principles of Income Property Appraising”, 1991

Course 202, “Applied Income Property Valuation”, 1991

Course 410, “Standards of Professional Practice, Part A”, 1996

Course 420, “Standards of Professional Practice, Part B”, 1996

Course 430, “Standards of Professional Practice, Part C”, 2005

“Seven Hour National USPAP Update Course”, 2024-2025 Edition, 2023

Course 833, “Fundamentals of Separating Real Property, Personal Property and Intangible Assets”, 2012

Recent Seminars and Professional Development Programs

“Eminent Domain Continuing Education Class”, SCDOT, 2024

“The Validation Frontier – Theory & Applications in Stress Testing & Value Relationships for the ‘Unvaluation’”, Appraisal Institute, 2024

“Corridor Valuations, Appraisal Institute, 2024

“15 Takeaways Legal“, Appraisal Institute, 2023

“State of SC Economic Summit“, Appraisal Institute, 2023

“Appraising Environmentally Contaminated Properties, Appraisal Institute, 2023

“Valuation of Conservation Easements”, Completed Curriculum and Passed Examination”, Appraisal Institute, 2023

“Conservation Transactions: Legal and Appraisal Matters”, SC Conservation Bank, 2022

“State of South Carolina Economic Summit 2022” Appraisal Institute, 2022

“Conservation Easements, 2021 Updates on Legal, Appraisal, Accounting and Ethical Issues”, The Alabama/Mississippi chapter of the Appraisal Institute & The Georgia-Alabama Land Trust, 2021

“Six Recent Appraiser Lawsuits and the Lessons from Each”, Appraisal Institute, 2021

“State of SC Economic Summit, Parts 1 and 2”, Appraisal Institute, 2021

“Aerial Inspections for Real Estate”, Appraisal Institute, 2021

“What’s up with Technology for Real Estate Appraisers”, Appraisal Institute, 2020

“Artificial Intelligence, AVMs & Blockchain – Implications for Valuation”, Appraisal Institute, 2020

“Appraising for the Department of Interior (AVSO) & Other Federal Agencies”, Appraisal Institute, 2019

“Uniform Standards for Federal Land Acquisition”, - Appraisal Institute, 2018

QUALIFICATIONS OF DEBORAH L. TRIPP, MAI, SRA - (Continued)**PROFESSIONAL CONTRIBUTIONS****Author:**

- ◆ “Practical Applications: The Cost Approach and Accrued Depreciation” Seminar sponsored by SC Chapter of the Appraisal Institute and approved by the SC Real Estate Appraisers Board, 1993
- ◆ “Appraiser Independence Redefined: The Empowerment of a Profession”, Appraisal Institute, Valuation Insights and Perspectives, Volume 1, # 4, Fall, 1996.
- ◆ "Proposals and Engagements – Preparing for Marriage with your Client", Appraisal Institute, Valuation Insights and Perspectives, Volume 4, #3, Third Quarter, 1999.
- ◆ Various appraisal seminars and workshops, 1988 to 2007

Advisor:

- ◆ Valuation Insights and Perspectives, professional periodical, published quarterly by the Appraisal Institute, Chicago, Illinois, through 1999.

Reviewer:

- ◆ “Senior Housing - *Looking Toward the Third Millennium*”, Arthur E. Gimmy, MAI, Appraisal Institute, Chicago, Illinois, 1998.
- ◆ “Fannie Mae Desktop Underwriter Quantitative Analysis Appraisal Report Form 2055 & Qualitative Analysis Appraisal Report Form 2065”, Joseph L. Minnich, III, SRPA, SRA, Appraisal Institute, Chicago, Illinois, 1997.

Other:

Past President and Cofounder, CREW Midlands South Carolina, 2014 (Commercial Real Estate Women)
 President, CREW Midlands South Carolina, 2013
 President Elect, CREW Midlands SC, 2012
 Director, CREW Midlands SC, 2010-2011
 Past President and Co-Founder: SC Professional Appraisers Coalition, 2009
 Board of Directors, SC Chapter Appraisal Institute, 2004-2006
 Government Relations Committee, SC Chapter Appraisal Institute, 2003, 2014-2016
 Associate Guidance Committee Chair, SC Chapter Appraisal Institute, 2003
 Member, Government Relations Committee, Appraisal Institute, 1996-2002
 Vice-Chair, Government Relations Committee, Appraisal Institute, 1999
 Member, Public Affairs Committee, Appraisal Institute, 1999
 Member, Publications Review Subcommittee, Appraisal Institute, 1996-1999
 Member, Communications Committee, Appraisal Institute, 1999
 SC State Chair, Government Relations Subcommittee, Appraisal Institute, 1994-1998

EXPERIENCE

- ◆ Property Solutions, LLC, Owner/President, Analyst, Appraiser, Consultant, 1998 to present.
- ◆ Administrator/Subcontract Senior Commercial Appraiser, Executive Vice President and/or owner, various appraisal firms since 1981.
- ◆ Experience in real estate industry as Broker-in-Charge or licensed agent since 1977.

QUALIFICATIONS OF DEBORAH L. TRIPP, MAI, SRA - (Continued)

SCOPE OF PROPERTY ANALYSIS COMPLETED

Real Estate Analysis Prepared For

| | |
|---|---------------------------------------|
| US Department of Justice | Southern First Bank |
| University of South Carolina | Wal-Mart |
| City of Columbia | SouthState Bank |
| Internal Revenue Service | Wells Fargo Bank |
| Security Federal Bank | SC Law Enforcement Division |
| South Carolina Department of Transportation | Richland County |
| South Carolina Department of Parks, Recreation & Tourism | First Citizens Bank & Trust |
| Blue Cross & Blue Shield of South Carolina | Truist |
| Department of Housing & Urban Development | Lexington Medical Center |
| First Horizon | Attorneys |
| South Carolina State Housing Authority | South Carolina National Guard |
| Columbia Housing Authority | South Carolina Budget & Control Board |
| General Services Administration | South Carolina Bar Association |
| University of South Carolina | State Farm Insurance Company |
| | US Army Corps of Engineers |

Real Estate Analysis and Consulting

Extensive experience in numerous property types including:

| | | |
|--------------------------------------|---------------------------------|---------------------------------|
| <i>Health Care Enterprises</i> | <i>Hospitals</i> | <i>Senior Care Facilities</i> |
| <i>Conservation Easements</i> | <i>Market Analysis</i> | <i>Life Care Communities</i> |
| <i>Independent Living Facilities</i> | <i>Apartments</i> | <i>HUD Programs</i> |
| <i>Complex Properties</i> | <i>Tax Credit</i> | <i>Review Appraisals</i> |
| <i>Litigation Appraisals</i> | <i>Litigation Consulting</i> | <i>Partial Acquisition</i> |
| <i>Partial Interests</i> | <i>Environmentally Impaired</i> | <i>Shopping Centers</i> |
| <i>Retail Buildings</i> | <i>Offices</i> | <i>Office Parks</i> |
| <i>Restaurants</i> | <i>Historic Properties</i> | <i>Single Family Residences</i> |
| <i>Development Land</i> | <i>Mixed Use Developments</i> | <i>Plantations</i> |
| <i>Subdivisions</i> | <i>Feasibility Studies</i> | <i>Market Analysis</i> |
| <i>Rental Studies</i> | <i>Air Rights</i> | <i>Marinas</i> |

Qualified as Expert Appraisal Witness on Real Estate Analysis and Valuation in: US Bankruptcy Court, District of South Carolina; Lexington County Family Court, Eleventh Judicial Circuit; Aiken County Civil Court, Second Judicial Circuit, Administrative Law Judge Division, State of SC. Consultant in real estate mediation deliberations and depositions.

Community Service

Co-Founder, Commercial Real Estate Women – Midlands Chapter
 Co-Founder, South Carolina Professional Appraisers Coalition
 President, Southwell Subdivision Homeowner’s Association Board of Directors, 2011
 Chair and Organizer, Central South Carolina Habitat for Humanity **First Ladies Build**, the first Women-built Habitat House in South Carolina, First Lady Rachel Hodges, Honorary Chair
 Nominated for South Carolina "Woman of Achievement" Award, Governor's Commission on Women, 2001

State of South Carolina
 Department of Labor, Licensing and Regulation
Real Estate Appraisers Board
DEBORAH L. TRIPP
 Is hereby entitled in practice as a:
Certified General Appraiser
 License Number: **1132**

Expiration Date: 06/30/2026
OFFICE COPY


 Board Executive

DEBORAH LYNN TRIPP
 # 5364
 Status ACTIVE
 END OF RENEWAL 11/20/2024
 CERTIFIED GENERAL REAL PROPERTY APPRAISER

THIS LICENSE EXPIRES IF YOU FAIL TO PAY RENEWAL FEES OR IF YOU FAIL TO COMPLETE ANY REQUIRED EDUCATION IN A TIMELY MANNER.

State of Georgia
 Real Estate Commission
 Suite 1400 - International Tower
 228 Peachtree Street, N.E.
 Atlanta, GA 30303-1005


 LYNN DEMPSEY
 Real Estate Commissioner
 1238610403351210


NORTH CAROLINA APPRAISAL BOARD
APPRAISER QUALIFICATION CARD
 REGISTRATION / LICENSE / CERTIFICATE HOLDER
DEBORAH L. TRIPP

24 A5379 G Y 25
 APPRAISER NUMBER TYPE NATIONAL REGISTRY


 Appraiser's Signature


 Executive Director

EXPIRES JUNE 30, 2025

CITY COUNCIL MEETING AGENDA ITEM

MEETING DATE: November 18, 2024

AGENDA ITEM: 8c

TO: Committee of the Whole
FROM: Public Works Director, Matthew Fleahman
SUBJECT: Hurricane Helene Response

REQUEST

The Public Works Department is requesting that Council approve the authorization of additional funds to aid the hurricane debris removal within the municipal boundaries of the City.

HISTORY/BACKGROUND

On September 27, 2024 Hurricane Helene struck the City of Mauldin and caused widespread damage throughout the City. The following day, Governor Henry McMaster announced that South Carolina's request for an Expedited Major Presidential Disaster Declaration to provide federal aid to supplement state and local recovery efforts in response to Hurricane Helene has been approved. On September 29, 2024, President Biden declared a major disaster for South Carolina, based on the impacts of Hurricane Helene.

The City and its fleet of boom trucks began immediately to address debris City-wide. The efforts included cutting trees and clearing the roadways. During the first week of recovery, the City subcontracted BellMoore to aid in its efforts to address the volume of debris. To date, approximately 6,000 tons of debris has been removed from the City's ROW with one full cycle of the brush zones throughout the City.

City Council initially approved funding to augment the costs which should be reimbursed through FEMA. As these funds were used up, the City transitioned away from employing a subcontractor and continued to address the debris removal with in-house vehicles and staff. BellMoore remains under contract; however, they are no longer providing any debris removal services.

ANALYSIS or STAFF FINDINGS

All allocated funds for debris removal have been utilized and FEMA hasn't finished the review of the City's application for reimbursement. The City is requesting additional use of ARPA funds to cover the cost overages until such time as the FEMA reimbursements are initiated.

Fiscal Impact

We are requesting \$250,000 more ARPA funds to add to the already approved \$500,000. This will cover almost all of the subcontracted expenditures to date. The increase in landfill fees will be addressed in a budget amendment at the end of the fiscal year.

Recommendation

Staff recommends Council approve the additional ARPA funds in the amount of \$250,000 to cover the subcontractor costs for storm debris removal.