



RESOLUTION

TO PROVIDE FOR CERTAIN CERTIFICATIONS REGARDING
AN ABANDONED BUILDING AND AN ABANDONED
BUILDING SITE, ACCORDING TO SOUTH CAROLINA CODE
ANNOTATED SECTION 12-67-100, *ET SEQ.*

[1549 BROUGHTON STREET]
[ORANGEBURG COUNTY TMS #0152-16-18-001.000]

WHEREAS, the South Carolina Abandoned Buildings Revitalization Act ("Act") was enacted as South Carolina Code Annotated section 12-67-100, *et seq.*, to create an incentive for the rehabilitation, renovation, and redevelopment of abandoned buildings;

WHEREAS, the Act provides that transformation of abandoned buildings to productive assets for the communities in which the abandoned buildings are located serves a public and corporate purpose and results in job opportunities and tax base;

WHEREAS, section 12-67-140 of the Act provides that a Taxpayer who rehabilitates an abandoned building is eligible either for a credit against income taxes, license fees, or premium taxes, or a credit against local property taxes, all as more further described in the Act;

WHEREAS, Broughton Senior SC LLC ("Taxpayer"), is the owner and developer who is responsible for all of the rehabilitation expenses associated with the redevelopment of real property, which, according to the information provided by the Taxpayer to the City, is located in the City's corporate limits, at 1549 Broughton Street, Orangeburg, Orangeburg County, South Carolina ("Property"), which is further identified by the Orangeburg County Tax Map Number: 0152-16-18-001.000;

WHEREAS, the Taxpayer has represented to the City that it is in the Taxpayer's best interest to pursue only the credit against income taxes pursuant to Section 12-67-140(A)(1) of the Act;

WHEREAS, the Taxpayer has supplied information to the City, a copy of which is attached to this Resolution as Exhibit A, represented to the City that the information is truthful and accurate, and has requested that the City certify the Property is a "building site" that contains an "abandoned building," all as more fully described in the Act.

NOW, THEREFORE, BASED SOLELY ON THE INFORMATION PROVIDED TO THE CITY BY THE TAXPAYER, WITHOUT INVESTIGATION, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ORANGEBURG, SOUTH CAROLINA, AS FOLLOWS:

Section 1. (a) the geographic area of the Property is a "building site," as described in Section 12-67-120(2) of the Act, and (b) located on the building site, is an "abandoned building," as described in Section 12-67-120(1) of the Act.

Section 2. This Resolution provides no property tax relief whatsoever, and the Taxpayer has represented to the City that the Taxpayer will not seek any relief from real property taxes or fees under South Carolina law. This Resolution provides no information regarding the availability of any benefit to the Taxpayer.

Section 3. This Resolution is effective as of the date of its adoption.

[ONE SIGNATURE PAGE AND ONE EXHIBIT FOLLOW]
[REMAINDER OF PAGE BLANK]

ADOPTED BY the City Council on January 6, 2026.



Mayor

Michael C. Butler

Members of Council

James W. [Signature]
Liz Zimm Keitt
[Signature]
[Signature]

Attest: Linda McDaniel
City Clerk

[SEE 1 PAGES, ATTACHED]

AFFIDAVIT

0152-16-18-001

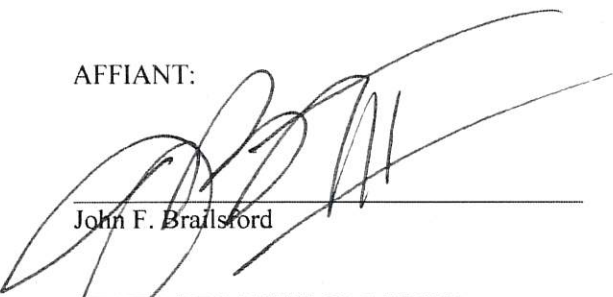
Shady Grove Plantation and Nursery Inc. (“Affiant”), duly sworn and intending to be legally bound, deposes and says:

- 1) Affiant is the owner of the site commonly known as the "Shady Grove Plantation" located at 1549 Broughton Street, Orangeburg, SC 29115 with a tax map number of 0152-16-18-001 (the "Property").
- 2) [Two (2)] buildings existed on the Property (each a "Unit" and together the "Units"), as described on Exhibit A.
- 3) At all times during at least the preceding five (5) years from the date hereof, each of the Units were (a) delineated from each other and other buildings and structures, (b) were at least sixty-six percent (66%) closed continuously to business or otherwise nonoperational for income producing purposes, or otherwise unoccupied, (c) were never used as a residence, (d) have never been listed on the National Register for Historic Places, and (e) maintained separate entrances, firewalls, walls, HVAC systems (as applicable) and, for all intents and purposes, were totally separate structures.
- 4) The Affidavit is given in connection with a certification that the Units are each an abandoned building, or an abandoned building site, as applicable, within the meaning of Section 12-67-120(1) of the South Carolina Abandoned Building Act and Revenue Ruling #15-7 issued by the South Carolina Department of Revenue.

[SIGNATURE PAGES FOLLOW]

In **WITNESS WHEREOF**, this Affidavit is given 20th day of 11, 2025.

AFFIANT:



John F. Brailsford

STATE OF SOUTH CAROLINA
ORANGEBURG COUNTY

I certify that John F. Brailsford personally appears before me this day and acknowledged that he is an owner of the Property and the Affiant hereto, and that he, in such capacity, being authorized to do so, voluntarily signed the foregoing on behalf of the owner of the Property for the purposes stated therein.

Date: 11.20.25

By: Tammy Cooler

Print Name: Tammy Cooler

Notary Public for SC

[NOTARY SEAL OR STAMP]

Commission Expiration: 7-19-26

EXHIBIT A

UNITS

