

**ORDINANCE 2020-005**

**AN ORDINANCE AUTHORIZING AND ESTABLISHING AN ECONOMIC DEVELOPMENT INCENTIVE PROGRAM TO ENCOURAGE PRIVATE INVESTMENT IN THE INCENTIVE AREA OF THE CITY OF FOUNTAIN INN; AND OTHER MATTERS RELATED THERETO.**

**WHEREAS**, the City of Fountain Inn, South Carolina (the "*City*") was created as a municipal corporation under the laws of the State of South Carolina (the "*State*");

**WHEREAS**, the City is duly empowered to enact ordinances, not inconsistent with the laws or Constitution of the State of South Carolina, 1895, as amended, exercising its powers related to the expenditure of public funds for public purposes and those other powers incident to, and necessary for the accomplishment of, the City's express authorization to levy certain taxes and fees;

**WHEREAS**, City Council of the City of Fountain Inn, the governing body of the City (the "*Council*"), through the adoption of its City of Fountain Inn Master Plan, has established as a matter of policy that fostering the revitalization and redevelopment of the City's historic downtown and commercial corridors (collectively, the "*Incentive Area*," as further defined in Sec. 2.3 below) brings about positive economic, social and cultural impacts within the City and greatly enhances the quality of life of the City's citizens;

**WHEREAS**, it is essential to the City's efforts to foster revitalization and redevelopment within the Incentive Area that the City offer certain Incentives (as defined in Sec. 2.3 below) that will encourage private investment in the Incentive Area. The goals (the "*Goals*") of the City in offering the Incentives are as follows:

- (a) to promote the construction of new buildings or the rehabilitation of existing buildings within the Incentive Area; and
- (b) to support the establishment of the categories of new businesses that the Council determines will (i) significantly increase the overall commercial activity within the Incentive Area, (ii) attract the City's residents and tourists into the Incentive Area and (iii) increase property values within the City as a whole.

**WHEREAS**, while the Incentives may benefit the Incentive Recipients (as defined in Sec. 2-602 below), the primary beneficiary of the Incentives will be the City and its citizens who shall realize the following benefits (the "*Benefits*"):

- (a) increased property values within the Incentive Area and the City as a whole;
- (b) increased revenue from property & hospitality taxes, business license fees, and permit fees;

- (c) increased tourism and commercial activity within the Incentive Area and the City as a whole; and
- (d) the improvement of the character of the City by preserving historic buildings within the Incentive Area or promoting the construction of new buildings that are compatible with its historic character.

**WHEREAS**, the Incentives, as provided for in an Incentive Agreement (as defined herein), shall be structured in such a way that the value of the Benefits to the City will exceed their value to the Incentive Recipients; and

**WHEREAS**, the financial benefit of the Incentives to the Incentive Recipients will only be realized at such time as certain Benchmarks (as defined herein) are met or continue to be met. Should all the Benchmarks be accomplished, the City believes that there is a high probability that the Benefits will be realized by the City and that the value of the Benefits will exceed the value public funds expended on the Incentives.

**NOW, THEREFORE, BEING DULY ASSEMBLED, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FOUNTAIN INN THAT:**

**Section 1.** There is hereby enacted by the City, for the purposes discussed above, the "*Economic Development Incentive Program.*" Amendments, modifications and clarifications to the Economic Development Incentive Program or succeeding amendments, modifications or clarifications to Economic Development Incentive Program shall become effective if approved and enacted by the City. Prior to such effective date, the version of the Economic Development Incentive Program enacted by the terms hereof shall remain in full force and effect.

**Section 2.** The Economic Development Incentive Program shall be established by and through the enactment of this ordinance.

Sec. 2.1 - Title.

This ordinance shall be titled "Economic Development Incentive Program."

Sec. 2.2 - Authority.

Subject to the realization of certain Benefits (as defined in Sec. 2.3 below), the Economic Development Incentive Program is enacted by the Council to meet its Goals (as defined in Sec. 2.3 below).

Sec. 2.3 - Definitions.

As used in this Article IV, unless the context shall otherwise require, the following terms shall have the following respective meanings:

**"Benefits"** means the value to the City of providing the Incentives, which generally includes: (a) increased property values within the Incentive Area and the City as a whole; (b) increased revenue from property & hospitality taxes, business license fees and permit fees; (c) increased tourism and commercial activity within the Incentive Area and the City as a whole; and (d) the improvement of the character of the City by preserving historic buildings within the Incentive Area and promoting the construction of new buildings that are compatible with its historic character.

**"Incentive Area"** shall mean the area in which the Council has determined that the revitalization and redevelopment thereof is essential to preserving and improving the economy, society and culture of the City and enhancing the quality of life of the citizens thereof. The Incentive Area shall include all properties located within the C-1 Zoning District; all properties zoned NC-neighborhood commercial district; the Gateway Corridor Overlay District (SC 418); properties with frontage along the corridor of North and South Main Street (SC 14), Harrison Bridge Road, SC-418, Fairview Street, or I-385 currently zoned C-2 (or commercial use if located in a Planned Development) or slated for C-2 in the future land use map, as shown on the City of Fountain Inn – Incentive Area Map, attached hereto as **Exhibit A**.

**"Development"** shall mean the activity of improving a real property to the extent of adding value to the tax base through real property improvements, and the creation of employment opportunities.

**"Goals"** means the objectives of the City in offering the Incentives, which generally includes: (a) promoting the construction of new buildings or the rehabilitation of existing buildings within the Incentive Area; and (b) supporting the establishment of the categories of new businesses that will (i) significantly increase the overall commercial activity within the Incentive Area, (ii) attract the City's residents and tourists into the Incentive Area and (iii) increase property values within the City as a whole.

**"Incentive"** shall mean a grant of any inducement having monetary value by the City that is offered to a person, firm, or corporation to pursue a Development that encourages private investment and/or the creation/retention of jobs. The Incentive may also include grants from other entities that the City may be able to obtain.

**"Incentive Recipient"** shall mean the private parties receiving the Incentives from the City.

**"Job"** shall mean each new (i) full-time position or (ii) each full-time equivalent position that is created as a direct result of the ongoing operation of a Development. For the purposes of calculating the number of Jobs created by a Development, only those employed at businesses directly associated with the Development at positions permanently located within the Incentive Area shall be considered.

Sec. 2.4 - Authorization

(a) Authorization to Grant Incentives.

The Council, at its discretion and on a case-by-case basis, but subject to the General Eligibility Criteria provided for in Sec. 2.6(a) herein, may enter into an Incentive Agreement (as defined herein) with a person, firm or corporation providing for Incentives in order to encourage and support the Development of real property within the Incentive Area.

(b) Incentive Agreements.

The Incentives shall only be provided to an Incentive Recipient after an agreement has been entered into between the City and such person, firm or corporation, which agreement shall set forth: the particulars of the Development; the Incentives to be provided; and sufficient assurances that the Benefits will accrue to the City and the Goals will be met by the Development (an "*Incentive Agreement*"). Pending the approval by the Council of any Incentive Agreement and subject to the provisions of Sec. 2.7 herein, the City Administrator of the City is authorized to discuss the provisions of this Economic Development Incentive Program, aid in the completion of any Proposal (as defined herein) and, subject to the final approval by the Council, negotiate with the potential Incentive Recipient on behalf of the City. Each Incentive Agreement shall be approved by Council by ordinance. Council is authorized to provide Incentives in any amounts and for any period of time within the thresholds provided for herein or within the time periods and thresholds provided for in any applicable statutory authorization.

Sec. 2.5 - Authorized Incentives.

(a) Multiple Incentives.

The Council may provide to an Incentive Recipient any combination of Incentives provided for herein; provided, however, that the total amount of Incentives given to a Development must be in keeping with the Goals and the value of the Benefits accruing to the City (and its citizens) must be greater than the financial value of the Incentives to an Incentive Recipient.

(b) Incentives of the City.

All direct Incentives of the City shall be granted in the form of reimbursements and refunds of fees and taxes that have been duly paid to the City. No upfront abatements of fees or taxes shall be permitted. Where Incentives continue for a period of more than one year, such Incentives may be graduated to increase or decrease year-to-year as the Council sees fit, but subject to monitoring by the City to ensure compliance with the terms of any Incentive Agreement. The Council may, at its discretion and on a case-by-case basis, enter into an Incentive Agreement to reimburse or refund any person, firm or

corporation the following fees and taxes up to the amounts and percentages provided for herein:

- (i) Up to 100% of the applicable sewer tap fees collected by the City;
- (ii) Up to 50% of the building permit fees collected by the City;
- (iii) Up to 50% of the business license fees collected by the City for as many as five (5) years;
- (iv) Up to 50% of the local hospitality taxes collected by the City for as many as five (5) years, but funds received through such incentive are to be spent only for purposes that are related to tourism, pursuant to S.C. Code § 6-1-730, and which have been approved by Council and included in the Incentive Agreement; and
- (v) Such other Incentives that the Council, at its discretion on a case-by-case basis, determines are appropriate given the amount or type of investment made by the Incentive Recipient in the Investment Area.

(c) State Incentive Programs.

The State programs that may be considered by Council to be included within any package of Incentives or as a stand-alone set of Incentives for in-City projects located outside of the Development Area, include the following:

- (i) Property tax credits authorized by the provisions of the South Carolina Abandoned Buildings Revitalization Act, codified at S.C. Code Ann. §§ 12-67-100 *et seq.* (collectively, the "**Abandoned Building Act**"). Incentive Recipients requesting consideration of the Abandoned Building Act by the Council shall submit an Abandoned Building Act Application form, a copy of which is attached hereto as **Exhibit B**.
- (ii) Property tax credits authorized by the provisions of the South Carolina Textiles Communities Revitalization Act, codified at S.C. Code Ann. §§ 12-65-10 *et seq.* (collectively, the "**Textiles Revitalization Act**"). Incentive Recipients requesting consideration of the Textiles Revitalization Act by the Council shall submit a Textiles Revitalization Act Application form, a copy of which is attached hereto as **Exhibit C**.

(iii) Property tax credits authorized by the provisions of the South Carolina Retail Facilities Revitalization Act, codified at S.C. Code Ann. §§ 6-34-10 *et seq.* (collectively, the "**Retail Revitalization Act**"). Incentive Recipients requesting consideration of the Retail Revitalization Act by the Council shall submit a Retail Revitalization Act Application form, a copy of which is attached hereto as **Exhibit D**.

(iv) The South Carolina real property tax credit for the installation of a fire sprinkler system, codified at S.C. Code Ann. § 12-6-3622.

#### Sec. 2.6 - Eligibility Criteria.

(a) General Eligibility Criteria.

Except for those Incentives discussed in Sec. 2.5(c) above as authorized by the State and which are intended by the terms of this Economic Development Incentive Program to be applied City-wide, in order for a Development to be eligible to receive Incentives, the Council must determine that the Development meets, or upon completion will meet, each of the following criteria:

(i) the Development is consistent with the Fountain Inn Master Plan (as may be amended) (the "**Master Plan**"), as well as the Goals.

(ii) absent the provision of Incentives, the Development would be unlikely to occur or unlikely to occur at the level or scale contemplated by the developer.

(iii) the Development must be located within the Incentive Area, as defined in Sec. 2.3.

(iv) the Development must have a minimum threshold investment of one million dollars (\$1,000,000) (the "**Minimum Investment**"). The Minimum Investment may be comprised of any combination of (i) real property acquisition costs, (ii) the costs of physical improvements to real property, (iii) or the costs of capital improvements to City infrastructure. The Minimum Investment may be calculated based upon investment in a single property or the cumulative investment in multiple properties, each within the Incentive Area. Where multiple uses or businesses are to be located within a single Development as separate businesses, the Council may, at its discretion on a case-by-case basis, allocate appropriate portions of the total investment in the Development to such separate business in order to allow such business to meet the Minimum Investment eligibility requirement. In order to meet the threshold for the Minimum Investment, a Development may be given a credit towards the Minimum Investment of fifty thousand dollars (\$50,000) for each Job (as defined herein) that will be created by the Development.

(v) The intended use of the Development must be for one or more of the following business purposes: (1) retail uses; (2) tourism-related business or activities; (3) cultural arts activities and associated businesses; (4) corporate headquarters; (5) research and development; (6) high technology growth businesses; and (7) other uses, as may be determined by the Council, that are consistent with the Goals, the Comprehensive Plan and the Master Plan.

(b) Specific Criteria.

The Council may, at its discretion and on a case-by-case basis, include within an Incentive Agreement any other eligibility criteria that must be met upon completion of a Development in order to ensure that the Goals are met and that the Development provides Benefits to the City (and its citizens) in amounts that warrant the implementation of Incentives.

Sec. 2.7 - Administration and Terms of Delivery.

(a) Application for Incentives.

Except where an applicant seeks only Incentives authorized by the State Incentive Programs listed in Sec. 2.5(c), in order to be eligible for Incentives, a person, firm or corporation must submit to the City Administrator a proposed set of Incentives for a Development (a "**Proposal**"). A form of the Proposal is attached hereto as **Exhibit E**. The Proposal must include a sufficient description of the Development, to include, without limitation, the following information: (i) identification of the property or properties on which the Development is to be located (the "**Subject Property**") and any acquisition costs thereof; (ii) the estimated start date and completion date for any work to be performed on the Subject Property; (iii) a list of any physical improvements that are to be made to the Subject Property as part of the Development, including a good-faith estimate of the costs thereof; (iv) the then-current value of the Subject Property and a good-faith estimate of the value of the Subject Property upon completion of the improvements thereto; (v) a good-faith estimate of the number of Jobs that the Development is projected to create, including an estimate of the date upon which the estimated number of Jobs will have been created; (vi) a statement affirming that, based upon any acquisition costs for the Subject Property, along with good-faith estimates for the costs of physical improvements and the number of Jobs created, the Development will meet or exceed the Minimum Investment requirements of Sec. 2.6(a)(iv); (vii) a good-faith estimate of other revenue for the City that will be created as a direct result of the Development, including anticipated business license fees, additional property and hospitality tax revenue, capital improvements to City-owned infrastructure and utilities revenue; and (viii) any other additional information that the Incentive Recipient or the City Administrator deems may be necessary and helpful for the Council to evaluate and give due consideration to the Proposal.

(b) Determination of Incentive Amounts.

The amount of Incentives granted to a Development shall be based upon the amount of the capital investment in the Development, the amount of new revenue for the City directly created by the Development and the number of new Jobs that will be directly created by the Development. The amount of Incentives granted to a Development shall in no case exceed the value of the direct and indirect benefits of the Development to the City. These amounts shall be expressly included within any Incentive Agreement.

(c) Certification, Commencement and Continuation of Incentives.

(i) No Incentive shall commence or be given until such time as the Development has been issued a Certificate of Occupancy and/or a business license as well as a certificate that all terms and benchmarks included within the applicable Incentive Agreement, including without limitation benchmarks for capital investment, property valuation, and Job creation (the "**Benchmarks**"), have been fully achieved or otherwise completed.

(ii) Where Benchmarks, such as the number of Jobs created, are to be met continuously over a period of time, the Incentive Recipient shall provide to the City, on an annual basis, sufficient proof that the Development has continuously achieved or otherwise complied with such Benchmarks

(iii) If, at any time after completion of a Development or at any time within the period of time during which a Development is granted Incentives, a Development fails to achieve or otherwise comply with a Benchmark, the Council may, at its discretion and on a case-by-case basis: (1) declare the Incentive Agreement null and void and refuse to grant any future Incentives; or (2) decrease the amount of Incentives based upon the actual direct and indirect Benefits of the Development to the City and its citizens.

Sec. 2.8 Administration of Incentives and Incentive Agreements.

The administration of the application process, specifically including the drafting of any Proposal, and continuous monitoring of Developments pursuant to applicable Incentive Agreements shall be the responsibility of the City Administrator and any person designated to oversee such process by the City Administrator.

**Section 3.** If any section, subsection, sentence, clause or phrase of the Economic Development Incentive Program or this Ordinance is, for any reason, held or determined to be invalid, such decision shall not affect the validity of the remaining portions of the Economic Development Incentive Program and/or this Ordinance.

**Section 4.** Nothing in this Ordinance or in the Economic Development Incentive Program hereby enacted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause of causes of action acquired or existing, under any act or ordinance hereby repealed; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

**Section 5.** All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this ordinance are hereby repealed to the extent of the conflict or inconsistency. This Ordinance and the provisions of the Economic Development Incentive Program shall take effect immediately upon its enactment by the Council.


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**DONE IN REGULAR MEETING THIS 12TH DAY OF OCTOBER 2020.**

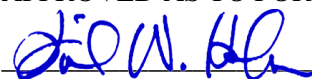
SIGNATURE OF MAYOR:

  
\_\_\_\_\_  
George Patrick McLeer, Jr.

ATTEST:

  
\_\_\_\_\_  
Sandra H. Woods  
City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
David W. Holmes  
City Attorney

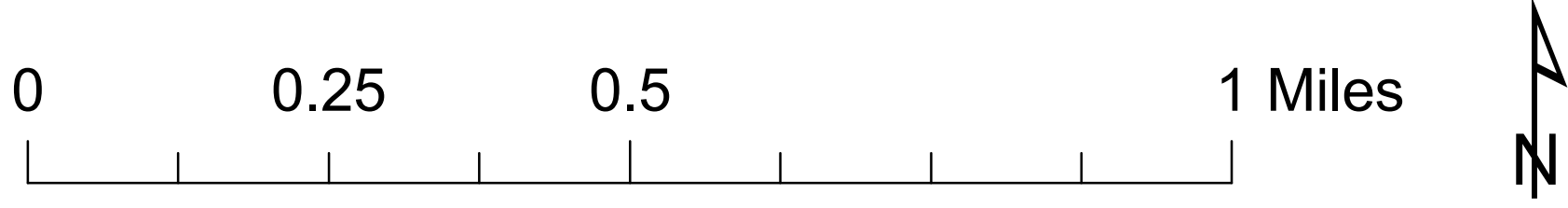
FIRST READING: 10/08/2020

SECOND READING: 11/12/2020



**EXHIBIT A**

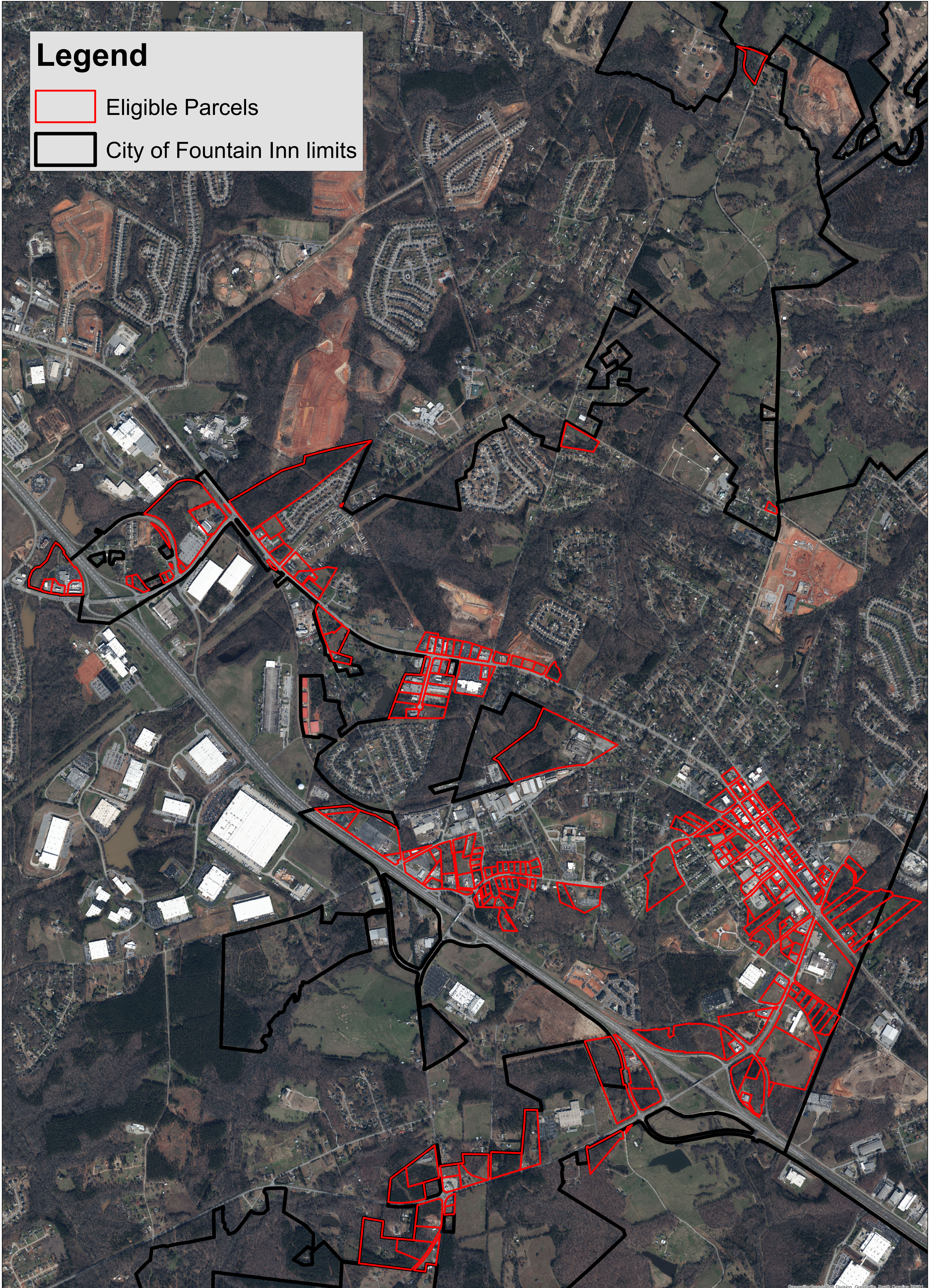
City of Fountain Inn – Incentive Area map

# Fountain Inn Incentive Area Economic Development Exhibit



## Legend

-  Eligible Parcels
-  City of Fountain Inn limits



CITY OF FOUNTAIN INN



ABANDONED BUILDINGS ACT  
APPLICATION FOR ELIGIBILITY AND CREDIT  
AGAINST REAL PROPERTY TAXES

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**1. PROPERTY INFORMATION**

Building Site Address \_\_\_\_\_

City \_\_\_\_\_, South Carolina (ZIP) \_\_\_\_\_

TMS# \_\_\_\_\_

Have you filed a Notice of Intent to Rehabilitate with the City? Yes \_\_\_\_\_ No \_\_\_\_\_

*\*If No, include with this application a letter indicating your intent to rehabilitate the building site, the location of the building site, the amount of acreage involved in the building site, the amount of square footage of existing buildings involved in the building site and the buildings to be rehabilitated, any new construction at the building site, and the estimated expenses to be incurred in connection with the rehabilitation.*

When was the building site abandoned? \_\_\_\_\_

*\*You must provide documentation to support the information provided above. A letter from the City of Fountain Inn's Business Licensing Department indicating when the last business license was revoked is preferred.*

Has at least 66% of the building/structure been closed continuously to business or otherwise non-operational for income producing purposes for a period of at least five (5) years immediately preceding the date on which the Notice of Intent to Rehabilitate was filed? Yes \_\_\_\_\_ No \_\_\_\_\_

*\*This calculation is based on the total amount of square footage as certified by the Darlington County Tax Assessor.*

What was the building's use immediately preceding its abandonment? \_\_\_\_\_

*\*Buildings or structures with an immediate preceding use as a single-family residence are not deemed abandoned buildings.*

On what date did you become the owner of record? \_\_\_\_\_

Is the building on the National Register of Historic Places? Yes \_\_\_\_\_ No \_\_\_\_\_

➤ If yes, will any portion of the building be demolished? \_\_\_\_\_

What was the square footage at the time Notice of Intent is/was filed? \_\_\_\_\_

**2. PROJECT INFORMATION**

Estimated project start date \_\_\_\_\_

Estimated project completion date \_\_\_\_\_

Estimated rehabilitation costs \$\_\_\_\_\_ (Total must be more than \$250,000 to qualify).

*\*Eligible expenses do not include cost of acquiring the site or cost of personal property at the site.*

*\*\* Expenses increasing the square footage of the site by more than 200% are not eligible.*

Do you plan to subdivide the building or structure into separate units or parcels? Yes \_\_\_\_\_ No \_\_\_\_\_

➤ If yes, how many? \_\_\_\_\_

Will the rehabilitation work increase the square footage of the building site? Yes \_\_\_\_\_ No \_\_\_\_\_

➤ If yes, how much additional square footage will be added? \_\_\_\_\_

Briefly describe your plans for the building site including the future planned use of the building site and structure(s).

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### 3. OWNER INFORMATION

Name \_\_\_\_\_ Signature \_\_\_\_\_

Address \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Daytime Telephone \_\_\_\_\_

### 4. AFFIDAVIT

Please complete and sign the applicable attached affidavit.

#### FOR CITY USE ONLY

DEPARTMENT SUBJECT TO REQUEST: \_\_\_\_\_

REQUEST ASSIGNED TO: \_\_\_\_\_

DATE OF ASSIGNMENT: \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_

DATE OF COMPLETION: \_\_\_\_\_

DATE RESPONSE DUE: \_\_\_\_\_

(For Individual Property Owners)

\_\_\_\_\_  
Applicant(s)

\_\_\_\_\_  
Date

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE )

)

AFFIDAVIT

COUNTY OF LAURENS )

)

PERSONALLY APPEARED BEFORE ME, the undersigned, who first being duly sworn, deposes and says, subject to the penalties of perjury, that the information contained in the foregoing Application For Eligibility and Credit Against Real Property Taxes is true and correct.

\_\_\_\_\_  
Applicant(s)

Sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public for South Carolina

My Commission Expires: \_\_\_\_\_

(For Entity Property Owners)

\_\_\_\_\_  
Name of Entity

By: \_\_\_\_\_

Its: \_\_\_\_\_

\_\_\_\_\_  
Date

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE )

AFFIDAVIT

COUNTY OF LAURENS )

PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_, by  
\_\_\_\_\_, its \_\_\_\_\_ duly authorized, who first being duly sworn,  
deposes and says, subject to the penalties of perjury, that the information contained in the foregoing  
Application For Eligibility and Credit Against Real Property Taxes is true and correct.

\_\_\_\_\_  
Name of Entity

By: \_\_\_\_\_

Its: \_\_\_\_\_

Sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public for South Carolina

My Commission Expires: \_\_\_\_\_

CITY OF FOUNTAIN INN



TEXTILE COMMUNITIES REVITALIZATION ACT  
APPLICATION FOR ELIGIBILITY AND CREDIT  
AGAINST REAL PROPERTY TAXES

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**1. PROPERTY INFORMATION**

Building Site Address \_\_\_\_\_

City \_\_\_\_\_, South Carolina (ZIP) \_\_\_\_\_

TMS# \_\_\_\_\_

Have you filed a Notice of Intent to Rehabilitate with the City? Yes \_\_\_\_\_ No \_\_\_\_\_

*\*If No, include with this application a letter indicating your intent to rehabilitate the textile mill, the location of the textile mill site, the amount of acreage involved in the textile mill site, and the estimated expenses to be incurred in connection with the rehabilitation.*

Was the building/structure used as a textile mill? Yes \_\_\_\_\_ No \_\_\_\_\_

*\*In order to be eligible, the building must have been initially used for textile manufacturing, dying, or finishing operations and for ancillary uses (pursuant to S.C. Code § 12-65-20(2)) to those operations.*

Has at least 80% of the textile mill been closed continuously to business or otherwise non-operational as a textile mill for income producing purposes for a period of at least one (1) year immediately preceding the date on which the Notice of Intent to Rehabilitate was filed? Yes \_\_\_\_\_ No \_\_\_\_\_

*\*This calculation is based on the total amount of square footage as certified by the Darlington County Tax Assessor.*

When was the textile mill abandoned? \_\_\_\_\_

*\*You must provide documentation to support the information provided above. A letter from the City of Fountain Inn's Business Licensing Department indicating when the last business license was revoked is preferred.*

On what date did you become the owner of record? \_\_\_\_\_

Were you the owner of record when the textile mill was operational immediately prior to the textile mill's abandonment? Yes \_\_\_\_\_ No \_\_\_\_\_

Has the textile mill previously received textile mill credits? Yes \_\_\_\_\_ No \_\_\_\_\_

**2. PROJECT INFORMATION**

Estimated project start date \_\_\_\_\_

Estimated project completion date \_\_\_\_\_

Estimated rehabilitation expenses \_\_\_\_\_

Acreage of the textile mill site \_\_\_\_\_

Do you plan to subdivide the site into separate units or parcels? Yes \_\_\_\_\_ No \_\_\_\_\_

➤ If yes, how many? \_\_\_\_\_

Briefly describe your plans for the building site including the future planned use of the building site and structure(s).

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### 3. OWNER INFORMATION

Name \_\_\_\_\_ Signature \_\_\_\_\_

Address \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Daytime Telephone \_\_\_\_\_

### 4. AFFIDAVIT

Please complete and sign the applicable attached affidavit.

#### FOR CITY USE ONLY

DEPARTMENT SUBJECT TO REQUEST: \_\_\_\_\_

REQUEST ASSIGNED TO: \_\_\_\_\_

DATE OF ASSIGNMENT: \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_

DATE OF COMPLETION: \_\_\_\_\_

DATE RESPONSE DUE: \_\_\_\_\_

(For Individual Property Owners)

\_\_\_\_\_  
Applicant(s)

\_\_\_\_\_  
Date

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

COUNTY OF LAURENS            )  
  )  
  )

AFFIDAVIT

PERSONALLY APPEARED BEFORE ME, the undersigned, who first being duly sworn, deposes and says, subject to the penalties of perjury, that the information contained in the foregoing Application For Eligibility and Credit Against Real Property Taxes is true and correct.

\_\_\_\_\_  
Applicant(s)

Sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public for South Carolina

My Commission Expires: \_\_\_\_\_

(For Entity Property Owners)

\_\_\_\_\_  
Name of Entity

By: \_\_\_\_\_

Its: \_\_\_\_\_

\_\_\_\_\_  
Date

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE )

)

AFFIDAVIT

COUNTY OF LAURENS )

PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_, by  
\_\_\_\_\_, its \_\_\_\_\_ duly authorized, who first being duly sworn,  
deposes and says, subject to the penalties of perjury, that the information contained in the foregoing  
Application For Eligibility and Credit Against Real Property Taxes is true and correct.

\_\_\_\_\_  
Name of Entity

By: \_\_\_\_\_

Its: \_\_\_\_\_

Sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public for South Carolina

My Commission Expires: \_\_\_\_\_

CITY OF FOUNTAIN INN



**RETAIL FACILITIES REVITALIZATION ACT  
APPLICATION FOR ELIGIBILITY AND CREDIT  
AGAINST REAL PROPERTY TAXES**

**1. PROPERTY INFORMATION**

Building Site Address \_\_\_\_\_

City \_\_\_\_\_, South Carolina (ZIP) \_\_\_\_\_

TMS# \_\_\_\_\_

Has at least 80% of the building/structure been closed continuously to business or otherwise non-operational for income producing purposes for a period of at least one (1) year immediately preceding the date on which this Application was submitted? Yes \_\_\_\_\_ No \_\_\_\_\_

*\*This calculation is based on the total amount of square footage as certified by the Greenville/Laurens County Tax Assessor.*

*\*\*The building/structure may have been used as a wholesale facility immediately prior to rehabilitation provided it has not served such purpose for more than one year.*

When was the building/structure abandoned? \_\_\_\_\_

*\*You must provide documentation to support the information provided above. A letter from the City of Fountain Inn's Business Licensing Department indicating when the last business license was revoked is preferred.*

What was the building's use immediately preceding its abandonment? \_\_\_\_\_

*\*The site must have been used as a shopping center, mall, or a free-standing retail sales facility with such retail uses occupying at least 40,000 square feet of the facility (unless such amount is reduced pursuant to S.C. Code § 6-34-40(F)).*

*\*\*The building/structure may have been used as a wholesale facility immediately prior to rehabilitation provided it has not served such purpose for more than one year.*

What is the current square footage of the building/structure? \_\_\_\_\_

On what date did you become the owner of record? \_\_\_\_\_

Is the building on the National Register of Historic Places? Yes \_\_\_\_\_ No \_\_\_\_\_

➤ If yes, will any portion of the building be demolished? \_\_\_\_\_

**2. PROJECT INFORMATION**

Estimated project start date \_\_\_\_\_

Estimated project completion date \_\_\_\_\_

*\*Applicants must file an election to receive property tax credits with the South Carolina Department of Revenue prior to placing the building/structure in service.*

Estimated rehabilitation costs \$ \_\_\_\_\_

*\*Eligible expenses do not include cost of acquiring the site or cost of personal property at the site.*

Briefly describe your plans for the building site including the future planned use of the building site and structure(s).

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**3. OWNER INFORMATION**

Name \_\_\_\_\_ Signature \_\_\_\_\_

Address \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Daytime Telephone \_\_\_\_\_

**4. AFFIDAVIT**

Please complete and sign the applicable attached affidavit.

**FOR CITY USE ONLY**

<b>DEPARTMENT SUBJECT TO REQUEST:</b> _____	<b>RECEIVED BY:</b> _____
<b>REQUEST ASSIGNED TO:</b> _____	<b>DATE OF COMPLETION:</b> _____
<b>DATE OF ASSIGNMENT:</b> _____	<b>DATE RESPONSE DUE:</b> _____

(For Individual Property Owners)

\_\_\_\_\_  
Applicant(s)

\_\_\_\_\_  
Date

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

COUNTY OF LAURENS            )  
  )  
  )

AFFIDAVIT

PERSONALLY APPEARED BEFORE ME, the undersigned, who first being duly sworn, deposes and says, subject to the penalties of perjury, that the information contained in the foregoing Application For Eligibility and Credit Against Real Property Taxes is true and correct.

\_\_\_\_\_  
Applicant(s)

Sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public for South Carolina

My Commission Expires: \_\_\_\_\_

(For Entity Property Owners)

\_\_\_\_\_  
Name of Entity

By: \_\_\_\_\_

Its: \_\_\_\_\_

\_\_\_\_\_  
Date

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE )

)

AFFIDAVIT

COUNTY OF LAURENS )

PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_, by  
\_\_\_\_\_, its \_\_\_\_\_ duly authorized, who first being duly sworn,  
deposes and says, subject to the penalties of perjury, that the information contained in the foregoing  
Application For Eligibility and Credit Against Real Property Taxes is true and correct.

\_\_\_\_\_  
Name of Entity

By: \_\_\_\_\_

Its: \_\_\_\_\_

Sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public for South Carolina

My Commission Expires: \_\_\_\_\_



# City of Fountain Inn

## Proposal For Economic Development Incentives

The City of Fountain Inn, South Carolina (the “City”) has enacted its Economic Development Incentive Package Program, which is codified in Chapter 2 – “Administration,” Article VI – “Economic Development Incentive Program” of the City’s Code of Ordinances (the,“Economic Development Incentive Program”). Pursuant to the Economic Development Incentive Program, all requests for incentives shall be made using this form. This form shall be signed and submitted, either: in person or by mail at Fountain Inn City Hall, which is located at 200 N. Main St., Fountain Inn, SC 29644 or by email to shawn.bell@fountaininn.org. Terms used herein and not otherwise defined shall have the meanings ascribed thereto in the Economic Development Incentive Program.

**Name:** \_\_\_\_\_ **Date of Request:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_ **E-Mail:** \_\_\_\_\_

**DESCRIPTION OF THE PROPERTY** (please include tax identification number(s) and any current or expected acquisition costs – be as specific as possible and attach additional pages if needed):

\_\_\_\_\_  
\_\_\_\_\_

**ESTIMATED START DATE FOR DEVELOPMENT:** \_\_\_\_\_

\_\_\_\_\_

**DESCRIPTION OF DEVELOPMENT** (please include a good faith estimate of expected costs, being as specific as possible; attach additional pages if needed):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**JOB CREATION** (please include good faith estimate of jobs created and expected date if implementation):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ESTIMATES AS TO BENEFITS TO THE CITY FROM THE DEVELOPMENT**(may include, but not limited to business license fees, property & hospitality taxes, improvements to City-owned infrastructure or utilities – be as specific as possible and attach additional pages if needed): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**OTHER PERTINENT INFORMATION** (please attach additional pages if needed): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I, the undersigned, submit the above information to the City and certify that, to the best of my knowledge, the information supplied hereinabove is factually correct and contains no material misstatements or other misrepresentations. Additionally, I affirm, and certify that, based on the acquisition costs of the property described above, the costs of the proposed improvements (and the expected jobs to be created or retained, the development shall meet or exceed the minimum investment requirements in Sec. 2-189 of the Economic Development Incentive Program.

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**FOR CITY USE ONLY**

**DEPARTMENT SUBJECT TO REQUEST:** \_\_\_\_\_ **RECEIVED BY:** \_\_\_\_\_  
**REQUEST ASSIGNED TO:** \_\_\_\_\_ **DATE OF COMPLETION:** \_\_\_\_\_  
**DATE OF ASSIGNMENT:** \_\_\_\_\_ **DATE OF RESPONSE DUE:** \_\_\_\_\_