

October 24, 2024

South Carolina State Housing Finance & Development Authority
Attn: Kim Wilbourne, LIHTC Manager
300-C Outlet Pointe Blvd
Columbia, SC 2921

Ms. Wilbourne,

Let me introduce myself, I'm a former commissioner in Augusta Ga. just a few minutes away from the Leavelle McCampbell High School renovation project for 82 Canal Street Lofts LLC. I'm writing a letter of support for this very exciting project.

My real estate work with land and more importantly historic properties. I work and live (in 150 yr old house) in the historic business district in downtown Augusta. Historic buildings are my passion. What I've learned is that many are drawn to renovated historic properties, students, hourly worker, young professional and even empty nesters. This historic building and the greenspace that sits across the street from the Gregg Mill canal. The ambiance will make this so appealing to many that would be interested in living there. We did a cotton warehouses in Augusta that was located next to Augusta University dental school, it filled quickly with those students from the University. The same will be true with the expansion of Aiken Technical Nursing program, and with new companies moving into the Aiken area.

The school has been vacant for years, it's falling in disrepair and losing its charm. There's major growth all around Graniteville while this community sits in desolation from the 2005 chlorine train wreck that literally shut down the Gregg Mills, killing jobs which displacing many generations of the mill families and its workers, it still sits vacant to this day. This project will create opportunity to live, work and play.

The Horse Creek Trust leadership has given me a behind the scenes tour of the natural beauty of the lakes, streams here in Graniteville. This is a hidden gem in this region that can make Graniteville an outdoor destination and will complement the historic downtown. There are many charming historic homes in disrepair that could be picked up creating opportunities for home buyers starting out. Right now, the masses ride by this community.

Finally, this opportunity to repurpose Leavelle McCampbell High School will do more than just bring the historic community school back to life, it can be the catalyst to start bringing this community back to life. The developer, Mr. James Sari and his team have the experience to just what is needed and this season. I've talked to many in this community that love this school and would love to see the lights back on. The owners, The Horse Creek Trust are just as interested in seeing something of this caliber to bring the school back online. We all know this will create a synergy for the community, brings

new interest for economic growth and investment which is past due. Thank you for taking time to allow my letter of support be in the record for approval.

Sincerely,

DocuSigned by:

Matt Aitken

10/24/2024

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Matt Aitken