COMMUNITY DEVELOPMENT COMMITTEE AGENDA

A meeting of the Community Development Committee will be held at 4:00 p.m., Thursday, March 25, 2021 via Conference Call at 1-929-205-6099, Access Code: 759694505. The agenda will be as follows:

- Invocation
  a. Public Participation
  b. Approval of Minutes
     1. Deferred
  c. New Business
     1. Resolution to Certify 220 Nassau Street as an Abandoned Building
     2. Classic Development Corporation – Request for Funds – Bulls Creek Development
     3. Laurel Island Development and Public Infrastructure Agreement- Update

Miscellaneous Business
Adjourn

If you have a conflict with this meeting, and will not be present, please call the Clerk’s Office at 724-3726. Thank you for your cooperation in this matter.

JENNIFER COOK
CLERK OF COUNCIL

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.
RESOLUTION No. 2021-_____

A RESOLUTION CERTIFYING PROPERTY LOCATED AT 220 NASSAU STREET (CHARLESTON COUNTY TMS NO. 459-05-01-067) AS AN ABANDONED BUILDING SITE UNDER SECTION 12-67-160 OF SOUTH CAROLINA CODE

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

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

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

(1) “Abandoned Building” means a building or structure, which clearly may be delineated from other buildings or structures, at least sixty-six percent of the space in which has been closed continuously to business or otherwise nonoperational for income producing purposes for a period of at least five years immediately preceding the date on which the taxpayer files a “Notice of Intent to Rehabilitate”. For purposes of this item, a building or structure that otherwise qualified as an “abandoned building” may be subdivided into separate units or parcels, which units or parcels may be owned by the same taxpayer or different taxpayers, and each unit or parcel is deemed to be an abandoned building site for purposes of determining whether each subdivided parcel is considered to be abandoned.

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

WHEREAS, Section 12-67-140 of the Act provides that a taxpayer who rehabilitates an abandoned building is eligible either for a credit against certain income taxes, license fees or premium taxes, or a credit against local real property taxes; and
WHEREAS, Archer Apartments, LLC (the "Taxpayer") is the owner and developer of certain real property located at 220 Nassau Street (the "Property"), as referenced in that certain deed dated June 9, 2020 and recorded June 16, 2020 in the Charleston County Register of Deeds Office in Book 0890 at Page 468, which property is further identified on the Charleston County Tax Maps as TMS No. 459-05-01-067; and

WHEREAS, the Taxpayer has subdivided the structure into seven separate units as follows:

Unit #1: Main Building
Unit #2: East Wing
Unit #3: West Wing
Unit #4: Auditorium
Unit #5: Cafeteria
Unit #6: New Construction Building A
Unit #7: New Construction Building B

WHEREAS, each Unit is being redeveloped for use as a residential apartment or apartments (as to each of the seven such units, a "Building Site"); and

WHEREAS, on March 3, 2021, the Taxpayer filed a Notice of Intent to Rehabilitate Unit #1 of the Property with the South Carolina Department of Revenue; and

WHEREAS, on March 3, 2021, the Taxpayer filed a Notice of Intent to Rehabilitate Unit #2 of the Property with the South Carolina Department of Revenue; and

WHEREAS, on March 3, 2021, the Taxpayer filed a Notice of Intent to Rehabilitate Unit #3 of the Property with the South Carolina Department of Revenue; and

WHEREAS, on March 3, 2021, the Taxpayer filed a Notice of Intent to Rehabilitate Unit #4 of the Property with the South Carolina Department of Revenue; and

WHEREAS, on March 3, 2021, the Taxpayer filed a Notice of Intent to Rehabilitate Unit #5 of the Property with the South Carolina Department of Revenue; and

WHEREAS, on March 3, 2021, the Taxpayer filed a Notice of Intent to Rehabilitate Unit #6 of the Property with the South Carolina Department of Revenue; and

WHEREAS, on March 3, 2021, the Taxpayer filed a Notice of Intent to Rehabilitate Unit #7 of the Property with the South Carolina Department of Revenue; and

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

WHEREAS, the Taxpayer has requested that the City certify that each of the Building Sites is abandoned as defined by Sections 12-67-120(1) and (2).

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:
Section 1. The Taxpayer has submitted to the City a request to certify each of the Building Sites pursuant to Section 12-67-160 of the Act (the “Request to Certify”).

Section 2. The City has reviewed the Request to Certify, conferred with the Taxpayer and conducted a review of its records and the Property.

Section 3. The City hereby certifies that (i) each of the seven Building Sites constitutes a separate abandoned building site as defined in Section 12-67-120(1) of the Act, and (ii) the geographic area of each of the Building Sites is consistent with Section 12-67-120(2) of the Act.

Section 4. This Resolution provides no tax relief whatsoever, and the City expresses no opinion regarding the availability of tax relief to the Taxpayer beyond the certification contained herein.

Section 5. This Resolution does not provide any approvals or permits for the project. The Taxpayer is required to obtain all necessary approvals and permits for the project from the City pursuant to the City’s ordinances.

Section 6. This Resolution shall become effective upon the date of enactment.

PASSED AND APPROVED, this ____ day of __________, 2021

John J. Tecklenburg, Mayor
City of Charleston

ATTEST:                                               
Jennifer Cook
Clerk of Council
March 3, 2021

Abandoned Building Credit Notice
Research and Forms Development
South Carolina Department of Revenue
Columbia, SC 29214-0019

RE: Notice of Intent to Rehabilitate
220 Nassau Street, Charleston, SC – Unit 1

Dear Sir/Madam,

I am writing on behalf of my client, Archer Apartments, LLC (the “Taxpayer”), with respect to the above-noted abandoned building site in Charleston County (the “Building Site”). The Building Site consists of the area labeled “1” (“Unit 1”) on the floor plans attached hereto as Exhibit A. Pursuant to S.C. Code Sections 12-67-140(B)(1) and 12-67-120(7), this letter shall serve as my client’s notice of intent to rehabilitate the Building Site in a manner that qualifies for state tax credits under the Abandoned Building Revitalization Act of 2013 (the “Act”).

The Building Site is one of seven subdivided building sites on the single parcel of land (the “Land Parcel”) upon which five (5) existing abandoned buildings are situated (each an “Existing Abandoned Building”). The Taxpayer intends to renovate all of the Existing Abandoned Buildings, and to construct two new buildings (the “New Buildings”) on the Land Parcel. The seven subdivided building sites consist of 5 subdivided building sites in the Existing Abandoned Buildings, and one subdivided building site in each of the New Buildings. The New Buildings contain less than 100% of the existing square footage in the Existing Abandoned Buildings, such that the completed project will contain a total of less than 200% of the existing square footage.

The following specific information regarding the rehabilitation is provided pursuant to S.C. Code Section 12-67-120(7):

- **Statement of Intent**: The Taxpayer intends to rehabilitate the Building Site in a manner that qualifies for state income tax credits under the Act.

- **Location**: 220 Nassau Street, Charleston, SC 29403. Unit 1 will comprise the Existing Abandoned Building labeled “Original Building”, as shown on Exhibit A, and will be used exclusively for residential apartments. This is a portion of Charleston County TMS #459-05-01-067.
• New construction: No new construction will be completed with respect to the Building Site as part of the rehabilitation, but the overall project will include the construction of two new buildings on the Land Parcel labeled Building ‘A’ and Building ‘B’ on Exhibit A.

• Acreage: The Building Site is situated on the Land Parcel, which is located at 220 Nassau Street, in Charleston, SC, bearing Charleston County TMS #459-05-01-067. The Land Parcel is approximately 1.89 acres, more or less, in size.

• Square footage of Existing Buildings: The Existing Abandoned Buildings contain, in the aggregate, approximately 41,985.7 square feet. The Building Site will contain approximately 11,479.4 square feet.

• Buildings to be Renovated: The Taxpayer intends to renovate the Existing Abandoned Buildings on the Land Parcel, with Unit 1, the Building Site, comprising the Existing Abandoned Building labeled “Original Building”, as shown on Exhibit A, and being used exclusively for residential apartments.

• Estimated Rehabilitation Expenses: $1,600,000.

The taxpayer elects to receive the income tax credit in the amount of 25% of actual rehabilitation expenses allowed under S.C. Code Section 12-67-140(A)(1).

Please do not hesitate to contact me if you have any questions or need any additional information.

Sincerely,

ROGERS LEWIS JACKSON MANN & QUINN, LLC

Christian L. Rogers

cc: Michael Meyer
EXHIBIT A
ARCHER SCHOOL - CHARLESTON
220 NASSAU STREET, CHARLESTON, SC
FLOOR PLANS
[SEE ATTACHED]
March 3, 2021

Abandoned Building Credit Notice
Research and Forms Development
South Carolina Department of Revenue
Columbia, SC 29214-0019

RE: Notice of Intent to Rehabilitate
220 Nassau Street, Charleston, SC – Unit 2

Dear Sir/Madam,

I am writing on behalf of my client, Archer Apartments, LLC (the “Taxpayer”), with respect to the above-noted abandoned building site in Charleston County (the “Building Site”). The Building Site consists of the area labeled “2” (“Unit 2”) on the floor plans attached hereto as Exhibit A. Pursuant to S.C. Code Sections 12-67-140(B)(1) and 12-67-120(7), this letter shall serve as my client’s notice of intent to rehabilitate the Building Site in a manner that qualifies for state tax credits under the Abandoned Building Revitalization Act of 2013 (the “Act”).

The Building Site is one of seven subdivided building sites on the single parcel of land (the “Land Parcel”) upon which five (5) existing abandoned buildings are situated (each an “Existing Abandoned Building”). The Taxpayer intends to renovate all of the Existing Abandoned Buildings, and to construct two new buildings (the “New Buildings”) on the Land Parcel. The seven subdivided building sites consist of 5 subdivided building sites in the Existing Abandoned Buildings, and one subdivided building site in each of the New Buildings. The New Buildings contain less than 100% of the existing square footage in the Existing Abandoned Buildings, such that the completed project will contain a total of less than 200% of the existing square footage.

The following specific information regarding the rehabilitation is provided pursuant to S.C. Code Section 12-67-120(7):

- Statement of Intent: The Taxpayer intends to rehabilitate the Building Site in a manner that qualifies for state income tax credits under the Act.

- Location: 220 Nassau Street, Charleston, SC 29403. Unit 2 will comprise the Existing Abandoned Building labeled “East Wing”, as shown on Exhibit A, and will be used exclusively for residential apartments. This is a portion of Charleston County TMS #459-05-01-067.
Abandoned Building Credit Notice
March 3, 2021
Page 2 of 2

- New construction: No new construction will be completed with respect to the Building Site as part of the rehabilitation, but the overall project will include the construction of two new buildings on the Land Parcel labeled Building ‘A’ and Building ‘B’ on Exhibit A.

- Acreage: The Building Site is situated on the Land Parcel, which is located at 220 Nassau Street, in Charleston, SC, bearing Charleston County TMS #459-05-01-067. The Land Parcel is approximately 1.89 acres, more or less, in size.

- Square footage of Existing Buildings: The Existing Abandoned Buildings contain, in the aggregate, approximately 41,985.7 square feet. The Building Site will contain approximately 9,706.6 square feet.

- Buildings to be Renovated: The Taxpayer intends to renovate the Existing Abandoned Buildings on the Land Parcel, with Unit 2, the Building Site, comprising the Existing Abandoned Building labeled “East Wing”, as shown on Exhibit A, and being used exclusively for residential apartments.

- Estimated Rehabilitation Expenses: $1,600,000.

The taxpayer elects to receive the income tax credit in the amount of 25% of actual rehabilitation expenses allowed under S.C. Code Section 12-67-140(A)(1).

Please do not hesitate to contact me if you have any questions or need any additional information.

Sincerely,

ROGERS LEWIS JACKSON MANN & QUINN, LLC

[Signature]

Christian L. Rogers

cc: Michael Meyer
EXHIBIT A
ARCHER SCHOOL - CHARLESTON
220 NASSAU STREET, CHARLESTON, SC
FLOOR PLANS
[SEE ATTACHED]
March 3, 2021

Abandoned Building Credit Notice
Research and Forms Development
South Carolina Department of Revenue
Columbia, SC 29214-0019

RE: Notice of Intent to Rehabilitate
220 Nassau Street, Charleston, SC – Unit 3

Dear Sir/Madam,

I am writing on behalf of my client, Archer Apartments, LLC (the “Taxpayer”), with respect to the above-noted abandoned building site in Charleston County (the “Building Site”). The Building Site consists of the area labeled “3” (“Unit 3”) on the floor plans attached hereto as Exhibit A. Pursuant to S.C. Code Sections 12-67-140(B)(1) and 12-67-120(7), this letter shall serve as my client’s notice of intent to rehabilitate the Building Site in a manner that qualifies for state tax credits under the Abandoned Building Revitalization Act of 2013 (the “Act”).

The Building Site is one of seven subdivided building sites on the single parcel of land (the “Land Parcel”) upon which five (5) existing abandoned buildings are situated (each an “Existing Abandoned Building”). The Taxpayer intends to renovate all of the Existing Abandoned Buildings, and to construct two new buildings (the “New Buildings”) on the Land Parcel. The seven subdivided building sites consist of 5 subdivided building sites in the Existing Abandoned Buildings, and one subdivided building site in each of the New Buildings. The New Buildings contain less than 100% of the existing square footage in the Existing Abandoned Buildings, such that the completed project will contain a total of less than 200% of the existing square footage.

The following specific information regarding the rehabilitation is provided pursuant to S.C. Code Section 12-67-120(7):

- Statement of Intent: The Taxpayer intends to rehabilitate the Building Site in a manner that qualifies for state income tax credits under the Act.

- Location: 220 Nassau Street, Charleston, SC 29403. Unit 3 will comprise the Existing Abandoned Building labeled “West Wing”, as shown on Exhibit A, and will be used exclusively for residential apartments. This is a portion of Charleston County TMS #459-05-01-067.
• New construction: No new construction will be completed with respect to the Building Site as part of the rehabilitation, but the overall project will include the construction of two new buildings on the Land Parcel labeled Building ‘A’ and Building ‘B’ on Exhibit A.

• Acreage: The Building Site is situated on the Land Parcel, which is located at 220 Nassau Street, in Charleston, SC, bearing Charleston County TMS #459-05-01-067. The Land Parcel is approximately 1.89 acres, more or less, in size.

• Square footage of Existing Buildings: The Existing Abandoned Buildings contain, in the aggregate, approximately 41,985.7 square feet. The Building Site will contain approximately 9,796.4 square feet.

• Buildings to be Renovated: The Taxpayer intends to renovate the Existing Abandoned Buildings on the Land Parcel, with Unit 3, the Building Site, comprising the Existing Abandoned Building labeled “West Wing”, as shown on Exhibit A, and being used exclusively for residential apartments.

• Estimated Rehabilitation Expenses: $1,600,000.

The taxpayer elects to receive the income tax credit in the amount of 25% of actual rehabilitation expenses allowed under S.C. Code Section 12-67-140(A)(1).

Please do not hesitate to contact me if you have any questions or need any additional information.

Sincerely,

ROGERS LEWIS JACKSON MANN & QUINN, LLC

[Signature]

Christian L. Rogers

cc: Michael Meyer
EXHIBIT A

ARCHER SCHOOL - CHARLESTON

220 NASSAU STREET, CHARLESTON, SC

FLOOR PLANS

[SEE ATTACHED]
March 3, 2021

Abandoned Building Credit Notice
Research and Forms Development
South Carolina Department of Revenue
Columbia, SC 29214-0019

RE: Notice of Intent to Rehabilitate
220 Nassau Street, Charleston, SC – Unit 4

Dear Sir/Madam,

I am writing on behalf of my client, Archer Apartments, LLC (the “Taxpayer”), with respect to the above-noted abandoned building site in Charleston County (the “Building Site”). The Building Site consists of the area labeled “4” (“Unit 4”) on the floor plans attached hereto as Exhibit A. Pursuant to S.C. Code Sections 12-67-140(3)(1) and 12-67-120(7), this letter shall serve as my client’s notice of intent to rehabilitate the Building Site in a manner that qualifies for state tax credits under the Abandoned Building Revitalization Act of 2013 (the “Act”).

The Building Site is one of seven subdivided building sites on the single parcel of land (the “Land Parcel”) upon which five (5) existing abandoned buildings are situated (each an “Existing Abandoned Building”). The Taxpayer intends to renovate all of the Existing Abandoned Buildings, and to construct two new buildings (the “New Buildings”) on the Land Parcel. The seven subdivided building sites consist of 5 subdivided building sites in the Existing Abandoned Buildings, and one subdivided building site in each of the New Buildings. The New Buildings contain less than 100% of the existing square footage in the Existing Abandoned Buildings, such that the completed project will contain a total of less than 200% of the existing square footage.

The following specific information regarding the rehabilitation is provided pursuant to S.C. Code Section 12-67-120(7):

- Statement of Intent: The Taxpayer intends to rehabilitate the Building Site in a manner that qualifies for state income tax credits under the Act.

- Location: 220 Nassau Street, Charleston, SC 29403. Unit 4 will comprise the Existing Abandoned Building labeled “Auditorium”, as shown on Exhibit A, and will be used exclusively for residential apartments. This is a portion of Charleston County TMS #459-05-01-067.
Abandoned Building Credit Notice
March 3, 2021
Page 2 of 2

- New construction: No new construction will be completed with respect to the Building Site as part of the rehabilitation, but the overall project will include the construction of two new buildings on the Land Parcel labeled Building ‘A’ and Building ‘B’ on Exhibit A.

- Acreage: The Building Site is situated on the Land Parcel, which is located at 220 Nassau Street, in Charleston, SC, bearing Charleston County TMS #459-05-01-067. The Land Parcel is approximately 1.89 acres, more or less, in size.

- Square footage of Existing Buildings: The Existing Abandoned Buildings contain, in the aggregate, approximately 41,985.7 square feet. The Building Site will contain approximately 5,517.9 square feet.

- Buildings to be Renovated: The Taxpayer intends to renovate the Existing Abandoned Buildings on the Land Parcel, with Unit 4, the Building Site, comprising the Existing Abandoned Building labeled “Auditorium”, as shown on Exhibit A, and being used exclusively for residential apartments.

- Estimated Rehabilitation Expenses: $1,381,312.

The taxpayer elects to receive the income tax credit in the amount of 25% of actual rehabilitation expenses allowed under S.C. Code Section 12-67-140(A)(1).

Please do not hesitate to contact me if you have any questions or need any additional information.

Sincerely,

ROGERS LEWIS JACKSON MANN & QUINN, LLC

Christian L. Rogers

cc: Michael Meyer
EXHIBIT A
ARCHER SCHOOL - CHARLESTON
220 NASSAU STREET, CHARLESTON, SC
FLOOR PLANS
[SEE ATTACHED]
March 3, 2021

Abandoned Building Credit Notice
Research and Forms Development
South Carolina Department of Revenue
Columbia, SC 29214-0019

RE: Notice of Intent to Rehabilitate
220 Nassau Street, Charleston, SC – Unit 5

Dear Sir/Madam,

I am writing on behalf of my client, Archer Apartments, LLC (the “Taxpayer”), with respect to the above-noted abandoned building site in Charleston County (the “Building Site”). The Building Site consists of the area labeled “5” (“Unit 5”) on the floor plans attached hereto as Exhibit A. Pursuant to S.C. Code Sections 12-67-140(B)(1) and 12-67-120(7), this letter shall serve as my client’s notice of intent to rehabilitate the Building Site in a manner that qualifies for state tax credits under the Abandoned Building Revitalization Act of 2013 (the “Act”).

The Building Site is one of seven subdivided building sites on the single parcel of land (the “Land Parcel”) upon which five (5) existing abandoned buildings are situated (each an “Existing Abandoned Building”). The Taxpayer intends to renovate all of the Existing Abandoned Buildings, and to construct two new buildings (the “New Buildings”) on the Land Parcel. The seven subdivided building sites consist of 5 subdivided building sites in the Existing Abandoned Buildings, and one subdivided building site in each of the New Buildings. The New Buildings contain less than 100% of the existing square footage in the Existing Abandoned Buildings, such that the completed project will contain a total of less than 200% of the existing square footage.

The following specific information regarding the rehabilitation is provided pursuant to S.C. Code Section 12-67-120(7):

- Statement of Intent: The Taxpayer intends to rehabilitate the Building Site in a manner that qualifies for state income tax credits under the Act.

- Location: 220 Nassau Street, Charleston, SC 29403. Unit 5 will comprise the Existing Abandoned Building labeled “Cafeteria”, as shown on Exhibit A, and will be used exclusively for residential apartments. This is a portion of Charleston County TMS #459-05-01-067.
Abandoned Building Credit Notice
March 3, 2021
Page 2 of 2

- New construction: No new construction will be completed with respect to the Building Site as part of the rehabilitation, but the overall project will include the construction of two new buildings on the Land Parcel labeled Building ‘A’ and Building ‘B’ on Exhibit A.

- Acresage: The Building Site is situated on the Land Parcel, which is located at 220 Nassau Street, in Charleston, SC, bearing Charleston County TMS #459-05-01-067. The Land Parcel is approximately 1.89 acres, more or less, in size.

- Square footage of Existing Buildings: The Existing Abandoned Buildings contain, in the aggregate, approximately 41,985.7 square feet. The Building Site will contain approximately 5,485.4 square feet.

- Buildings to be Renovated: The Taxpayer intends to renovate the Existing Abandoned Buildings on the Land Parcel, with Unit 5, the Building Site, comprising the Existing Abandoned Building labeled “Cafeteria”, as shown on Exhibit A, and being used exclusively for residential apartments.

- Estimated Rehabilitation Expenses: $828,787.

The taxpayer elects to receive the income tax credit in the amount of 25% of actual rehabilitation expenses allowed under S.C. Code Section 12-67-140(A)(1).

Please do not hesitate to contact me if you have any questions or need any additional information.

Sincerely,

ROGERS LEWIS JACKSON MANN & QUINN, LLC

[Signature]

Christian L. Rogers

cc: Michael Meyer
Abandoned Building Credit Notice
Research and Forms Development
South Carolina Department of Revenue
Columbia, SC 29214-0019

March 3, 2021

RE: Notice of Intent to Rehabilitate
220 Nassau Street, Charleston, SC – Unit 6

Dear Sir/Madam,

I am writing on behalf of my client, Archer Apartments, LLC (the “Taxpayer”), with respect to the above-noted abandoned building site in Charleston County (the “Building Site”). The Building Site consists of the area labeled “Building ‘A’” (“Unit 6”) on the floor plans attached hereto as Exhibit A. Pursuant to S.C. Code Sections 12-67-140(B)(1) and 12-67-120(7), this letter shall serve as my client’s notice of intent to rehabilitate the Building Site in a manner that qualifies for state tax credits under the Abandoned Building Revitalization Act of 2013 (the “Act”).

The Building Site is one of seven subdivided building sites on the single parcel of land (the “Land Parcel”) upon which five (5) existing abandoned buildings are situated (each an “Existing Abandoned Building”). The Taxpayer intends to renovate all of the Existing Abandoned Buildings, and to construct two new buildings (the “New Buildings”) on the Land Parcel. The seven subdivided building sites consist of 5 subdivided building sites in the Existing Abandoned Buildings, and one subdivided building site in each of the New Buildings. The New Buildings contain less than 100% of the existing square footage in the Existing Abandoned Buildings, such that the completed project will contain a total of less than 200% of the existing square footage.

The following specific information regarding the rehabilitation is provided pursuant to S.C. Code Section 12-67-120(7):

- **Statement of Intent:** The Taxpayer intends to rehabilitate the Building Site in a manner that qualifies for state income tax credits under the Act.

- **Location:** 220 Nassau Street, Charleston, SC 29403. Unit 6 will comprise the New Building to be constructed labeled “Building ‘A’”, as shown on Exhibit A, and will be used exclusively for residential apartments. This is a portion of Charleston County TMS #459-05-01-067.
• New construction: As part of the rehabilitation, the overall project will include the construction of two new buildings on the Land Parcel. Unit 6, the Building Site, comprises the New Building labeled “Building ‘A’”, as shown on Exhibit A.

• Acreage: The Building Site is situated on the Land Parcel, which is located at 220 Nassau Street, in Charleston, SC, bearing Charleston County TMS #459-05-01-067. The Land Parcel is approximately 1.89 acres, more or less, in size.

• Square footage of Existing Buildings: The Existing Abandoned Buildings contain, in the aggregate, approximately 41,985.7 square feet. The Building Site will contain approximately 10,685.6 square feet.

• Buildings to be Renovated: The Taxpayer intends to renovate the Existing Abandoned Buildings on the Land Parcel, with Unit 6, the Building Site, comprising the New Building labeled “Building ‘A’”, as shown on Exhibit A, and being used exclusively for residential apartments.

• Estimated Rehabilitation Expenses: $1,600,000.

The taxpayer elects to receive the income tax credit in the amount of 25% of actual rehabilitation expenses allowed under S.C. Code Section 12-67-140(A)(1).

Please do not hesitate to contact me if you have any questions or need any additional information.

Sincerely,

ROGERS LEWIS JACKSON MANN & QUINN, LLC

Christian L. Rogers

cc: Michael Meyer
EXHIBITA
ARCHE SCHOOL - CHARLESTON
220 NASSAU STREET, CHARLESTON, SC
FLOOR PLANS
[SEE ATTACHED]
March 3, 2021

Abandoned Building Credit Notice
Research and Forms Development
South Carolina Department of Revenue
Columbia, SC 29214-0019

RE: Notice of Intent to Rehabilitate
220 Nassau Street, Charleston, SC – Unit 7

Dear Sir/Madam,

I am writing on behalf of my client, Archer Apartments, LLC (the “Taxpayer”), with respect to the above-noted abandoned building site in Charleston County (the “Building Site”). The Building Site consists of the area labeled “Building ‘B’” (“Unit 7”) on the floor plans attached hereto as Exhibit A. Pursuant to S.C. Code Sections 12-67-140(B)(1) and 12-67-120(7), this letter shall serve as my client’s notice of intent to rehabilitate the Building Site in a manner that qualifies for state tax credits under the Abandoned Building Revitalization Act of 2013 (the “Act”).

The Building Site is one of seven subdivided building sites on the single parcel of land (the “Land Parcel”) upon which five (5) existing abandoned buildings are situated (each an “Existing Abandoned Building”). The Taxpayer intends to renovate all of the Existing Abandoned Buildings, and to construct two new buildings (the “New Buildings”) on the Land Parcel. The seven subdivided building sites consist of 5 subdivided building sites in the Existing Abandoned Buildings, and one subdivided building site in each of the New Buildings. The New Buildings contain less than 100% of the existing square footage in the Existing Abandoned Buildings, such that the completed project will contain a total of less than 200% of the existing square footage.

The following specific information regarding the rehabilitation is provided pursuant to S.C. Code Section 12-67-120(7):

- Statement of Intent: The Taxpayer intends to rehabilitate the Building Site in a manner that qualifies for state income tax credits under the Act.

- Location: 220 Nassau Street, Charleston, SC 29403. Unit 7 will comprise the New Building to be constructed labeled “Building ‘B’”, as shown on Exhibit A, and will be used exclusively for residential apartments. This is a portion of Charleston County TMS #459-05-01-067.
• New construction: As part of the rehabilitation, the overall project will include the construction of two new buildings on the Land Parcel. Unit 7, the Building Site, comprises the New Building labeled “Building ‘B’”, as shown on Exhibit A.

• Acreage: The Building Site is situated on the Land Parcel, which is located at 220 Nassau Street, in Charleston, SC, bearing Charleston County TMS #459-05-01-067. The Land Parcel is approximately 1.89 acres, more or less, in size.

• Square footage of Existing Buildings: The Existing Abandoned Buildings contain, in the aggregate, approximately 41,985.7 square feet. The Building Site will contain approximately 13,823.9 square feet.

• Buildings to be Renovated: The Taxpayer intends to renovate the Existing Abandoned Buildings on the Land Parcel, with Unit 7, the Building Site, comprising the New Building labeled “Building ‘B’”, as shown on Exhibit A, and being used exclusively for residential apartments.

• Estimated Rehabilitation Expenses: $1,600,000.

The taxpayer elects to receive the income tax credit in the amount of 25% of actual rehabilitation expenses allowed under S.C. Code Section 12-67-140(A)(1).

Please do not hesitate to contact me if you have any questions or need any additional information.

Sincerely,

ROGERS LEWIS JACKSON MANN & QUINN, LLC

Christian L. Rogers

cc: Michael Meyer
EXHIBIT A
ARCHER SCHOOL - CHARLESTON
220 NASSAU STREET, CHARLESTON, SC
FLOOR PLANS
[SEE ATTACHED]
3/18/2021
Geona Shaw Johnson
Director – Department of Housing and Community Development
City of Charleston
75 Calhoun Street, Suite 3200
Charleston, SC 29401

RE: Additional Funding Request for Bulls Creek Apartments

Dear Mrs. Johnson,

Bulls Creek SC, LLC is requesting additional funding from the City of Charleston for Bulls Creek Apartments in the amount of $600,000. The community is located at 1805 Ashley Crossing Lane and will contain 57 affordable housing units available to individual and families earning up to 60% of the Area Median Income. Twelve of the units will be available to individuals and families earning up to 50% of the Area Median Income. The community is currently under construction and is approximately 15% complete.

Bulls Creek SC, LLC originally applied for $2,900,000 in affordable housing bond funds from the City and was awarded $2,000,000. Unfortunately, due to material price escalations related to COVID-19 and unforeseeable site conditions the cost to construct the community has increased significantly. Most notably, lumber price increases, water mitigation measures, and structural building elements designed to save grand oak trees on site have added approximately $500,000 to the total cost. The remaining $100,000 would be utilized to cover future price escalations (although we have locked in our lumber price at this time) and timing delays associated with the above-mentioned soil conditions.

Thank you for your consideration,

[Signature]

James M. Bernstein
Principal
Classic Development Company
843-696-1541

Classic Development Company – 1075 Cottingham Drive, Mount Pleasant, SC 29464
## Bulls Creek Apartments
### Current vs. Original Budget
#### DEVELOPMENT BUDGET

<table>
<thead>
<tr>
<th>Purchase of Land and Buildings</th>
<th>Original Budget</th>
<th>Current Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Purchase of Land</strong></td>
<td>$1,350,000</td>
<td>$1,250,000</td>
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<tr>
<td><strong>Total Land and Buildings Cost</strong></td>
<td>$1,350,000</td>
<td>$1,350,000</td>
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<tr>
<td><strong>Total Costs</strong></td>
<td></td>
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<tr>
<td><strong>Hard Costs</strong></td>
<td></td>
<td></td>
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<tr>
<td>Site Work</td>
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<td>Construction Costs</td>
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<td>Profit</td>
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<td>Overhead</td>
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<td>General Requirements</td>
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<td>Contractor Bonding</td>
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<td>Tap and Impact Fees</td>
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<td>Furnishings</td>
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<td><strong>Total Hard Costs</strong></td>
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<tr>
<td><strong>Contingencies</strong></td>
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<td>Construction Contingency</td>
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<td>$884,965</td>
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<td>Soft Cost Contingency</td>
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<td>$963,465</td>
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<tr>
<td><strong>Soft Costs</strong></td>
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<tr>
<td>Architect- Design</td>
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<td>Builders Risk Insurance</td>
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<td>Engineering</td>
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<td>Appraisal</td>
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<tr>
<td>Market Study</td>
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<td>Phase I Environmental</td>
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<td>Geotechnical Report</td>
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<td>Tax Credit Application Fee</td>
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<td>Tax Credit Reservation Fee</td>
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<td>Title and Recording</td>
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<td>Market Study Review Fee</td>
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<td>Plan Review and Construction Inspection</td>
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<td>Soft Costs Other:</td>
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<td>Tax Returns</td>
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<td>Soft Costs Other:</td>
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<td>Third Party Inspections</td>
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<td><strong>Total Soft Costs</strong></td>
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<td><strong>Total Costs</strong></td>
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<td><strong>Interim Financing Costs</strong></td>
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<td>Construction Loan Origination Fee</td>
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<td>Construction Loan Legal</td>
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<td>Construction Loan Inspection</td>
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<td><strong>Total Interim Financing Costs</strong></td>
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<td><strong>Permanent Financing Costs</strong></td>
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<td>Permanent Loan Origination Fee</td>
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<td>Permanent Loan Legal</td>
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<td>Permanent Loan Appraisal</td>
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<td>Permanent Loan Other: Perm Loan Title Insurance</td>
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<td>$15,000</td>
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<tr>
<td>Permanent Loan Other: City of Charleston &amp; Fédére Loan Fees</td>
<td>$232,936</td>
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<td><strong>Total Permanent Financing Costs</strong></td>
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<td><strong>Total Costs</strong></td>
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<td><strong>Reserves</strong></td>
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<td>Lease Up Reserve</td>
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<td><strong>Total Reserves</strong></td>
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<td><strong>Total Costs</strong></td>
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<tr>
<td><strong>Development Fees and Overhead</strong></td>
<td>$1,368,000</td>
<td>$1,083,600</td>
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<tr>
<td>Development Fee</td>
<td>$1,368,000</td>
<td>$1,083,600</td>
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<td><strong>Total Development Costs</strong></td>
<td>$13,231,235</td>
<td>$15,120,285</td>
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<td><strong>Total Costs</strong></td>
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<td>70%</td>
</tr>
<tr>
<td>Source</td>
<td>Amount 1</td>
<td>Amount 2</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>----------</td>
<td>----------</td>
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<tr>
<td>LIHTC Equity</td>
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<td>$8,083,848</td>
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<td>Permanent Debt</td>
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<td>City of Charleston Bond Funds</td>
<td>$2,900,000</td>
<td>$2,000,000</td>
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<td>Return of Reserves/Deposits</td>
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<tr>
<td><strong>Total Source</strong></td>
<td><strong>$13,231,235</strong></td>
<td><strong>$15,120,284</strong></td>
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</table>
Bulls Creek Change Order Summary

<table>
<thead>
<tr>
<th>Change Order (CO)</th>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Total Contingency</td>
<td>$963,465</td>
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</tr>
<tr>
<td>CO #1</td>
<td>$13,082 Asbestos Abatement for Demolition</td>
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<tr>
<td>CO #2</td>
<td>$300,000 Lumber Price Escalation</td>
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<tr>
<td>CO #3</td>
<td>$54,720 Generator required by CHS Fire Marshall</td>
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<tr>
<td>CO #4</td>
<td>$23,712 Additional Stone for Foundations (soils related)</td>
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<tr>
<td>CO #5</td>
<td>Pending - Possible Reduction</td>
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<tr>
<td>CO #6</td>
<td>$15,036 Required changes to silt fence, tree protection, and con</td>
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<tr>
<td>CO #7</td>
<td>$21,512 Additional Much and Backfill to dry soil (soils related)</td>
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<tr>
<td>CO #8</td>
<td>$98,508 Slag &amp; Underdrain to drain site during construction (soil</td>
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<tr>
<td>CO #9</td>
<td>$51,192 CWS Required Water Main Changes</td>
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<tr>
<td>CO #10</td>
<td>$2,645 Additional Tree Protection from Water Main Changes</td>
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Total Change Orders to Date $580,406

Remaining Contingency $383,059
<table>
<thead>
<tr>
<th>#</th>
<th>Company Name</th>
<th>Total</th>
<th>Development</th>
<th>Type of Project</th>
<th>Total % of Project</th>
<th>Funding Allocation</th>
<th>Progress Notes</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>Humanities Foundation</td>
<td>$34,000,000</td>
<td>Architectural Design</td>
<td>80%</td>
<td>New Construction: Room A, B, C, D</td>
<td>2022</td>
<td>Foundation Design</td>
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<tr>
<td>2</td>
<td>Renaissance Development</td>
<td>$25,000,000</td>
<td>Architectural Design</td>
<td>80%</td>
<td>New Construction: Room A, B, C, D</td>
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<td>Foundation Design</td>
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<tr>
<td>3</td>
<td>Chandelier Partners</td>
<td>$24,951,582</td>
<td>Site Prep Fees</td>
<td>3%</td>
<td>New Construction: Room A, B, C, D</td>
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<td>Site Prep Complete</td>
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<tr>
<td>4</td>
<td>Classic Development and Construction</td>
<td>$31,014,020</td>
<td>Bulb Creek Place</td>
<td>20%</td>
<td>New Construction: Room A, B, C, D</td>
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<td>Site Prep Complete</td>
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<tr>
<td>5</td>
<td>Aesthetic Housing</td>
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<td>Water &amp; Waste</td>
<td>1%</td>
<td>New Construction: Room A, B, C, D</td>
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<td>Water &amp; Waste Complete</td>
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<td>6</td>
<td>Foundation Partners</td>
<td>$5,000,000</td>
<td>Foundation Design</td>
<td>1%</td>
<td>New Construction: Room A, B, C, D</td>
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<tr>
<td>7</td>
<td>Fashion Partners and Designers</td>
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<td>Street Furniture &amp; Art</td>
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</tr>
<tr>
<td>8</td>
<td>City of Charleston</td>
<td>$2,432,682</td>
<td>Street Furniture &amp; Art</td>
<td>0%</td>
<td>New Construction: Room A, B, C, D</td>
<td>2022</td>
<td>Street Furniture &amp; Art Complete</td>
</tr>
</tbody>
</table>