

RESOLUTION NO. \_\_\_\_

AUTHORIZING THE CITY OF ROCK HILL, SOUTH CAROLINA, TO PUBLISH A NOTICE OF PUBLIC HEARING RELATING TO THE ADOPTION OF A SECOND AMENDED DOWNTOWN REDEVELOPMENT PLAN; AUTHORIZING THE CITY TO PROVIDE NOTICE OF THE SECOND AMENDED PLAN TO YORK COUNTY, SOUTH CAROLINA AND ROCK HILL SCHOOL DISTRICT NO. 3 OF YORK COUNTY, SOUTH CAROLINA; AND OTHER MATTERS RELATING THERETO.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROCK HILL, SOUTH CAROLINA, AS FOLLOWS:

Section 1. Findings. The City Council (the "Council") of the City of Rock Hill, South Carolina (the "City") hereby finds and determines:

(a) Pursuant to Section 31-6-10 *et seq.* of the South Carolina Code of Laws, 1976, as amended (the "Act"), the governing bodies of the incorporated municipalities are vested with all powers consistent with the Constitution necessary, useful, and desirable to enable them to accomplish redevelopment in areas which are or threaten to become blighted.

(b) Pursuant to the Act, the City adopted a redevelopment plan entitled "City of Rock Hill Downtown Redevelopment Plan" dated December 1988, as amended by the "City of Rock Hill Downtown Redevelopment Plan" dated August 1991 (collectively, the "Original Downtown Redevelopment Plan"), by Ordinance No. 47-88 enacted by the Council on December 27, 1988, as amended by Ordinance No. 26-91 enacted by the Council on September 23, 1991. The Original Downtown Redevelopment Plan: (i) designated an area of the City as a "redevelopment project area" under the Act (the "Original Downtown Redevelopment Project Area"); (ii) authorized the issuance of tax increment bonds ("TIF Bonds") in the principal amount of up to \$7,000,000 with a term not to exceed 15 years; (iii) provided for the City to undertake certain publicly-owned redevelopment projects (the "Original Downtown Projects") to encourage redevelopment within the Original Downtown Redevelopment Project Area; and (iv) provided for the redevelopment plan to expire in September of 2016.

(c) Pursuant to Ordinance No. 24-93 enacted by the Council on July 1, 1993, the City previously issued its \$1,335,000 original principal amount Tax Increment Bonds (Downtown Redevelopment Project Area), Series 1993 (the "Series 1993 Bonds") to finance a portion of the Original Downtown Projects. The Series 1993 Bonds matured on May 1, 2008.

(d) Pursuant to the Act, the City adopted an "Amended Downtown Redevelopment Plan" dated March 2004 (the "Amended Downtown/Textile Corridor Redevelopment Plan") by Ordinance No. 2004-60 enacted by the Council on December 13, 2004. The Amended Downtown/Textile Corridor Redevelopment Plan: (i) added an area of the City commonly known as the "Textile Corridor" as a "redevelopment project area" under the Act (the "Textile Corridor Redevelopment Project Area"); (ii) authorized the issuance of TIF Bonds in one or more series in the aggregate principal amount of not exceeding \$40,000,000 with a term not to exceed beyond the earlier of (a) 20 years from the date of issuance or (b) September 23, 2029; (iii) added certain publicly-owned redevelopment projects to be undertaken in the Textile Corridor Redevelopment Project Area (the "Textile Corridor Projects"); and (iv) provided that the Original Downtown Redevelopment Plan, as amended by the Amended Downtown/Textile Corridor Redevelopment Plan, would continue to and expire on September 23, 2029.

(e) The City provided written notice of its intent to adopt the Amended Downtown/Textile Corridor Redevelopment Plan to York County, South Carolina (the "County") and Rock Hill School District No. 3 of York County (the "School District") on March 11, 2004, and the County and the School District objected thereto.

(f) Pursuant to an intergovernmental agreement entered into by and between the City and the County dated December 20, 2006 (approved by a resolution of the County adopted by the County Council of the County on October 24, 2005) and an intergovernmental agreement entered into by and between the City and the School District dated December 22, 2004 (approved by a resolution of the School District adopted by the Board of Trustees of the School District on November 22, 2004), the City, the County and the School District agreed to certain conditions with respect to the Amended Downtown/Textile Corridor Redevelopment Plan. The parties agreed, among other things, that: (i) the Textile Corridor Redevelopment Project Area would be added as a "redevelopment project area" under the Act, but incremental tax revenues attributable to millage levied by or on behalf of the County and the School District would not be collected by the City for certain properties located in the Textile Corridor Redevelopment Project Area; (ii) incremental tax revenues attributable to the Original Downtown Redevelopment Project Area would be collected by the City until June 30, 2014, after which the Original Downtown Redevelopment Project Area would be terminated as a "redevelopment project area" under the Act; (iii) incremental tax revenues attributable to the Textile Corridor Redevelopment Project Area, subject to the limitations described in (i) above, would be collected by the City until December 13, 2029; (iv) TIF Bonds in the aggregate principal amount of up to \$40,000,000 may be issued in connection with the Textile Corridor Redevelopment Project Area; (v) Textile Corridor Projects to be undertaken would be subject to certain limitations set forth in Exhibit B to the agreement between the City and the County; and (vi) incremental tax revenues attributable to the Textile Corridor Redevelopment Project Area could be used to pay TIF Bonds or redevelopment project costs for Textile Corridor Projects, but could not be used to pay TIF Bonds or redevelopment project costs for Original Downtown Projects.

(g) Pursuant to Ordinance No. 2006-68 enacted by the Council on November 13, 2006, the City issued its \$1,650,000 original principal amount Tax Increment Bond, Series 2007 (the "Series 2007 Bond") to finance a portion of the Original Downtown Projects. The Series 2007 Bond has a final maturity of May 1, 2014.

(h) Pursuant to Ordinance No. 2010-24 enacted by the Council on May 24, 2010, the City issued its \$3,500,000 original principal amount Tax Increment Bond (Textile Corridor Redevelopment Projects), Series 2011A (the "Series 2011A Bond") and its \$3,000,000 original principal amount Tax Increment Bond (Textile Corridor Redevelopment Projects), Series 2011B (the "Series 2011B Bond") to finance a portion of the Textile Corridor Projects. The Series 2011A Bond has a final maturity of May 1, 2029, and the Series 2011B Bond has a final maturity of May 1, 2014.

(i) The City now desires to amend the Original Downtown Redevelopment Plan and the Amended Downtown/Textile Corridor Redevelopment Plan pursuant to a Second Amended Downtown Redevelopment Plan dated October 2011 (the "Second Amended Downtown Redevelopment Plan") in order to: (a) add certain parcels of real property (the "New Downtown Redevelopment Project Area") to the Original Downtown Redevelopment Project Area (as expanded, the "Expanded Downtown Redevelopment Project Area"); (b) add certain redevelopment projects to be undertaken in the Expanded Downtown Redevelopment Project Area (together with the Original Downtown Projects, the "Expanded Downtown Redevelopment Project Area Projects"); (c) extend the duration of the Original Downtown Redevelopment Plan with respect to the Expanded Downtown Redevelopment Project Area (but not the Textile Corridor Redevelopment Project Area) to December 31, 2039; and (d) provide for the issuance of TIF Bonds in one or more series in the aggregate principal amount of up to \$20,000,000 (exclusive of the Series 1993 Bonds, the Series 2007 Bond, any TIF Bonds issued in connection with the Textile Corridor

Redevelopment Project Area (including the Series 2011A Bond and the Series 2011B Bond), and any refunding TIF Bonds) for the Expanded Downtown Redevelopment Project Area Projects, such TIF Bonds to have a term not to extend beyond the earlier of 25 years from their respective date of issuance or December 31, 2039.

(j) Section 31-6-80 of the Act provides that before approving any redevelopment plan, the governing body of the City must hold a public hearing on the redevelopment plan after giving notice thereof in a newspaper of general circulation in the county in which the municipality and any taxing district affected by the redevelopment plan is located not less than 15 days and not more than 30 days prior to such hearing.

(k) Section 31-6-80 of the Act also provides that not less than 45 days prior to the date set for the public hearing, the municipality shall give notice to all taxing districts of which taxable property is included in the redevelopment project area.

(l) It is now necessary and in the best interest of the City for the Council to hold a public hearing in connection with the Second Amended Downtown Redevelopment Plan, and provide for notice thereof in accordance with the Act.

Section 2. Notice of Public Hearing. On February 13, 2012, the Council shall hold a public hearing on the Second Amended Downtown Redevelopment Plan. The notice of public hearing shall be in substantially the form attached hereto as Exhibit A, with such changes to the form thereof as may be approved by the City Manager, and shall be published in *The Herald* not less than 15 days and not more than 30 days prior to the public hearing.

Section 3. Notice to Taxing Districts. Council hereby authorizes the City Manager to provide notice of the public hearing and other matters to the County and to the School District. The notices shall be in substantially the form attached hereto as Exhibit B, with such changes to the form thereof as may be approved by the City Manager, and shall be provided to the County and to the School District not less than 45 days prior to the public hearing. To the extent such notices have been previously delivered to the County and the School District, the Council ratifies the provision of such notices by the City Manager to such parties.

Section 4. Further Actions. The Mayor, the City Manager, and the Municipal Clerk are hereby authorized and directed to take any and all further actions as shall be deemed necessary or desirable to effectuate the Second Amended Downtown Redevelopment Plan, publish the notice of public hearing described herein, issue the notices to the County and the School District, and carry out the intentions of this Resolution.

[Execution Page Follows]

Adopted this 12<sup>th</sup> day of December, 2011.

CITY OF ROCK HILL, SOUTH CAROLINA

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Mayor

(SEAL)

ATTEST:

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Municipal Clerk,  
City of Rock Hill, South Carolina

## Exhibit A

### Form of Notice of Public Hearing

#### NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the City Council of the City of Rock Hill, South Carolina (the "City"), on February 13, 2012 at 6:00 p.m. in the Council Chambers at City Hall located at 155 Johnston Street in Rock Hill, South Carolina. The purpose of the public hearing is to consider the approval of a Second Amended Downtown Redevelopment Plan dated October, 2011 (the "Second Amended Plan") prepared by the City, and an ordinance of the City approving the Second Amended Plan.

In December 1988, the City adopted the Downtown Redevelopment Plan (the "Original Downtown Plan") which, among other things, designated an area of the City as a redevelopment project area (the "Original Downtown Redevelopment Project Area") within the meaning of S.C. Code Ann. § 31-6-10, et seq. (the "TIF Law"), and provided for the issuance of tax increment bonds of up to \$7 million to finance public improvements within the Original Downtown Redevelopment Project Area. In September 1991 the Original Downtown Plan was amended, the boundaries of the Original Downtown Redevelopment Project Area being altered and the Original Downtown Redevelopment Project Area being reduced in size to better reflect the areas where the concentration of public improvements were planned.

In December 2004, the City adopted the Amended Downtown Redevelopment Plan (the "Amended Downtown/Textile Corridor Redevelopment Plan") which, among other things, added an area of the City known as the "Textile Corridor" as a redevelopment project area (the "Textile Corridor Redevelopment Project Area"), provided for the issuance of tax increment bonds of up to \$40 million to finance public improvements within the Textile Corridor Redevelopment Project Area, and identified certain publicly-owned projects to be undertaken in the Textile Corridor Redevelopment Project Area.

Pursuant to agreements with York County and Rock Hill School District No. 3 of York County, the City agreed, among other things, that the Original Downtown Redevelopment Project Area would be terminated as a redevelopment project area by June 30, 2014, and the Textile Corridor Redevelopment Project Area would be terminated as a redevelopment project area by December 13, 2029.

The City now proposes to amend the Original Downtown Plan, as amended by the Amended Downtown/Textile Corridor Redevelopment Plan, by approving the Second Amended Plan. The Second Amended Plan: (a) adds certain parcels of real property (the "New Downtown Redevelopment Project Area") to the Original Downtown Redevelopment Project Area (as expanded, the "Expanded Downtown Redevelopment Project Area"); (b) adds certain redevelopment projects to be undertaken in the Expanded Downtown Redevelopment Project Area; (c) extends the duration of the Original Downtown Plan with respect to the Expanded Downtown Redevelopment Project Area (but not the Textile Corridor Redevelopment Project Area) to December 31, 2039; and (d) provides for the issuance of tax increment bonds in one or more series in the aggregate principal amount of up to \$20 million for publicly-owned redevelopment projects in the Expanded Downtown Redevelopment Project Area, such tax increment bonds to have a term not to extend beyond the earlier of 25 years from their respective date of issuance or December 31, 2039.

#### **Boundaries of the Redevelopment Project Areas, As Amended**

The boundaries of the Original Downtown Redevelopment Project Area, the Textile Corridor Redevelopment Project Area, and the New Downtown Redevelopment Project Area (collectively, the "Amended Redevelopment Project Area") are depicted in the map published with this notice. A more detailed version of the Amended Redevelopment Project Area map is available upon request at the City of Rock Hill Economic Development Office, 155 Johnston Street, Rock Hill, SC.

#### **Description of the Redevelopment Plan**

The current conditions in the Amended Redevelopment Project Area meet the qualifications for a conservation

area and a blighted area as defined in the TIF Law. The City believes that public improvements are necessary to stimulate private investment in the area and thus diminish the conditions which qualify the area as a conservation area and a blighted area. Among other things, the Second Amended Plan seeks to ensure that public utilities and infrastructure improvements adequate to support the development and redevelopment of the Expanded Downtown Redevelopment Project Area are completed.

In order to achieve these goals, the Second Amended Plan authorizes the implementation of several redevelopment projects, including: street improvements (including sidewalks, on-street parking, curb and gutter, storm drainage, landscaping, lighting, signage, new and improved rail crossings, and related infrastructure); utility system improvements (including water, sewer, electric, storm water and communications systems); development of public spaces and facilities (including cultural, historic or tourism-related facilities, parks, trails, parking improvements, landscaping, and signage); acquisition of land and buildings; clearance and demolition; relocation; protection and preservation of historic buildings and places; and planning, design, engineering and construction of a street car system. Also included as redevelopment projects are certain professional services necessary to design, construct and attract investment to the Amended Redevelopment Project Area as well as financing costs. The Second Amended Plan, which includes a more thorough discussion of the Amended Redevelopment Project Area, the goals of the redevelopment projects and the redevelopment activities, is available at the City of Rock Hill Economic Development Office, 155 Johnston Street, Rock Hill, SC.

### **Project Financing**

The costs of the redevelopment projects in the Expanded Downtown Redevelopment Project Area are expected to be paid from (1) tax increment bonds issued in one or more series in an aggregate principal amount of not exceeding \$20 million to be issued by the City, (2) tax increment revenues, (3) available federal or state grants, (4) City hospitality tax revenues, (5) York County sales tax revenue, (6) other City funds, and (7) contributions from private individuals or businesses. The maximum maturity of the tax increment bonds to be issued in connection with the Second Amended Plan shall not extend beyond the earlier of (a) 25 years from their respective date of issuance, or (b) December 31, 2039.

This notice is published in accordance with S.C. Code Ann. § 31-6-80. At the public hearing all taxpayers and residents of the City and any other interested persons will be given an opportunity to be heard.

Exhibit B

Form of Notice to Taxing Districts

Notice Regarding Second Amended Downtown Redevelopment Plan  
for the City of Rock Hill, South Carolina  
Dated: October, 2011

Notice Dated: \_\_\_\_\_, 2011

TO: [County Manager]/[Superintendent]  
[York County, South Carolina]/[Rock Hill School District No. 3 of York County, South Carolina]  
[Address]  
\_\_\_\_\_, South Carolina \_\_\_\_\_

The City of Rock Hill, South Carolina (the "City") hereby notifies [York County, South Carolina (the "County")][Rock Hill School District No. 3 of York County, South Carolina (the "School District")] that a public hearing will be held by the City Council of the City (the "City Council") in the City Council Chambers at City Hall in Rock Hill, South Carolina at 6:00 p.m. on February 13, 2011.

Purpose of Public Hearing

The public hearing is being held prior to consideration by the City Council of an Ordinance approving a Second Amended Downtown Redevelopment Plan (the "Second Amended Plan") dated October, 2011. All interested persons will be given an opportunity to be heard at the public hearing.

Background

In December 1988, the City adopted the Downtown Redevelopment Plan (the "Original Downtown Plan") which, among other things, designated an area of the City as a redevelopment project area (the "Original Downtown Redevelopment Project Area") within the meaning of S.C. Code Ann. § 31-6-10, et seq. (the "TIF Law"), and provided for the issuance of tax increment bonds of up to \$7 million to finance public improvements within the Original Downtown Redevelopment Project Area. In September 1991 the Original Downtown Plan was amended, the boundaries of the Original Downtown Redevelopment Project Area being altered and the Original Downtown Redevelopment Project Area being reduced in size to better reflect the areas where the concentration of public improvements were planned.

In December 2004, the City adopted the Amended Downtown Redevelopment Plan (the "Amended Downtown/Textile Corridor Redevelopment Plan") which, among other things, added an area of the City known as the "Textile Corridor" as a redevelopment project area (the "Textile Corridor Redevelopment Project Area"), provided for the issuance of tax increment bonds of up to \$40 million to finance public improvements within the Textile Corridor Redevelopment Project Area, and identified certain publicly-owned projects to be undertaken in the Textile Corridor Redevelopment Project Area.

Pursuant to intergovernmental agreements with the County and the School District, the City agreed, among other things, that the Original Downtown Redevelopment Project Area would be terminated as a redevelopment project area by June 30, 2014, and the Textile Corridor Redevelopment Project Area would be terminated as a redevelopment project area by December 13, 2029.

### Description of the Second Amended Plan

The City now proposes to amend the Original Downtown Plan, as amended by the Amended Downtown/Textile Corridor Redevelopment Plan, by approving the Second Amended Plan. The Second Amended Plan: (a) adds certain parcels of real property (the “New Downtown Redevelopment Project Area”) to the Original Downtown Redevelopment Project Area (as expanded, the “Expanded Downtown Redevelopment Project Area”); (b) adds certain redevelopment projects to be undertaken in the Expanded Downtown Redevelopment Project Area; (c) extends the duration of the Original Downtown Plan with respect to the Expanded Downtown Redevelopment Project Area (but not the Textile Corridor Redevelopment Project Area) to December 31, 2039; and (d) provides for the issuance of tax increment bonds in one or more series in the aggregate principal amount of up to \$20 million for publicly-owned projects in the Expanded Downtown Redevelopment Project Area, such tax increment bonds to have a term not to extend beyond the earlier of 25 years from their respective date of issuance or December 31, 2039.

### Boundaries of the Redevelopment Area

The boundaries of the Original Downtown Redevelopment Project Area, the Textile Corridor Redevelopment Project Area, and the New Downtown Redevelopment Project Area (collectively, the “Amended Redevelopment Project Area”) are depicted in the map identified as Attachment A to this Notice. The Second Amended Plan will expand the boundaries of the Original Downtown Project Area to include the New Downtown Redevelopment Project Area. The properties located in the New Downtown Redevelopment Project Area are listed in Attachment B to this Notice.

### Goals of the Second Amended Plan

The current conditions in the Amended Redevelopment Project Area meet the qualifications for a conservation area and a blighted area as defined in the TIF Law. The City believes that public improvements are necessary to stimulate private investment in the area and thus diminish the conditions which qualify the area as a conservation area and a blighted area. Among other things, the Second Amended Plan seeks to ensure that public utilities and infrastructure improvements adequate to support the development and redevelopment of the Expanded Downtown Redevelopment Project Area are completed.

In order to achieve these goals, the Second Amended Plan authorizes the implementation of several redevelopment projects, including: street improvements (including sidewalks, on-street parking, curb and gutter, storm drainage, landscaping, lighting, signage, new and improved rail crossings, and related infrastructure); utility system improvements (including water, sewer, electric, storm water and communications systems); development of public spaces and facilities (including cultural, historic or tourism-related facilities, parks, trails, parking improvements, landscaping, and signage); acquisition of land and buildings; clearance and demolition; relocation; protection and preservation of historic buildings and places; and planning, design, engineering and construction of a street car system. Also included as redevelopment projects are certain professional services necessary to design, construct and attract investment to the Amended Redevelopment Project Area as well as financing costs.

### Incremental Tax Revenues

Pursuant to the intergovernmental agreement (the “Intergovernmental Agreement”) between the City and [the County]/[[the School District], the City and the [County]/[School District] agreed that the City

would no longer collect incremental tax revenues attributable to real property taxes in the Original Downtown Redevelopment Project Area after June 30, 2014. Under the Second Amended Plan, however, the City would collect incremental tax revenues attributable to real property taxes of the City, the County and the School District in the Expanded Downtown Redevelopment Project Area until December 31, 2039. Accordingly, in the absence of an amendment to the Intergovernmental Agreement: (a) incremental tax revenues attributable to millage of [the County]/[the School District] in the Original Downtown Redevelopment Project Area will not be collected by the City following June 30, 2014, and (b) and incremental tax revenues attributable to millage of [the County]/[the School District] in the New Downtown Redevelopment Project Area will not be collected at all.

To the extent that the [County]/[School District] consents to the Second Amended Plan, the City requests that the [County]/[School District] adopt a resolution consenting to such Second Amended Plan, and authorizing an appropriate amendment to the Intergovernmental Agreement. However, to the extent that the [County]/[School District] objects to the Second Amended Plan, (a) incremental tax revenues attributable to millage of [the County]/[the School District] in the Original Downtown Redevelopment Project Area will not be collected by the City following June 30, 2014, and (b) and incremental tax revenues attributable to millage of [the County]/[the School District] in the New Downtown Redevelopment Project Area will not be collected. In that case, the City would not regard the [County]/[School District] as an "affected taxing district" within the meaning of S.C. Code Ann. § 31-6-80 which must adopt a resolution consenting to the Second Amended Plan for it to be effective (though limited in scope to the use of incremental tax revenues of the City and any other taxing district which consents thereto).

The [County]/[School District] is requested to submit comments to David B. Vebaun, City Manager, City of Rock Hill, 155 Johnston Street, Rock Hill, SC 29731, concerning the Second Amended Plan prior to the date of the public hearing.

I request that you acknowledge, on behalf of the [County]/[School District], receipt of this Notice to Taxing District and a copy of the Second Amended Plan by signing and dating the attached certification.

City of Rock Hill, South Carolina

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City Manager



**ATTACHMENT B**

**PROPERTIES TO BE ADDED TO  
ORIGINAL DOWNTOWN REDEVELOPMENT PROJECT AREA  
(NEW DOWNTOWN REDEVELOPMENT PROJECT AREA PARCELS)**

<b>Tax Map Nos.</b>
598-23-01-001
598-23-01-019
598-23-01-020
627-16-02-001
627-16-02-002
627-16-02-003
627-16-02-004
627-16-02-005
627-16-02-014
627-16-02-015
627-16-02-016
627-16-02-018
627-16-02-019
627-16-02-020
627-16-02-021
627-16-02-022
627-16-03-002
627-16-03-003
627-16-03-016
627-16-03-017
627-17-01-001
627-17-02-002
627-17-02-003
627-17-02-004
627-17-02-005
627-17-04-002
627-17-04-003
627-17-04-009

CERTIFICATION

I certify that I have received the following items:

1. Notice Regarding Second Amended Downtown Redevelopment Plan.
2. Second Amended Downtown Redevelopment Plan.
3. Boundaries of Amended Redevelopment Project Area – Attachment A.
4. Properties to be Added to Original Downtown Redevelopment Project Area (New Downtown Redevelopment Project Area Parcels) – Attachment B.

[YORK COUNTY, SOUTH CAROLINA]/  
[ROCK HILL SCHOOL DISTRICT NO. 3 OF YORK  
COUNTY, SOUTH CAROLINA]

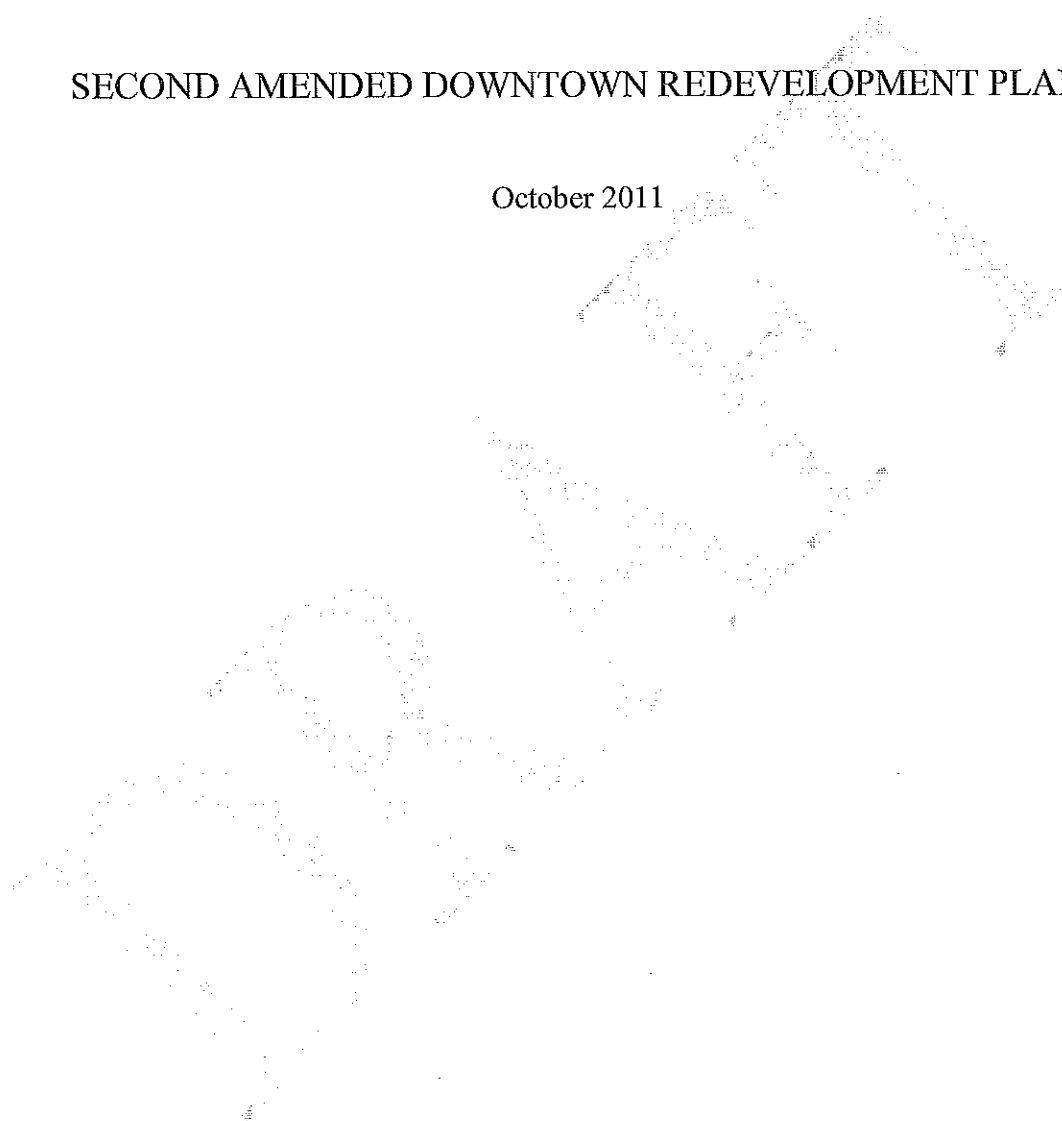
\_\_\_\_\_, 2011

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

Its: [County Manager]/[Superintendent]

# SECOND AMENDED DOWNTOWN REDEVELOPMENT PLAN

October 2011



# **SECOND AMENDED DOWNTOWN REDEVELOPMENT PLAN**

**October 2011**

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## Second Amended Downtown Redevelopment Plan

### I. EXECUTIVE SUMMARY

- A. Redevelopment Project Areas:
- \* Original Downtown Redevelopment Project Area (the “Original Downtown Redevelopment Project Area”): approximately 35.11 acres.
  - \* Textile Corridor Redevelopment Project Area (the “Textile Corridor Redevelopment Project Area”): approximately 159.06 acres.
  - \* New Downtown Redevelopment Project Area (the “New Downtown Redevelopment Project Area”): approximately 10.30 acres.
  - \* The Original Downtown Redevelopment Project Area and the New Downtown Redevelopment Project Area are referred to collectively herein as the “Expanded Downtown Redevelopment Project Area”, and is comprised of approximately 45.41 acres.
  - \* The Expanded Downtown Redevelopment Project Area and the Textile Corridor Redevelopment Project Area are referred to collectively herein as the “Amended Redevelopment Project Area”, and is comprised of approximately 204.47 acres.
- B. Duration of the Plan:
- \* The Downtown Redevelopment Plan (the “Original Downtown Redevelopment Plan”) extends until June 30, 2014 with respect to the Original Redevelopment Project Area.
  - \* The Amended Downtown Redevelopment Plan dated March 2004 (the “Amended Downtown/Textile Corridor Redevelopment Plan”) extends until December 13, 2029 with respect to the Textile Corridor Redevelopment Project Area.
  - \* This Second Amended Downtown Redevelopment Plan (the “Second Amended Downtown Redevelopment Plan”) amends the Original Downtown Redevelopment Plan and extends until December 31, 2039 with respect to the Expanded Downtown Redevelopment Project Area.

- C. Conservation Area Conditions: The Amended Redevelopment Project Area contains the following conditions which characterize it as a conservation area:
- a. Age
  - b. Obsolescence
  - c. Deterioration
  - d. Excessive Vacancies
  - e. Depreciation of Physical Maintenance
  - f. Structures Below Minimum Code Standards
  - g. Lack of Community Planning
- D. Estimated Private Investment: \$56,000,000 is estimated to be invested by private entities in the Expanded Downtown Redevelopment Project Area.
- E. Estimated Public Investment: \$36,000,000 in public investment is estimated to be invested in the Expanded Downtown Redevelopment Project Area.
- F. Anticipated Public Redevelopment Financing Within the Expanded Downtown Redevelopment Project Area:
- |                               |                  |
|-------------------------------|------------------|
| TIF Bonds and/or TIF Revenues | \$20 million     |
| Federal funds                 | 3 million        |
| State funds                   | 2 million        |
| Hospitality Taxes             | 2 million        |
| Private/Philanthropy          | 2 million        |
| Other Local Government:       |                  |
| Downtown Parking District     | 2 million        |
| Utility Bonds                 | <u>5 million</u> |
|                               | \$36 million     |
- G. Tax Increment Bonds: Up to \$20 million (exclusive of refunding TIF Bonds, TIF Bonds issued in connection with the Textile Corridor Redevelopment Project Area, and TIF Bonds previously issued in connection with the Original Downtown Redevelopment Project Area) for public improvements within the Expanded Downtown Redevelopment Project Area (the "Expanded Downtown Redevelopment Project Area Projects"); term of TIF Bonds not to extend beyond the earlier of 25 years from date of issuance or December 31, 2039.
- H. Public Hearing Date: 6:00 p.m. on February 13, 2012 at Rock Hill City Hall

## Second Amended Downtown Redevelopment Plan

October 2011

### II. INTRODUCTION

In December 1988 the City of Rock Hill, South Carolina (the "City") adopted the Downtown Redevelopment Plan and authorized the sale of up to \$7 million in tax increment bonds ("TIF Bonds") to finance public improvements within a 106.5 acre redevelopment area described therein. In September, 1991 the Downtown Redevelopment Plan was amended (as so amended, the "Original Downtown Redevelopment Plan"), changing the boundaries and reducing the size of the redevelopment project area (as so reduced, the "Original Downtown Redevelopment Project Area") in order to better reflect the areas where the concentration of public improvements were planned. TIF Bonds totaling \$1.335 million were issued in July 1993 and redevelopment projects identified in the Original Downtown Redevelopment Plan were commenced.

The Original Downtown Redevelopment Plan was amended in 2004 pursuant to an Amended Downtown Redevelopment Plan (the "Amended Downtown/Textile Corridor Redevelopment Plan") to: (a) designate certain properties, primarily in an area known as the Textile Corridor located between the Main Street commercial center and the Winthrop University campus, as a redevelopment project area (such properties to be identified as the "Textile Corridor Redevelopment Project Area"), (b) add certain redevelopment projects to be undertaken in the Textile Corridor Redevelopment Project Area, (c) extend the duration of the plan as it related to the Textile corridor Redevelopment Project Area to December 13, 2029, and (d) authorize the issuance of TIF Bonds in the principal amount of not exceeding \$40,000,000. Pursuant to intergovernmental agreements with York County, South Carolina (the "County") and Rock Hill School District No. 3 (the "School District"), dated December 20, 2006 and December 22, 2004 respectively, the City agreed, among other things, that the Amended Downtown/Textile Corridor Redevelopment Plan would terminate with respect to the Original Downtown Redevelopment Project Area on June 30, 2014.

At this time, the City is proposing a second amendment to the Original Downtown Redevelopment Plan pursuant to this Second Amended Downtown Redevelopment Plan (the "Second Amended Downtown Redevelopment Plan"). The Second Amended Downtown Redevelopment Plan: (a) increases the size of the Original Downtown Redevelopment Project Area by adding properties in the Downtown East project area and properties on West Main Street in the Black Street Market area (such added properties identified herein as the "New Downtown Redevelopment Project Area" and, together with the Original Downtown Redevelopment Project Area, the "Expanded Downtown Redevelopment Project Area"); (b) extends the duration of the redevelopment plan (solely with respect to the Expanded Downtown Redevelopment Project Area, and not the Textile Corridor Redevelopment Project Area) to December 31, 2039; (c) adds certain redevelopment projects to be undertaken in the Expanded Downtown Redevelopment Project Area (the "Expanded Downtown Redevelopment Project Area Projects"); and (d)

authorizes the issuance of TIF Bonds in the principal amount of not exceeding \$20,000,000 (exclusive of refunding TIF Bonds, exclusive of and in addition to the \$40,000,000 principal amount of TIF Bonds authorized in connection with the Amended Downtown/Textile Corridor Redevelopment Plan for the Textile Corridor Redevelopment Project Area, and exclusive of and in addition to TIF Bonds previously issued (in 1993 and 2007) in connection with the Original Downtown Redevelopment Project Area) to defray a portion of the costs of the Expanded Downtown Redevelopment Project Area Projects, such TIF Bonds to have a maturity of no later than the earlier of 25 years from their date of issuance or December 31, 2039.

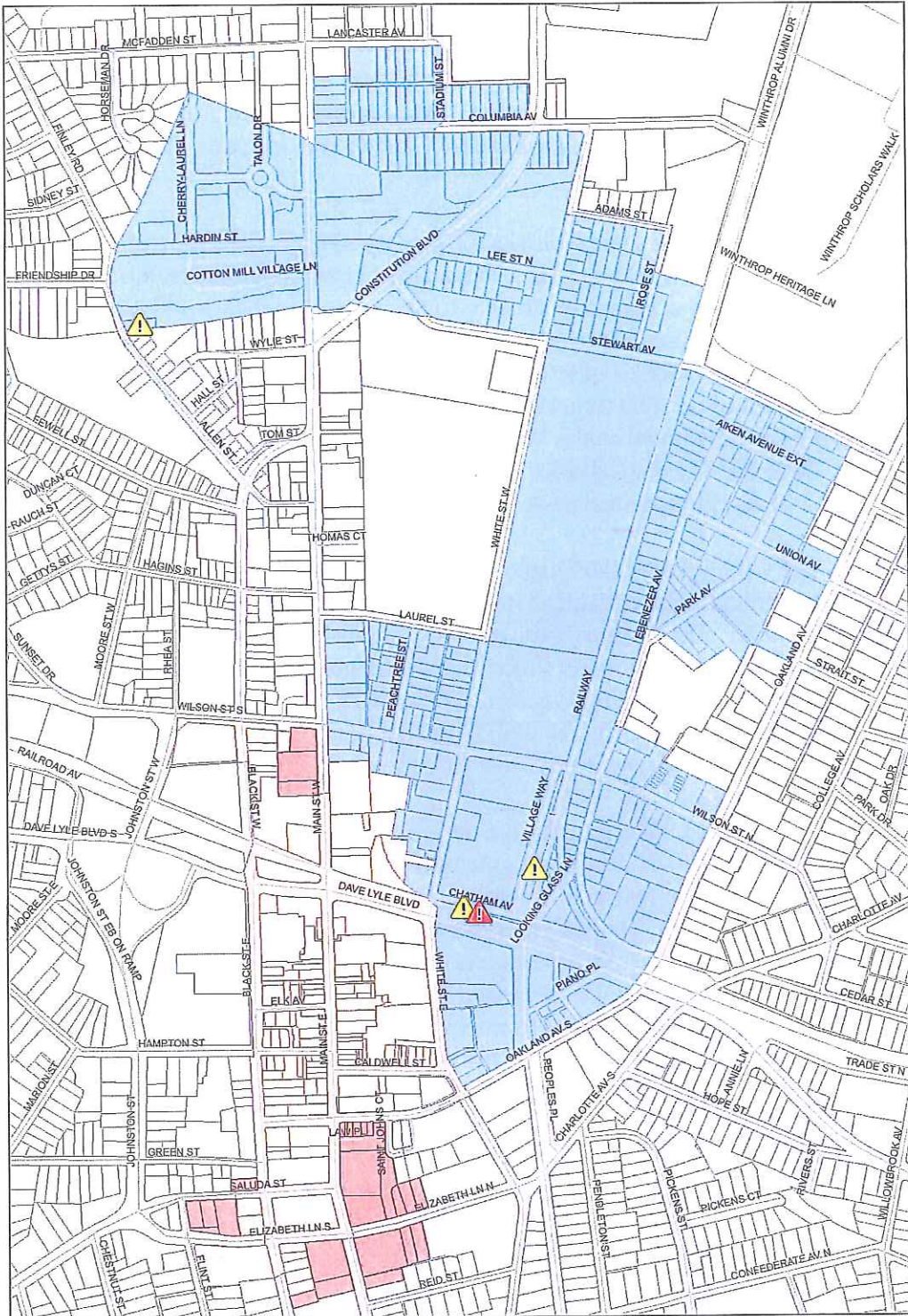
The Original Downtown Redevelopment Plan and the Amended Downtown/Textile Corridor Redevelopment Plan have been adopted by City Council of the City of Rock Hill in accordance with Title 31, Chapter 6 of the South Carolina Code (the "TIF Law"). The Original Downtown Redevelopment Plan, with respect to the Original Downtown Redevelopment Project Area, is set to expire on June 30, 2014, and the Amended Downtown/Textile Corridor Redevelopment Plan, with respect to the Textile Corridor Redevelopment Project Area, is set to expire on December 13, 2029. Pursuant to this Second Amended Downtown Redevelopment Plan, the Expanded Downtown Redevelopment Project Area will remain designated as a redevelopment project area under the TIF Law through December 31, 2039.

The City will provide notice of its intent to adopt this Second Amended Downtown Redevelopment Plan to the County and the School District in accordance with the TIF Law. Incremental real property tax revenues ("TIF Revenues") in the Expanded Downtown Redevelopment Project Area attributable to millage levied by or on behalf of the County and the School District will only be available to pay TIF Bonds and redevelopment project costs in connection with this Second Amended Downtown Redevelopment Plan to the extent that the County and the School District consent thereto in the manner provided by the TIF Law. Without such consent, only TIF Revenues attributable to millage levied by the City in the Expanded Downtown Redevelopment Project Area will be available to pay TIF Bonds and redevelopment project costs in connection with this Second Amended Downtown Redevelopment Plan.

### **III. BOUNDARIES OF THE AMENDED REDEVELOPMENT PROJECT AREA**

The Amended Redevelopment Project Area (comprised of the Expanded Downtown Redevelopment Project Area and the Textile Corridor Redevelopment Project Area) includes approximately 204 acres in the City's downtown and adjacent Textile Corridor area. The Amended Redevelopment Project Area contains less than 1% of the total acreage of the City.

A map of the Amended Redevelopment Project Area and the listing of taxable properties included in such area are attached hereto.



## Downtown/Textile Corridor TIF Districts



The value of these parcels will not be included in future calculations for payment to the City.



Parcel 627 20 01 003 duplicated in original Downtown and Textile Corridor TIFs.

### Tax Increment Districts

- Downtown - Approx. 35.11 Acres
- Textile Corridor - Approx. 159.05 Acres
- 2011 TIF Expansion - Approx. 10.30 Acres

#### **IV. HISTORY OF THE AMENDED REDEVELOPMENT PROJECT AREA**

The Amended Redevelopment Project Area encompasses the City's historic core. The community was established in 1852 around a depot on the railroad from Columbia, South Carolina to Charlotte, North Carolina. The City's first textile mill, the Rock Hill Cotton Factory, is located in the Amended Redevelopment Project Area. Opened in 1881, the Rock Hill Cotton Factory spurred the City's growth from an agricultural crossroads into one of South Carolina's largest cities.

The City's downtown area contains three blocks of the City's original commercial district, with buildings dating from the 1880's to the 1930's. This area began to decline in the 1960's, when suburban shopping centers and subdivisions began to attract new investment, businesses and residents out of the downtown area. During the 1970's and early 1980's this decline was compounded by the loss of thousands of textile-related jobs formerly located in areas adjacent to and surrounding the downtown. The largest losses occurred in an area now known as the Textile Corridor, stretching from downtown to the Winthrop University campus where more than 5,000 jobs were lost. By 2004 the Textile Corridor area, once the economic heart of the City, was riddled with vacant and abandoned structures.

In December 1988, the City adopted the Original Redevelopment Plan for the City's downtown. The Original Redevelopment Plan was amended in August 1991 and \$1.335 million of TIF Bonds were issued in 1993. These funds were used to demolish TownCenter Mall and restore the City's historic Main Street. Following these improvements, downtown attracted an influx of new private investment. But despite the progress, downtown still contains many vacant and deteriorated buildings. In 2001 the City Council adopted a new Downtown Master Plan that identified strategies for attracting new investment into the downtown.

In 2002, the City, York County, Winthrop University, York Technical College, Rock Hill School District, York County Regional Chamber of Commerce and Rock Hill Economic Development Corporation collaborated in the creation of a redevelopment master plan for the City's urban core. This plan, known as the Old Town Renaissance Master Plan, proposed six primary strategies for attracting businesses, jobs, investment and residents back to the City's core. Prominent among these strategies is redevelopment of textile mills and mill communities, the growth of Winthrop University and the development of a well defined campus community encompassing surrounding neighborhoods, and the continued redevelopment of the City's downtown.

One of the first major initiatives to result from the Old Town Renaissance Master Plan was the creation of a redevelopment strategy for the Textile Corridor (the "Textile Corridor Master Plan"). The Textile Corridor, stretching along White Street from the City's downtown to the Winthrop University campus, was the center of the City's early textile industry. Many old mill structures and mill neighborhoods were mostly vacant or in disrepair. The Textile Corridor Master Plan suggested that this corridor be redeveloped as a mixed-use urban district containing commercial, educational, and residential uses. A strong linkage between the City's downtown and Winthrop University was a primary goal of the Textile Corridor Master Plan. The Amended Downtown/Textile Corridor Redevelopment Plan designated as a redevelopment project area the

Textile Corridor and other neighboring downtown properties that had not experienced significant redevelopment.

Since the adoption of the Textile Corridor Master Plan and the Amended Downtown/Textile Corridor Redevelopment Plan the City has completed plans for improving the Dave Lyle corridor to improve the link between downtown and the Textile Corridor. The study recommendations include changes to pavement or lane widths, intersection improvements, signalization, creation of on-street parking, pedestrian enhancements, landscaping, lighting, and improvements to way-finding signage. The City has also undertaken a study to assess the feasibility of a street car connector from downtown through the Textile Corridor to Winthrop University. The Street Car Study will be completed in January, 2012. Preliminary findings from the study suggest that the use of existing rail lines for the street car will not function adequately and that shallow-trench technology should be used to create street car lines on existing streets and new rights-of-way to be constructed as part of the Textile Corridor redevelopment.

In late 2010 the City and Comporium Communications announced a collaborative vision to redevelop the eastern edge of the downtown area. This six-block area is connected by Main Street, Elizabeth Lane, Black Street and Saluda Street. The area is home to Comporium, one of Rock Hill's largest and most important businesses. First Presbyterian, one of the city's oldest and most beautiful churches, is also located in the area. Despite the presence of these landmarks, the eastern edge of downtown Rock Hill is unremarkable. The heart of the area is a lightly used City parking lot that occupies an entire block. In addition to Comporium and First Presbyterian, a branch bank and several empty buildings from the 1960's and 1970's surround the parking lot.

## **V. CURRENT CONDITIONS IN THE AMENDED REDEVELOPMENT PROJECT AREA**

In December 1988 when the Original Downtown Redevelopment Plan was first adopted the conditions in the area were bleak. Main Street was enclosed by the TownCenter Mall. Buildings in the area were obsolete with respect to modern business standards and seriously deteriorated due to natural causes and a lack of physical maintenance. Many buildings had visible code violations. A majority of the buildings were vacant or underused, and required extensive renovation to meet building codes and attain full usefulness.

In the mid 1990's the City removed the TownCenter Mall and reopened Main Street to vehicular traffic. Since that time the City and private investors have made substantial investments in redeveloping the area. However, there is much remaining to be accomplished before the redevelopment of the area can be considered successful. While the government, legal and financial sectors in downtown have remained strong there has been little progress in attracting and retaining retailers and residential development to the area. Major commercial buildings, some of the City's most valuable historic assets, show evidence of structural deterioration and failure.

In 2004 the Textile Corridor Redevelopment Project Area was designated as a redevelopment project area under the TIF Law. The Textile Corridor Redevelopment Project Area included three vacant and abandoned textile mills and the surrounding mill neighborhoods. The City and private developers have made significant strides in redeveloping the Textile Corridor

Redevelopment Project Area. The Rock Hill Cotton Factory has been redeveloped and is now a major employment center for the area. The Rock Hill Body Company and surrounding area have been redeveloped and now include over 39 apartments, condominiums and single family homes for low and moderate income families. The Bleachery, by far the largest single property in the area, has now been acquired by the City. A major demolition and clearing project has been completed and the City is now preparing environmental studies and building condition assessments to prepare the way for future redevelopment of the site. Little work has been done to redevelop the Cotton Factory or Bleachery mill villages and these areas remain riddled with structures that are vacant or in disrepair.

The New Downtown Redevelopment Project Area includes the six-block area abutting the municipal parking lot on East Main Street, three properties located on West Main Street and the property around and including Rock Hill Fire Station #1 on Elizabeth Avenue.

The Amended Redevelopment Project Area (comprised of the Original Downtown Redevelopment Project Area, the New Downtown Redevelopment Project Area, and the Textile Corridor Redevelopment Project Area) is composed of approximately 204 acres of land and 362 structures. There exist conditions in the Amended Redevelopment Project Area that cause the area to be classified as a blighted area, a conservation area, or a combination of both. These conditions include:

1. Age
2. Obsolescence
3. Deterioration
4. Excessive Vacancies
5. Depreciation of Physical Maintenance
6. Presence of Structures Below Minimum Code Standards
7. Lack of Community Planning

Immediate Downtown Area

The downtown area includes some of the City's oldest structures. A vast majority of the buildings are over 50 years old and 12 buildings were constructed before 1900. While many buildings in what was the Town Center Mall and surrounding area have been renovated others have seen little or no maintenance over the past years. This lack of maintenance has resulted in deterioration and in several cases structural failure.

Vacancy continues to be a serious problem in the downtown area. Major properties on Main and Caldwell Streets remain vacant and others remain underutilized. Vacant properties include the following buildings:

<u>Building Name</u>	<u>Street Address</u>
Woolworth Building	139 E. Main Street
Central Newsstand	154 E. Main Street
Sowell Buildings	255-257 E. White Street
Law Place Building	235 E. Main Street
Good Motor Company Buildings	119-125 East White Street
McRorie Building	129 Caldwell Street

Inside View Repair Building	127 Caldwell Street
Rinehart/Dry Cleaner Building	121 Caldwell Street
Boulware Building	109 Caldwell Street

Buildings that are occupied, but which have excessive vacancies or marginal uses include the following:

<u>Building Name</u>	<u>Street Address</u>
Citizens Bank (the Professional Center)	157 E. Main Street
City Plaza	140 E. Main Street
The Guardian Building	223 E. Main Street
Paltrow Building	145 E. White Street
Aberman Building	133-135 Caldwell Street
C & S Building	249 East Main Street
RHTC Building	250 East Black Street
RHTC/Ridley Building	203 East Black Street

Many of these properties are considered obsolete by current building code and industry standards and will require major renovation before they can be occupied for new uses. Over 100,000 square feet of space is currently vacant.

#### Oakland Avenue

A two-block section of Oakland Avenue in the area of the Dave Lyle Boulevard bridge was added pursuant to the Amended Downtown/Textile Corridor Redevelopment Plan. This area contains approximately 30 commercial structures. Many of the structures are over 40 years old and suffer from a lack of physical maintenance, deterioration, and in some cases structural failure. Many of the buildings are functionally obsolete and will require major renovation. The vacancy rate in the area is excessive and there is little hope of improving this rate due to a lack of parking for customer and even employee use without public support for redevelopment.

#### Textile Corridor

The City's Textile Corridor was once the largest concentration of buildings, industry, and jobs in York County's history. Significant investment has occurred on the outer edges of the Textile Corridor but the heart of the area, the Bleachery remains undeveloped. This site though now cleared of major buildings provides significant challenges to redevelopment. The remaining buildings are deteriorated and functionally obsolete. Structural problems, deterioration and related problems stemming from a lack of physical maintenance are apparent. Environmental contamination, stemming from over 100 years of industrial use is highly likely.

The Textile Corridor Redevelopment Project Area also includes 160 residential structures. These wood frame structures were built in the early 1900's to house families of the mill workers. Most of the housing in this area does not meet minimum code standards and shows evidence of depreciation of physical maintenance.

### Downtown East

Downtown East is a six-block area on the eastern edge of downtown Rock Hill. The center of the area is a little used municipal parking lot that occupies an entire block. Several empty buildings from the 1960's and 1970's surround the parking lot.

### West Main Street

The West Main Street area being added pursuant to this Second Amended Downtown Redevelopment Plan includes three properties. The structures on the sites include: an illegal, obsolete mobile home currently being used as an office, and a vacant, deteriorating structure previously used for manufacturing. Both buildings show a lack of maintenance and neither meets current code requirements for their intended use. The Herald Newspaper office and production facility is also located on West Main Street. The Herald has ceased manufacturing at this location and significant portions of the building are now vacant and/or underutilized.

### Fire Station #1

Rock Hill Fire Station #1 and Department Headquarters, constructed in 1954 was once considered a model for station design and efficiency. However with the passing years and changes in technology, staffing and equipment needs the facility has become functionally obsolete. Deterioration and structural problems are apparent. The Building does not meet current building codes and due to structural damage no longer meets the codes under which it was designed. In 2010 the City built a new fire station on Albright Road and moved all firefighting personnel and equipment from Station #1 to the new facility. Fire Station #1 remains open with very minimal usage.

## **VI. REDEVELOPMENT OBJECTIVES**

The current conditions in the Amended Redevelopment Project Area cause the area to be classified as a blighted area, a conservation area, or a combination thereof within the meaning of the TIF Law. The City believes that public improvements are necessary to stimulate private investment in the area and thus diminish these conditions.

The Original Downtown Redevelopment Plan, as amended by the Amended Downtown Textile/Corridor Redevelopment Plan and this Second Amended Downtown Redevelopment Plan, seek to ensure that:

1. The Downtown Master Plan, Old Town Master Plan and the Textile Corridor Master Plan are implemented as intended by City Council.
2. Main Street continues to function as the community's central commercial district with attention given to improved pedestrian linkages, adequate parking, appropriate lighting and other public improvements.
3. The area's historic character and integrity are protected and enhanced to the greatest degree possible.

4. The area's retail base is strengthened and other viable uses such as mixed use, office, residential, restaurant, entertainment, financial, civic and institutional uses are expanded to broaden the area's economic base.
5. The area develops as the community's primary center for arts and culture – including visual and performing arts (i.e., art galleries, community theater, dance, etc.), libraries, and museums.
6. Opportunities for both K-12 and post-secondary education are explored and developed consistent with the needs of the center City population, the surrounding region and the strategic goals of educational institutions.
7. The area develops as the focal point for future mass transit services serving the local community and linking it to Charlotte and beyond. Key pedestrian, vehicular and rail linkages between downtown, Winthrop University and proximal neighborhoods are developed and/or enhanced.
8. Vacant, blighted industrial properties are redeveloped to provide new office, residential, restaurant, entertainment, financial, civic and institutional uses and once again become community assets.
9. Underused and vacant commercial and institutional facilities are redeveloped to provide new retail, residential, restaurant, entertainment, and office opportunities and enhance the area's economic base.
10. The rich cultural and economic history of the community is preserved and enhanced through the adaptive reuse of historic properties and interpretation of historic events.
11. The area develops as a destination attraction that can successfully draw visitors from the regional market.
12. Through new construction, rehabilitation and adaptive reuse the Amended Redevelopment Project Area becomes a significant urban neighborhood with thousands of residents served by urban amenities.
13. Existing neighborhoods within the Amended Redevelopment Project Area are protected and strengthened.
14. Zoning throughout the area is consistent and compatible with the uses proposed in the Downtown Master Plan, the Old Town Master Plan and the Textile Corridor Master Plan.
15. Public utilities and infrastructure improvements adequate to support the new uses planned for the Amended Redevelopment Project Area are completed.

## **VII. PUBLIC REDEVELOPMENT ACTIVITIES/BUDGET**

Redevelopment of the Expanded Downtown Redevelopment Project Area and the Textile Corridor Redevelopment Project Area are massive undertakings and will require multi-faceted public/private partnerships and cooperation and support from all sectors. Many projects cannot succeed with private investment alone and will require public infrastructure incentives, loans, grants, and other public investment. The public investment can potentially earn a 2-to-1 return based on the amount of private investment that is projected.

The basic methodology employed for capital estimates is a function of establishing a range of unit costs for different types of development and applying to gross building square footages. Costs generally included both hard and soft costs for projects. For infrastructure costs a range of

\$30,000 to \$60,000 per acre was estimated and a mid-point was utilized for the purpose of these projections.

The estimated capital investment associated with developing all components of the Textile Corridor and Downtown Master Plans are estimated for the purpose of this report. The final costs may vary significantly from actual costs depending on final development decisions, unforeseen obstacles and facilitating factors. These plans and projected costs are based on a combination of: 1) estimates contained in the Textile Corridor Master Plan prepared by Hunter Interests, and 2) estimates by City staff of future redevelopment costs in areas not covered by the Textile Corridor Master Plan, principally, the downtown area.

### **Public Redevelopment Activities/Budget**

The City intends to implement the projects outlined in this Second Amended Downtown Redevelopment Plan by December 31, 2039.

In 1993 and 2007 the City of Rock Hill issued \$1.335 million and \$1.650 million respectively in TIF Bonds to fund redevelopment projects in the Original Downtown Redevelopment Project Area. Pursuant to the Amended Downtown/Textile Corridor Redevelopment Plan, the City authorized the issuance of up to \$40 million in TIF Bonds to fund improvements in the Textile Corridor Redevelopment Project Area. In 2008, the City issued \$2.750 million in TIF Bonds (the "2008 Textile Corridor TIF Bonds") to undertake public improvements in the Textile Corridor Redevelopment Project Area. In 2011, the City issued \$6.50 million in TIF Bonds to (i) refund the outstanding principal (\$2.750 million) of the 2008 Textile Corridor TIF Bonds, and (ii) undertake additional public improvements in the Textile Corridor Redevelopment Project Area.

Pursuant to this Second Amended Downtown Redevelopment Plan, up to \$20 million in principal amount of TIF Bonds will be issued by the City to fund Expanded Downtown Redevelopment Project Area Projects as identified below. Refunding TIF Bonds may be issued to refund outstanding TIF Bonds issued to pay for Expanded Downtown Redevelopment Project Area Projects and shall not be included in calculating the total principal amount of TIF Bonds issued herein. Additionally, TIF Bonds issued by the City in connection with the Textile Corridor Redevelopment Project Area and the TIF Bonds issued by the City in 1993 and 2007 in connection with the Original Downtown Redevelopment Project Area shall not be included in calculating the total principal amount of TIF Bonds authorized to be issued herein.

Anticipated Expanded Downtown Redevelopment Project Area Projects and costs are as follows:

<u>Street Improvements</u>	<u>\$3,500,000</u>
1. Improvements to existing streets including changes to pavement or lane widths, intersection improvements, signalization, creation of on-street parking, sidewalks, curb and gutter, storm drainage, landscaping, lighting, signage and related infrastructure	
2. Construction of new streets including sidewalks, curb and gutter, storm drainage, landscaping, signalization, signage and related improvements required to serve the Expanded Downtown Redevelopment Project Area.	
3. Planning, engineering and other professional services related to the items above.	

4. New and improved rail crossings for vehicles and pedestrians, including signage, signals and other improvements to improve safety and function and create railway quiet zones in accordance with the final report of the Rail Road Study Group.
5. Improvements to Dave Lyle Boulevard including changes to pavement or lane widths, intersection improvements, signalization, creation of on-street parking, pedestrian enhancements, landscaping, lighting, and signage.

Utility Systems Improvements \$4,500,000

1. Improvements to public water, sewer, electric, storm water and communications systems as required to bring the systems up to date and make them functional for planned development.
2. Acquisition of utility easements, rights-of-way or other property rights associated with the provision of new and improved utility services or removal of obsolete systems.
3. Removal of overhead utility lines and replacement with new below ground systems.
4. Demolition and disposal of obsolete utility system components.
5. Planning, engineering and other professional services related to the items above.
6. Upgrades to the City electric system serving the Expanded Downtown Redevelopment Project Area.

Public Facilities \$8,000,000

1. Development and construction of cultural, historic or tourism related facilities.
2. Development and construction of parks, trails, public open spaces and related public recreational facilities.
3. Development and construction of parking improvements, including structured parking.
4. Development and construction of entries, signage, monuments, public art, landscaping and other outdoor improvements that add beauty, character and meaning to the Expanded Downtown Redevelopment Project Area.
5. Protection and preservation of historic buildings, districts and places through acquisition of property rights, repair, rehabilitation and redevelopment.
6. Planning, design, engineering and construction for a street car system in accordance with the Street Car Study.
7. Installation of improved way-finding signage.

Property Acquisition \$1,000,000

1. Acquisition and related costs (surveys, appraisals, closing, legal, commissions, etc.) of properties to be used for public improvements and facilities
2. Demolition of structures and other site improvements.
3. Relocation costs associated with the acquisition of properties.

Professional Services \$2,000,000

1. Surveys and appraisals related to all projects.
2. Historic preservation surveys, nominations, and design.
3. Planning, design, engineering and architectural services related to all projects.
4. Environmental studies and abatement for all projects.
5. Legal services for all projects.
6. Marketing, advertising and related costs for all projects.
7. Financing, including fees and costs associated with bond issuance or re-issuance, reporting and ongoing management of bond funds.

Financing Costs	\$1,000,000
1. Construction interest	
2. Debt service reserves	
3. Bond issuance or re-issuance costs	
<b>TOTAL Projected Costs</b>	<b>\$20,000,000</b>

## VIII. REDEVELOPMENT FINANCING

The costs of the Expanded Downtown Redevelopment Project Area Projects will be paid from proceeds of TIF Bonds issued by the City, incremental tax revenues generated in the Expanded Downtown Redevelopment Project Area, available federal and state grants, contributions from private developers, City hospitality tax revenues, and other available funds from the City, County and State of South Carolina that may be allocated in the future.

Pursuant to this plan the City may issue up to \$20 million in TIF Bonds (exclusive of refunding TIF Bonds, TIF Bonds issued in connection with the Textile Corridor Redevelopment Project Area, and TIF Bonds previously issued in connection with the Original Downtown Redevelopment Project Area) to finance Expanded Downtown Redevelopment Project Area Projects in the Expanded Downtown Redevelopment Project Area. The \$20 million figure includes the actual project costs, reserves, and an allowance for increased costs in the future. The term of the TIF Bonds will not extend beyond the earlier of 25 years from the date of issue or December 31, 2039. Debt service on the TIF Bonds will be paid from TIF Revenues in the Expanded Downtown Redevelopment Project Area. The City's ability to issue TIF Bonds in the total principal amount of \$40 million for redevelopment projects in the Textile Corridor Redevelopment Project Area pursuant to the Amended Downtown/Textile Corridor Redevelopment Plan shall not be affected by this Second Amended Downtown Redevelopment Plan.

The TIF Law requires the City state as part of this Second Amended Downtown Redevelopment Plan the maximum amount of TIF Bonds that it might issue. The City is not obligated to issue TIF Bonds in this amount; however, the City cannot exceed the stated maximum of \$20 million (exclusive of refunding TIF Bonds, TIF Bonds issued in connection with the Textile Corridor Redevelopment Project Area, and TIF Bonds previously issued in connection with the Original Downtown Redevelopment Project Area).

## IX. PRIVATE INVESTMENT

Creating an environment that is attractive to new private investment is the fundamental objective of this Second Amended Downtown Redevelopment Plan. The areas where this new investment will need to occur presently contain conditions that cause the area to be classified as a blighted area, a conservation area, or a combination thereof under the TIF Law, and are not a productive

part of the community's tax base. New private investment in the Expanded Downtown Redevelopment Project Area is the opportunity to leverage public investments into new jobs, additional businesses and residents, and long term increases in the tax base.

Listed below are anticipated general land uses and projections of new private investment in the Expanded Downtown Redevelopment Project Area. These figures are based on assumptions made by Land Design, Inc. as well as projections made in the Downtown East Strategy. The figures for the downtown components were based on projected new buildings to be built as a part of the master plan using as comparables costs for other new buildings in the City.

<b>Component</b>	<b>Investment</b>
Residential/Commercial Space	\$13,500,000
Hotel and Conference Center	7,300,000
Retail/Office Space	1,200,000
Community Performance Center	5,000,000
Residential/Commercial Space - Woolworth Building	4,000,000
Mixed Use Development – Town Center Sites	10,000,000
Mixed Use Development – Dave Lyle Boulevard Sites	10,000,000
Main Street Property Development	5,000,000
<b>TOTAL</b>	<b>\$56,000,000</b>

The most recent equalized assessed value of the New Downtown Redevelopment Project Area is \$401,023. It is estimated that after completion of the redevelopment of the New Downtown Redevelopment Project Area, the equalized assessed value of such area will be approximately \$3,360,000.

**X. FINANCIAL IMPACT ON THE TAXING DISTRICTS**

This Second Amended Downtown Redevelopment Plan will extend the duration of the Original Downtown Redevelopment Plan, as amended hereby, to December 31, 2039, and will extend the designation of the Expanded Downtown Redevelopment Project Area as a redevelopment project area under the TIF Law to December 31, 2039.

At present three local taxing jurisdictions receive property tax revenues from properties located in the Amended Redevelopment Project Area. Based on the 2010 millage rates the tax revenue derived from the New Downtown Redevelopment Project Area received by the City, the County, and the School District is estimated to be:

City of Rock Hill	\$54,217
York County/County-Wide Schools	\$37,667
Rock Hill School District Three	\$127,495

While there can be no assurance of what the equalized assessed valuation of New Downtown Redevelopment Project Area will be on December 31, 2039 the City estimates that such value may reach \$3,360,000.

The redevelopment of the New Downtown Redevelopment Project Area is intended to attract new investment that will restore a productive tax base for local governments, eliminate conditions which cause the area to be a blighted area, a conservation area, or a combination thereof under the TIF Law, and support healthy, sustainable urban growth. Section IX, Private Investment, shows the potential for up to \$56 million in new, taxable private investment. This new private investment will be supported by public investments of up to \$36 million. Funding for the public investments will come from a variety of sources including TIF Bonds and TIF Revenues.

After the adoption of this Second Amended Downtown Redevelopment Plan, the City, the County and the School District will continue to receive property taxes from real properties in the Original Downtown Redevelopment Project Area, the Textile Corridor Redevelopment Project Area and the New Downtown Redevelopment Project Area based on the respective initial equalized assessed values for such areas. With respect to the New Downtown Redevelopment Project Area, assuming no changes in tax millage rates or assessed values of properties in the New Downtown Redevelopment Project Area, the taxing jurisdictions will not lose any existing real property tax revenue.

In order to accomplish the goals of the Amended Downtown Redevelopment Plan, the City intends to issue TIF Bonds to fund a portion of redevelopment costs. TIF Bonds represent a loan to the City that is repaid from TIF Revenues. The City will issue TIF Bonds only to the extent that it has revenues available to repay such bonds. As a result, at this time, it is impossible to say with certainty the actual amount of TIF Bonds that will be issued.

The TIF Law requires the City to state as part of this Second Amended Downtown Redevelopment Plan the maximum amount of TIF Bonds that it might issue. The City is not obligated to issue TIF Bonds in this amount; however, the City cannot exceed the stated maximum. Future City Councils will have the task of deciding how to best finance redevelopment projects based on the community's success in attracting new investment, the availability of TIF Revenues, the City's overall financial position, and the needs within the Expanded Downtown Redevelopment Project Area.

The City may issue up to \$20 million in TIF Bonds (exclusive of refunding TIF Bonds, TIF Bonds issued in connection with the Textile Corridor Redevelopment Project Area, and TIF Bonds previously issued in connection with the Original Downtown Redevelopment Project Area) to finance Expanded Downtown Redevelopment Project Area Projects in the Expanded Downtown Redevelopment Project Area. The City will have 10 years from the adoption of this Second Amended Downtown Redevelopment Plan to issue initial TIF Bonds to finance such Expanded Downtown Redevelopment Project Area Projects. Provided that the City issues TIF Bonds within such 10 year period, the City may issue subsequent TIF Bonds to finance the Expanded Downtown Redevelopment Project Area Projects provided such TIF Bonds mature on or before the earlier of 25 years from the issuance of such TIF Bonds or December 31, 2039. Any TIF Bond issue will require the adoption of a bond ordinance by the City Council at a future date. The \$20 million total includes actual project costs, reserves and allowances for increased costs in the future.

To the extent the County and the School District consent to this Second Amended Downtown Redevelopment Plan, each taxing entity will forego TIF Revenues attributable to real property in the New Downtown Redevelopment Project Area (and will continue to forego TIF Revenues attributable to real property in the Original Downtown Redevelopment Project Area) until December 31, 2039. TIF Revenues attributable to real property within the Expanded Downtown Redevelopment Project Area will be directed to paying the costs of Expanded Downtown Redevelopment Project Area Projects and TIF Bonds. The overall financial impact on the taxing entities is expected to be minimal because:

- (a) Such taxing entities will continue to collect real property tax revenues attributable to the initial equalized assessed value of properties in the Expanded Downtown Redevelopment Project Area;
- (b) The Expanded Downtown Redevelopment Project Area represents a small portion of the overall tax base of the taxing entities;
- (c) Without the Second Amended Downtown Redevelopment Plan, it is expected that tax revenues within the Expanded Downtown Redevelopment Project Area would remain static or decline; and
- (d) Property taxes paid on vehicles, machinery and equipment and other personal property are not affected. Each taxing district will continue to receive the full benefit of growth of personal property values.

Each of the local governments will benefit significantly in the short and long terms from the investments made in Expanded Downtown Redevelopment Project Area Projects. In the short term, the Expanded Downtown Redevelopment Project Area Projects will improve streets, intersections, utilities and other infrastructure that are used by all. In the long term, such redevelopment projects will help to attract high quality investment to the downtown area that will add to the tax base and financial strength of each local government. Upon completion of the Expanded Downtown Redevelopment Project Area Projects and the repayment of TIF Bonds, the Expanded Downtown Redevelopment Project Area will be dissolved and the full financial benefit of all growth that has occurred within the Expanded Downtown Redevelopment Project Area will accrue to each local government.

In summary, the proposed redevelopment financing will have no effect on the current revenues of the local governments that have taxing powers in the Expanded Downtown Redevelopment Project Area. All local governments will receive revenues resulting from property taxes on existing and new personal property investments and from the growth of real estate values outside the Amended Redevelopment Project Area, and will benefit from a stronger, more diverse tax base and economy, improved roads, utilities and other infrastructure, and a more attractive community.

## **XI. DISPLACEMENT IMPACT**

Only limited property acquisitions are expected to take place and no business or residential displacements are expected as a result of the Second Amended Downtown Redevelopment Plan. If the need for property acquisition and/or relocation does arise the City will follow all of the requirements of public law 91-646, "Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as Amended" and South Carolina Code Section 28-11-10 "Relocation Assistance". The general steps that will be followed are:

1. After the public hearing regarding this Second Amended Downtown Redevelopment Plan, City staff will assemble those affected by the redevelopment projects, distribute literature on the relocation process, provide a general explanation of the individual's rights under public law, and schedule individual meetings to discuss details specific to each person.
2. Conduct appraisals on properties to be acquired, and begin the acquisition process.
3. Complete a profile on each property owner/tenant and structure.
4. Conduct a survey of properties available in the vicinity of the projects; and contact realtors and create a bank of comparable properties that are available.
5. Work directly with each property owner/tenant in locating and selecting a comparable location based on profile; and have the City Inspection Division verify that the new structure is safe, decent and sanitary and in compliance with all City building codes.
6. Prepare paperwork required to validate relocation assistance payment, provide assistance to minimize impact of the move, and assist with preparation of the claim for a relocation payment.
7. Acquire property from the owners.
8. Provide assistance to each property owner/tenant in moving to a new location; and upon completion of move make moving assistance payment.

## **XI. PROPERTIES IN THE AMENDED REDEVELOPMENT PROJECT AREA**

Properties listed below will be affected by this amendment.

**Original Downtown Redevelopment Project Area**

**Adopted December 1988**

**Initial and Current Assessed Values**

<u>Tax Map Number</u>	<u>Owner</u>	<u>1988 Initial Assessed Value</u>	<u>2010 Current Assessed Value</u>
598-23-01-002	KIMBRELLS INVESTMENT CO INC	Exempt	978
598-23-01-003	KIMBRELLS INVESTMENT CO INC	Exempt	27,762
598-23-01-004	KIMBRELLS INVESTMENT CO INC	Exempt	630
598-23-01-005	KIMBRELLS INVESTMENT CO INC	Exempt	1,098
598-23-01-006	KIMBRELLS INVESTMENT CO INC	Exempt	468
598-23-01-007	KIMBRELLS INVESTMENT CO INC	Exempt	1,056
598-23-01-008	CITY OF ROCK HILL SC	Exempt	0
598-23-01-009	ROCK HILL ECONOMIC DEV CORP	Exempt	3,666
598-23-01-014	CITY OF ROCK HILL SC	Exempt	Exempt
598-23-01-015	Number deleted; included in 598-23-01-008	Exempt	Exempt
598-23-01-016	Number deleted; included in 598-23-01-008	2,322	Exempt
598-23-01-017	Number deleted; included in 598-23-01-008	936	Exempt
598-23-01-018	Number deleted; included in 598-23-01-008	3,912	Exempt
598-23-02-001	CITY OF ROCK HILL SC	Exempt	Exempt
627-16-01-001	CITY OF ROCK HILL SC	Exempt	Exempt
627-17-02-001	ROCK HILL TELEPHONE CO	0	1,352
627-17-02-006	ROCK HILL TELEPHONE CO	0	18,581
627-17-02-007	ROCK HILL TELEPHONE CO	363,350	351,364
627-17-04-004	ROCK HILL TELEPHONE CO	2,958	3,209
627-17-04-005	ROCK HILL TELEPHONE CO	0	2,033
627-17-04-006	ROCK HILL TELEPHONE CO	0	2,371
627-17-04-007	ROCK HILL TELEPHONE CO	0	1,212
627-17-04-008	ROCK HILL TELEPHONE CO	0	708
627-17-04-010	CITY OF ROCK HILL SC	Exempt	Exempt
627-18-03-001	CITY OF ROCK HILL SC	3,600	Exempt
627-18-03-002	MAIN STREET EAST LLC	2,760	31,242
627-18-03-003	MAIN STREET EAST LLC	5,550	56,477
627-18-03-004	MAIN STREET EAST LLC	Exempt	139,060
627-18-03-005	MAIN STREET EAST LLC	3,180	2,182
627-18-03-006	JOHN MAR LLC	1,512	7,735
627-18-03-007	ROCK HILL TELEPHONE CO	0	6,008
627-18-03-008	EDWARDS KYLE E & JOANNE M	1,308	10,636
627-18-03-009	CITY OF ROCK HILL	3,996	Exempt
627-18-03-010	CITY OF ROCK HILL	1,770	Exempt
627-18-03-011	CITY OF ROCK HILL	2,190	Exempt
627-18-03-013	CITY OF ROCK HILL	240	Exempt
627-18-04-001	CITY OF ROCK HILL	4,740	Exempt
627-18-04-002	KUHLKIN HOLDINGS LLC	2,280	14,730
627-18-04-003	MAIN STREET OF ROCK HILL LLC (Huckabee)	2,130	8,786
627-18-04-004	YORK COUNTY REGIONAL CHAMBER	4,950	0
627-18-04-005	TRIPLETT-KING PROPERTIES INC	3,810	15,293

## Original Downtown Redevelopment Project Area

<u>Tax Map Number</u>	<u>Owner</u>	<u>1988 Initial Assessed Value</u>	<u>2010 Current Assessed Value</u>
627-18-04-006	CITY OF ROCK HILL SC	Exempt	0
627-18-04-007	CITY OF ROCK HILL SC	Exempt	0
627-18-04-008	CITY OF ROCK HILL SC	Exempt	0
627-18-04-009	CITY OF ROCK HILL SC	Exempt	0
627-18-04-010	CITY OF ROCK HILL SC	Exempt	0
627-18-04-011	CITY OF ROCK HILL SC	Exempt	0
627-18-04-012	CITY OF ROCK HILL SC	Exempt	0
627-18-04-013	CITY OF ROCK HILL SC	Exempt	0
627-18-04-014	DARK III LLC	Exempt	29,262
627-18-04-015	LANFORD JOE B	0	35,266
627-18-04-016	PRORENTALS LLC	0	28,789
627-18-05-001	1ST STATE INVESTORS 5200 LLC (Bank of America)	50,250	79,364
627-18-05-002	1ST STATE INVESTORS 5200 LLC (Bank of America)	1,830	2,885
627-18-05-003	1ST STATE INVESTORS 5200 LLC (Bank of America)	3,660	2,571
627-18-05-004	ROCK HILL ECONOMIC DEVELOPMENT	1,710	42,112
627-18-05-005	WILKERSON FORREST C	1,710	4,368
627-18-05-006	FREETRADING COMPANY LLC	2,730	17,880
627-18-05-007	NLDB LLC	1,830	6,228
627-18-05-008	MAIN 7 LLC	2,994	5,158
627-18-05-009	FERGUSON DON P & CRAIG T	5,076	12,180
627-18-05-010	MINERD ENTERPRISES LTD	2,904	10,712
627-18-05-011	MINERD ENTERPRISES LTD	1,788	6,031
627-18-05-012	KIMBALL S JACKSON ETAL	2,544	32,748
627-18-05-013	GABANYIC DIANE L	1,290	4,654
627-18-05-014	ESTES EDITH S ETAL	2,004	3,655
627-18-05-015	MOBLEY CAROLYN ETAL	1,734	2,563
627-18-05-016	1ST STATE INVESTORS 5200 LLC (Bank of America)	1,194	1,645
627-18-05-017	1ST STATE INVESTORS 5200 LLC (Bank of America)	546	16,899
627-18-05-018	1ST STATE INVESTORS 5200 LLC (Bank of America)	504	1,645
627-18-05-019	1ST STATE INVESTORS 5200 LLC (Bank of America)	714	2,666
627-18-06-002	CITY OF ROCK HILL SC	Exempt	0
627-18-06-003	FIRST CITIZENS BANK & TRUST	59,622	60,258
627-18-06-004	CITY OF ROCK HILL SC	Exempt	0
627-18-06-005	FIRST CITIZENS BANK & TRUST	1,260	3,065
627-19-01-001	MAIN STREET PROPERTIES	13,050	170,430
627-19-01-002	MAIN STREET PROPERTIES	3,480	46,789
627-19-01-003	DALTON PROPERTIES LLC	1,776	0
627-19-01-004	MCCLUSKEY RICHARD A & SONG	2,610	6,240
627-19-01-005	DALTON PROPERTIES LLC	3,270	0
627-19-01-006	DALTON PROPERTIES LLC	5,100	0
627-19-01-007	PIEDMONT REGIONAL MULTIPLE	5,970	62,284
627-19-01-008	ROCK HILL ECONOMIC DEV CORP	2,310	13,555
627-19-01-009	Number deleted; included in 627-19-01-008	360	0
627-19-01-010	Number deleted; included in 627-19-01-008	2,670	0
627-19-01-011	ECCLESIA PROPERTIES LLC	3,360	12,816
627-19-01-012	YORK COUNTY ASSOCIATION OF	3,810	19,714

## Original Downtown Redevelopment Project Area

<u>Tax Map Number</u>	<u>Owner</u>	<u>1988 Initial Assessed Value</u>	<u>2010 Current Assessed Value</u>
627-19-01-013	KIRBY STEPHEN H & DAWN C	2,040	7,650
627-19-01-014	MAIN 7 LLC	2,100	4,374
627-19-01-015	BARWICK & ASSOC LLC	5,100	40,343
627-19-01-016	BOULWARE EDWARD	3,450	5,908
627-19-01-017	MAIN 7 LLC	2,928	6,396
627-19-01-018	PELTON WILLIAM L	1,578	2,520
627-19-01-019	CALDWELL STREET PROPERTIES LLC	2,118	10,020
627-19-01-020	THE ABERMAN FAMILY LTD	1,938	9,443
627-19-01-021	CORNWELL WOODMAN D & TERRI L	2,058	7,650
627-19-01-022	CHURCH OF SAVIOR OF	1,038	0
627-19-01-023	CITY OF ROCK HILL SC	Exempt	0
627-19-01-024	CITY OF ROCK HILL SC	Exempt	0
627-19-01-025	CITY OF ROCK HILL SC	Exempt	0
627-19-01-026	CITY OF ROCK HILL SC	Exempt	0
627-19-01-027	CITY OF ROCK HILL SC	Exempt	0
627-19-01-028	CITY OF ROCK HILL SC	58,062	0
627-19-01-029	CITY OF ROCK HILL SC	Exempt	0
627-19-01-030	BOULWARE EDWARD	5,976	10,283
627-19-01-031	MCRORIE BAXTER L	1,902	4,494
627-19-01-032	DJ LEASING LLC	2,100	3,804
627-19-01-033	CITY OF ROCK HILL SC	1,290	0
627-19-01-034	ROCK HILL ARTS COUNCIL	1,806	0
627-19-01-035	CITY OF ROCK HILL SC	0	0
627-19-01-036	CITY OF ROCK HILL SC	0	0
627-19-01-037	CITY OF ROCK HILL SC	0	0
627-19-01-038	DALTON PROPERTIES LLC -B	0	990
627-19-01-039	DALTON PROPERTIES LLC - 1G	0	0
627-19-01-040	DALTON PROPERTIES LLC - 2G	0	13,170
627-19-01-041	DALTON PROPERTIES LLC - 3G	0	14,250
627-09-01-042	DALTON PROPERTIES LLC - 2A	0	7,560
627-19-01-043	DALTON PROPERTIES LLC - 3A	0	7,500
627-19-01-044	DALTON PROPERTIES LLC - 3B	0	10,410
627-19-01-045	DALTON HARRY M & REBECCA - 4A	0	9,120
627-19-01-046	DALTON HARRY M & REBECCA - 4B	0	16,180
627-19-01-047	GOODE MARTIN E III & HARRIETT - 5	0	21,800
627-19-01-048	BARNES ANTONIO (new for 2009)	0	6,144
627-20-01-003	CITY OF ROCK HILL SC	Exempt	0
627-20-02-001	EAST COAST NEWSPAPERS INC	60,170	141,750
627-20-02-002	EAST COAST NEWSPAPERS INC	0	0
627-20-02-003	EAST COAST NEWSPAPERS INC	0	0
627-20-02-004	EAST COAST NEWSPAPERS INC	16,068	0
627-20-02-021	EAST COAST NEWSPAPERS INC	372	1,418
627-20-02-022	EAST COAST NEWSPAPERS INC	0	0
627-20-02-023	EAST COAST NEWSPAPERS INC	0	0
627-20-02-025	CITY OF ROCK HILL SC	Exempt	0
627-20-02-028	EAST COAST NEWSPAPERS INC	0	0
<b>Total</b>		<b>785,248</b>	<b>1,816,246</b>

**Properties listed below will not be affected by this amendment.**

**Textile Corridor Redevelopment Project Area**

2004 Expansion Area

Adopted December 15, 2008

Initial and Current Assessed Values

		<u>2004 Initial Assessed Value All Properties</u>	<u>2010 Assessed Value All Properties</u>	<u>2004 Initial Assessed Value County Approved Area</u>	<u>2010 Assessed Value County Approved Area</u>
598-04-01-002	UNIVERSITY PLACE LIMITED	365,970	427,629	365,970	427,629
598-04-01-003	UNIVERSITY PLACE III INC	0	106,788	0	106,788
598-04-04-001	WRIGHT JAMES THOMAS JR	2,160	2,640	2,160	2,640
598-04-04-002	RACE CHRISTOPHER D	2,340	2,850	2,340	2,850
598-04-04-003	BISHOP BERTHA H	2,160	2,700	2,160	2,700
598-04-04-004	HARRIS STANLEY RAY & MICHAEL	1,780	3,270	1,780	3,270
598-04-04-005	HENDERSON CLAYTON H & BETTY S	1,440	1,800	1,440	1,800
598-04-04-006	SIMPSON BAXTER G JR TRUSTEE	1,830	2,340	1,830	2,340
598-04-04-007	MEDFORD JOHN W & PHILLIS W	1,650	2,340	1,650	2,340
598-04-04-008	UNIVERSITY PLACE III INC	2,952	3,594	2,952	3,594
598-04-04-009	ENVIRONMENTAL LAND	1,000	1,950	1,000	1,950
598-04-04-010	DUNLAP REALTY CO	1,290	1,710	1,290	1,710
598-04-04-011	BURNETTE CHARLES	1,120	2,250	1,120	2,250
598-04-04-012	RAYFIELD JAMES C	840	1,080	840	1,080
598-04-04-013	RAYFIELD JAMES C & ROBERT D	1,260	1,680	1,260	1,680
598-04-04-014	SENTNER LYNDA PERSONAL REP	300	900	300	900
598-04-04-015	NGUYEN DUC & HUONG	1,830	2,340	1,830	2,340
598-04-04-016	BURNETTE CHARLES B III ETAL	2,070	1,680	2,070	1,680
598-04-05-001	PETTIT SHARON L	1,580	1,940	1,580	1,940
598-04-05-002	RHODES LILLIAN LIFE ESTATE	2,310	1,900	2,310	1,900
598-04-05-003	FOX CAMMIE H	1,920	2,300	1,920	2,300
598-04-05-004	BRINDLE RACHEL G	1,440	1,760	1,440	1,760
598-04-05-005	RHODES JEFFREY SCOTT	2,430	2,970	2,430	2,970
598-04-05-006	BURNETTE CHARLES B III &	360	510	360	510
598-04-05-007	BURNETTE CHARLES B III	1,410	1,710	1,410	1,710
598-04-05-008	CRUMP CYNTHIA M	1,800	2,190	1,800	2,190
598-04-05-009	ENVIRONMENTAL LAND	2,400	2,880	2,400	2,880
598-04-05-010	ENVIRONMENTAL LAND	1,580	2,910	1,580	2,910
598-04-05-011	ROBBINS W DELAINE	2,010	2,460	2,010	2,460
598-04-05-012	ENVIRONMENTAL LAND	1,440	480	1,440	480
598-04-05-013	ENVIRONMENTAL LAND	2,010	2,460	2,010	2,460
598-04-05-014	MILLMAN SCOTT A	1,380	1,740	1,380	1,740
598-04-05-015	SIMPSON BAXTER G JR TRUSTEE	1,830	2,280	1,830	2,280
598-04-05-016	ENVIRONMENTAL LAND	1,380	1,680	1,380	1,680
598-04-05-017	IVEY RICHARD & KELLY H IVEY	2,070	1,660	2,070	1,660
598-04-05-018	HYATT MARVIN A JR	1,800	2,190	1,800	2,190
598-04-05-019	GRAGG SONDR A D	1,340	2,460	1,340	2,460
598-05-01-001	PUTNAM MARY PATRICIA	0	0	0	0
598-05-01-002	WARREN PHILLIP & HELEN	1,380	1,680	1,380	1,680

## Textile Corridor Redevelopment Project Area

		<u>2004 Initial Assessed Value All Properties</u>	<u>2010 Assessed Value All Properties</u>	<u>2004 Initial Assessed Value County Approved Area</u>	<u>2010 Assessed Value County Approved Area</u>
598-05-01-003	HEATH VERA L	1,360	1,620	1,360	1,620
598-05-01-004	CHISHOLM MOZELLE ADAMS	1,200	1,460	1,200	1,460
598-05-01-005	SMITH JENNIE N	1,540	1,820	1,540	1,820
598-05-01-006	HUTTO THOMAS R	1,680	2,100	1,680	2,100
598-05-01-007	MARSHALL ROBERT K JR	1,830	2,190	1,830	2,190
598-05-01-008	ROCK HILL CITY OF	0	0	0	0
598-05-01-009	ROCK HILL CITY OF	0	0	0	0
598-05-04-001	GOSPEL LIGHT BAPTIST CHURCH OF	0	0	0	0
598-05-04-002	GOSPEL LIGHT BAPTIST CHURCH OF	1,188	0	1,188	0
598-05-04-003	MARSHALL JOHN ADAM	1,188	1,338	1,188	1,338
598-05-04-004	SENTNER BRIAN	1,188	3,618	1,188	3,618
598-05-04-005	MCFADDEN ROBERT O	1,188	1,338	1,188	1,338
598-05-04-006	EMERINE ANTHONY & ETELVINA	1,188	1,338	1,188	1,338
598-05-04-007	GOSPEL LIGHT BAPTIST CHURCH OF	1,230	0	1,230	0
598-05-04-008	WEEKS BRADFORD & LISA	1,860	2,250	1,860	2,250
598-05-04-009	THE WARD FOUNDATION INC	1,650	2,010	1,650	2,010
598-05-04-010	CHOLEWINSKI FRANK E &	1,380	1,680	1,380	1,680
598-05-04-011	KENNEDY SANDY ERIC & BARBARA J	2,000	2,340	2,000	2,340
598-05-04-012	MCCOY KEISHA	920	2,980	920	2,980
598-05-04-013	JOSEPH CHARLES O JR & ANGELA D	1,500	900	1,500	900
598-05-04-014	MANGUM CLARENCE JR	1,230	1,470	1,230	1,470
598-05-04-015	POLK CLYDE E JR	1,080	1,290	1,080	1,290
598-05-04-016	WILLIAMS EDNA M & JAMES R SR	1,280	1,540	1,280	1,540
598-05-04-017	PARKS CHARLES	400	400	400	400
598-05-04-018	EFAW RENTAL PROPERTIES LLC	1,530	1,800	1,530	1,800
598-05-04-019	THOMAS DENNIS L & TABITHA D	1,700	2,020	1,700	2,020
598-05-04-020	ELKINS GEORGE E &	1,440	2,500	1,440	2,500
598-05-04-021	ELKINS JOSHUA E	1,240	2,680	1,240	2,680
598-05-04-022	LEDBETTER RANDY D	1,240	1,500	1,240	1,500
598-05-04-023	LEDBETTER TOMMIE W	1,240	1,500	1,240	1,500
598-05-04-024	LEDBETTER TOMMY & PAT	360	300	360	300
598-05-04-025	GOSPEL LIGHT BAPTIST CHURCH OF	4,110	0	4,110	0
598-05-04-026	Number deleted; included in 598-05-04-025	0	0	0	0
598-05-04-027	Number deleted; included in 598-05-04-025	0	0	0	0
598-09-01-001	DADDY RABBIT LLC	14,670	12,312	14,670	12,312
598-09-01-002	INNSBROOK COMMONS LP	7,788	120,000	7,788	120,000
598-09-01-003	C&C PROPERTY HOLDINGS LLC	3,360	3,000	3,360	3,000
598-09-01-004	DUKE POWER CO	177,220	177,220	177,220	177,220
598-09-01-005	PHILLIPS JAMES V & DOUGLAS	13,890	7,740	13,890	7,740
598-09-01-006	C&C PROPERTY HOLDINGS LLC	0	3,240	0	3,240
598-09-01-007	CHERRY LAUREL LP	0	43,949		43,949
		Subdivided in 2009	0	Subdivided in 2009	0
598-09-01-008	INNSBROOK COMMONS LP				
		Subdivided in 2009	0	Subdivided in 2009	0
598-09-01-009	INNSBROOK COMMONS LP				

## Textile Corridor Redevelopment Project Area

		<u>2004 Initial Assessed Value All Properties</u>	<u>2010 Assessed Value All Properties</u>	<u>2004 Initial Assessed Value County Approved Area</u>	<u>2010 Assessed Value County Approved Area</u>
		Subdivided in 2009	0	Subdivided in 2009	0
598-09-01-010	INNSBROOK COMMONS LP				
598-09-01-011	TRIPLE A-2 PARTNERSHIP	0	0	0	0
598-09-01-012	DADDY RABBITT LLC	0	3,570	0	3,570
598-09-01-013	CHERRY LAUREL LP	0	48,343	0	48,343
598-09-01-014	CHERRY LAUREL LP	0	0	0	0
598-10-01-002	HARDIN JAMES C & JOHN A HARDIN	1,716	4,284	1,716	4,284
598-10-01-003	ROCK HILL CITY OF	0	0	0	0
598-10-01-004	FREEDOM TEMPLE MINISTRIES	660	450	660	450
598-10-01-005	FREEDOM TEMPLE MINISTRIES	0	450	1,200	450
598-10-01-006	FREEDOM TEMPLE MINISTRIES	0	0	0	0
598-10-01-007	FREEDOM TEMPLE MINISTRIES	1,072	780	1,072	780
598-10-01-008	FREEDOM TEMPLE MINISTRIES	0	0	0	0
598-10-01-009	FREEDOM TEMPLE MINISTRIES	324	630	324	630
598-10-01-010	FREEDOM TEMPLE MINISTRIES	648	942	648	942
598-10-01-011	FREEDOM TEMPLE MINISTRIES	1,044	864	1,044	864
598-10-01-012	CITY OF ROCK HILL	2,712	0	2,712	0
598-10-01-013	ROCK HILL CITY OF	0	0	0	0
598-10-01-014	ROCK HILL CITY OF	0	0	0	0
598-10-01-015	ROCK HILL CITY OF	0	0	0	0
598-10-01-016	ROCK HILL CITY OF	516	0	516	0
598-10-01-017	ROCK HILL CITY OF	594	0	594	0
598-10-01-019	ROCK HILL CITY OF	0	0	0	0
598-10-01-021	ROCK HILL CITY OF	3,504	0	3,504	0
598-10-02-004	ROCK HILL CITY OF	0	0	0	0
598-10-02-005	SIMPSON BAXTER G JR	1,500	3,774	1,500	3,774
598-10-02-006	ROCK HILL CITY OF	0	0	0	0
598-10-02-007	ROCK HILL CITY OF	0	0	0	0
598-10-02-008	ROCK HILL CITY OF	0	0	0	0
598-10-02-009	ROCK HILL CITY OF	0	0	0	0
598-10-02-010	ROCK HILL CITY OF	0	0	0	0
598-10-02-011	ROCK HILL CITY OF	0	0	0	0
598-10-02-012	HYATT MARVIN A JR ET AL	1,710	2,070	1,710	2,070
598-10-02-013	BURNETTE CHARLES B III	1,470	1,770	1,470	1,770
598-10-02-014	BURNETTE CHARLES B III	1,710	2,070	1,710	2,070
598-10-02-015	NGUYEN DANH & TRANG NGUYEN	3,300	3,780	3,300	3,780
598-10-02-016	FARIS PAUL RAYMOND	660	900	660	900
598-10-02-017	MARSHALL F D III/ED W/	1,260	1,530	1,260	1,530
598-10-02-018	ROCK HILL CITY OF	0	0	0	0
598-10-02-021	ROCK HILL CITY OF	0	0	0	0
598-10-02-022	SIMPSON BAXTER G JR	1,980	3,996	1,980	3,996
598-10-03-001	SIMPSON BAXTER G JR	19,596	29,262	19,596	29,262
598-10-03-002	CREST LLC	4,380	5,160	4,380	5,160
598-10-03-003	CREST LLC	2,130	2,520	2,130	2,520

## Textile Corridor Redevelopment Project Area

		<u>2004 Initial</u> <u>Assessed</u> <u>Value All</u> <u>Properties</u>	<u>2010</u> <u>Assessed</u> <u>Value All</u> <u>Properties</u>	<u>2004 Initial</u> <u>Assessed</u> <u>Value</u> <u>County</u> <u>Approved</u> <u>Area</u>	<u>2010</u> <u>Assessed</u> <u>Value</u> <u>County</u> <u>Approved</u> <u>Area</u>
598-10-03-004	TAYLOR JAMES A & MARGARET B	360	450	360	450
598-10-03-005	JOSEPH CARRIE B	920	1,180	920	1,180
598-10-03-006	JOSEPH CHARLES O JR & ANGELA D	1,500	2,010	1,500	2,010
598-10-03-007	DICKSON HEATH C & MONICA O	1,260	1,740	1,260	1,740
598-10-03-008	CARTER THOMAS ETAL	1,590	450	1,590	450
598-10-03-009	ELKINS MILES C	1,280	2,430	1,280	2,430
598-10-03-010	THE HUCKABEE LLC	1,650	2,160	1,650	2,160
598-10-03-011	ELLIS ANTHONY R	960	840	960	840
598-10-03-012	ELLIS ANTHONY R	1,140	1,410	1,140	1,410
598-10-03-013	FUNDERBURKE ROBERT L ETAL	0	0	0	0
598-10-03-014	FAIRES JAMES W ETAL TRUSTEES	0	0	0	0
598-10-03-015	SIMPSON BAXTER G JR	12,252	14,280	12,252	14,280
598-11-01-001	R H P & F LLC	36,000	34,500	36,000	34,500
598-12-02-018	PILGRAMS INN	0	0	0	0
598-22-01-001	CPG PROPERTIES LLC	105,000	60,000	105,000	60,000
598-22-02-001	BURNETTE CHARLIE	360	420	360	420
598-22-02-002	ROCK FILL RENAISSANCE LLC	360	660	360	660
598-22-02-003	WHISONANT DARRYL L	3,960	4,770	3,960	4,770
598-22-02-004	WHISONANT DARRYL & SUSAN F	924	1,380	924	1,380
598-22-02-005	PRESTO JEANIE W	1,590	840	1,590	840
598-22-02-006	FAMILY TRUST FEDERAL	756	1,098	756	1,098
598-22-02-007	FAMILY TRUST FEDERAL CREDIT	468	680	468	680
598-22-02-008	FAMILY TRUST FEDERAL CREDIT	15,672	19,560	15,672	19,560
598-22-02-009	FAMILY TRUST FEDERAL	756	1,098	756	1,098
598-22-02-010	FAMILY TRUST FED CREDIT UNION	648	941	648	941
598-22-02-011	FAMILY TRUST FED CREDIT UNION	144	353	144	353
598-22-02-012	FAMILY TRUST FED CREDIT UNION	504	915	504	915
598-22-02-013	FAMILY TRUST FED CREDIT UNION	216	314	216	314
598-22-02-014	GLM DEVELOPMENT GROUP	4,662	5,550	4,662	5,550
598-22-02-015	POLK CLYDE E JR	1,140	1,710	1,140	1,710
598-22-02-016	PARKER PHILLIP R	2,460	3,360	2,460	3,360
598-22-02-017	FAMILY TRUST FEDERAL CREDIT	150	480	150	480
598-22-02-018	HIX INELL K AS TRUSTEE	1,350	1,680	1,350	1,680
598-22-02-019	BARBER MALCOLM	1,500	1,920	1,500	1,920
598-22-02-020	PARKER PHILLIP R	2,988	3,138	2,988	3,138
598-22-02-021	REYNOLDS JOHN D	1,230	1,770	1,230	1,770
598-22-02-022	WHISONANT DARRYL L	150	480	150	480
598-22-02-023	FALLAW EUGENE G	2,502	840	2,502	840
598-22-02-024	FALLAW EUGENE G	1,698	840	1,698	840
598-22-02-025	HODGE V BRUCE	1,992	840	1,992	840
598-22-02-026	BURNETTE CHARLES B III	1,806	2,154	1,806	2,154
598-22-03-001	MARSHALL JOHN ADAM	2,556	3,120	2,556	3,120
598-22-03-002	CARTER MELVIN MAX	1,180	1,580	1,180	1,580
598-22-03-003	PILGRIMS INN, INC	0	0	0	0
598-22-03-004	BARBER ELDORA P	1,000	1,400	1,000	1,400

## Textile Corridor Redevelopment Project Area

		<u>2004 Initial Assessed Value All Properties</u>	<u>2010 Assessed Value All Properties</u>	<u>2004 Initial Assessed Value County Approved Area</u>	<u>2010 Assessed Value County Approved Area</u>
598-22-03-005	WRIGHT LYNDA E	760	1,800	760	1,800
598-22-03-006	PILGRIMS INN INC	0	0	0	0
598-22-03-007	BRYANT NORMAN K	1,230	2,310	1,230	2,310
598-22-03-008	PILGRIMS INN INC	0	0	0	0
598-22-03-009	PILGRIMS INN, INC	0	0	0	0
598-22-03-010	PILGRIMS INN INC	0	0	0	0
598-22-03-011	PILGRIMS' INN INC	0	0	0	0
598-22-03-012	PILGRIMS'INN INC	0	0	0	0
598-22-03-013	PILGRIMS' INN INC	0	0	0	0
598-22-03-014	PILGRIMS' INN INC	0	0	0	0
598-22-03-015	PILGRIMS INN INC	0	0	0	0
598-22-03-016	PILGRIMS INN INC	0	0	0	0
598-22-03-017	PILGRIMS' INN INC	0	0	0	0
598-22-03-018	ISLAMIC CENTER OF SOUTH CAROLINA	2,478	4,620	2,478	4,620
598-22-03-019	WRIGHT JAMES T JR	1,128	2,614	1,128	2,614
598-22-03-020	WRIGHT JAMES T JR	5,892	7,746	5,892	7,746
598-22-03-021	WRIGHT JAMES T JR	2,250	3,918	2,250	3,918
598-22-03-022	THOMAS SCOTT DOUGLAS	8,030	6,480	8,030	6,480
625-14-02-007	MCKINNEY THOMAS A	4,770	5,580	0	0
625-14-02-008	MCKINNEY THOMAS A	7,548	8,520	0	0
627-09-01-007	AFEWORK ERMIA & MIRAF BIRHAN	498	1,440	0	0
627-09-01-008	AFEWORK ERMIA MIRAF BIRHAN	10,050	13,290	0	0
627-14-01-001	ROCK O HUGH & ELIZABETH M	840	1,026	840	1,026
627-14-01-002	ROCK O HUGH & ELIZABETH M	7,230	4,302	7,230	4,302
627-14-01-003	CAROLINA COMMUNITY ACTIONS	0	0	0	0
627-14-01-004	CAROLINA COMMUNITY ACTIONS INC	0	0	0	0
627-14-01-005	CAROLINA COMMUNITY ACTIONS INC	0	0	0	0
627-14-01-006	THOMAS STEVEN	4,284	6,952	4,284	6,952
627-14-01-007	THE STATION HOLDING CO LLC	19,848	22,462	19,848	22,462
627-14-01-008	ASHBY EVELYN L	12,450	11,699	12,450	11,699
627-14-01-010	MARSHALL F DEWEY III	1,260	1,463	1,260	1,463
627-14-01-011	MARSHALL F DEWEY III	4,470	5,229	4,470	5,229
627-14-01-012	CAROLINA STAIRCASE/MILLWORK	1,974	2,761	1,974	2,761
627-14-02-001	FAD LLC	46,776	45,300	0	0
627-14-02-002	HUTCHISON HIRAM JR ETAL	36,006	38,608	0	0
627-14-02-003	TOWNSEND JAMES N TRUSTEE	9,270	10,180	0	0
627-14-02-004	WATTS BONNIE	11,250	14,561	0	0
627-14-02-005	WATTS BONNIE	3,870	4,494	0	0
627-14-02-006	BELK S M	8,460	10,154	0	0
627-15-01-001	YORK COUNTY	18,804	0	18,804	0
627-15-01-002	YORK COUNTY	26,820	0	26,820	0
627-15-01-003	MOBLEY ELEANORE BROOKS ETAL	2,658	3,136	2,658	3,136
627-15-01-004	ULTIMATE EMPIRE LLC	21,510	23,262	21,510	23,262
627-15-01-005	YORK COUNTY	25,086	0	25,086	0
627-15-01-006	CHURCH CORNER INC	0	0	0	0

## Textile Corridor Redevelopment Project Area

		<u>2004 Initial</u> <u>Assessed</u> <u>Value All</u> <u>Properties</u>	<u>2010</u> <u>Assessed</u> <u>Value All</u> <u>Properties</u>	<u>2004 Initial</u> <u>Assessed</u> <u>Value</u> <u>County</u> <u>Approved</u> <u>Area</u>	<u>2010</u> <u>Assessed</u> <u>Value</u> <u>County</u> <u>Approved</u> <u>Area</u>
627-15-01-007	ULTIMATE EMPIRE LLC	1,950	2,694	1,950	2,694
627-15-01-008	ULTIMATE EMPIRE LLC	6,000	7,014	6,000	7,014
627-15-01-009	CHURCH CORNER INC	0	0	0	0
627-15-01-010	YORK COUNTY	7,260	0	7,260	0
627-15-02-001	SOWELL KATHY LYNN ETAL	4,200	5,890	0	
627-15-02-002	COUNTRY FAMILY HOMES	4,530	5,281	0	
627-16-01-002	FREEDOM TEMPLE MINISTRIES	0	0	0	
627-16-01-003	FREEDOM TEMPLE MINISTRIES	0	0	0	0
627-16-01-005	FREEDOM TEMPLE MINISTRIES	0	0	0	0
627-16-01-006	FREEDOM TEMPLE MINISTRIES	0	0	0	0
627-16-02-001	GUARDIAN FIDELITY MORTGAGE INC	18,310	21,120	0	0
627-16-02-002	R C & W PARTNERSHIP	16,770	25,432	0	0
627-16-02-003	ROCK HILL TELPHONE CO	65,532	79,980	0	0
627-16-02-004	ROCK HILL TELPHONE CO	47,310	58,590	0	0
627-16-02-005	ROCK HILL TELPHONE CO	4,560	6,796	0	0
627-16-02-006	MOORE CARLISLE, C JR	8,670	9,990	0	0
627-16-02-007	SAINT JOHN'S PROPERTIES LLC	7,470	8,550	0	0
627-16-02-014	ROCK HILL TELPHONE CO	33,360	42,180	0	0
627-16-02-015	ROCK HILL TELPHONE CO	1,890	3,757	0	0
627-16-02-016	ROCK HILL TELPHONE CO	1,428	2,855	0	0
627-16-02-017	B & H Properties and Fred Beckham	12,870	14,820	0	0
627-16-02-018	R C & W PARTNERSHIP	1,410	870	0	0
627-16-02-019	R C & W PARTNERSHIP	11,400	13,200	0	0
627-16-02-020	R C & W PARTNERSHIP	11,400	8,250	0	0
627-16-02-021	R C & W PARTNERSHIP	11,400	13,200	0	0
627-16-02-022	R C & W PARTNERSHIP	11,400	13,200	0	0
627-16-03-010	Number deleted; included in 627-06-03-013	864	0	0	0
627-16-03-011	Number deleted; included in 627-06-03-013	1,440	0	0	0
627-16-03-012	Number deleted; included in 627-06-03-013	2,700	0	0	0
627-16-03-013	Historic Rock Hill	6,980	Exempt	0	0
627-16-03-014	Number deleted; included in 627-06-03-013	1,500	0	0	0
627-16-03-015	Number deleted; included in 627-06-03-013	5,928	0	0	0
627-17-01-001	ROCK HILL TELPHONE CO	6,744	11,310	0	0
627-17-01-013	CHURCH FIRST PRESBYTERIAN	6,510	9,396	0	0
627-17-02-002	CITY OF ROCK HILL	0	0	0	0
627-17-02-003	CITY OF ROCK HILL	0	0	0	0
627-17-02-004	CITY OF ROCK HILL	0	0	0	0
627-17-02-005	CITY OF ROCK HILL	0	0	0	0
627-18-01-001	RHEA JAMES C ETAL	16,800	19,406	0	0
627-18-01-002	MAYFIELD J STOKES & ADDIE M	2,730	4,440	0	0
627-18-01-003	DOUBLE ETL&B LLC	6,648	7,360	0	0
627-18-01-004	DOUBLE ETL&B LLC	4,398	9,130	0	0
627-18-01-005	DOUBLE ETL&B LLC	2,400	3,346	0	0
627-20-01-001	THE OLD COTTON FACTORY LLC	11,700	180,930	11,700	180,930
627-20-01-002	SOUTHERN RAILWAY CO	65,440	65,440	65,440	65,440
627-20-01-003	SOUTHERN RAILWAY CO	0	0	0	0
627-20-01-004	FEWELL BENJAMIN M & ALEXANDER	2,988	4,152	2,988	4,152
627-20-01-005	WELFARE LANE LLC	0	11,664	0	11,664
627-20-02-005	DELLINGER DWIGHT D II	6,240	7,492	6,240	7,492

## Textile Corridor Redevelopment Project Area

		<u>2004 Initial Assessed Value All Properties</u>	<u>2010 Assessed Value All Properties</u>	<u>2004 Initial Assessed Value County Approved Area</u>	<u>2010 Assessed Value County Approved Area</u>
627-20-02-006	B & B INVESTMENTS	4,500	5,585	4,500	5,585
627-20-02-007	MAIN 7 LLC	1,662	2,130	1,662	2,130
627-20-02-008	HEATH JAMES A	1,986	1,200	1,986	1,200
627-20-02-009	DARK ARRON B III	1,446	3,222	1,446	3,222
627-20-02-010	DARK III LLC	9,822	12,000	9,822	12,000
627-20-02-011	RHODES SAMUEL W	714	889	714	889
627-20-02-012	RHODES SAMUEL W	5,820	8,916	5,820	8,916
627-20-02-013	MELTON KENNETH B	1,368	1,602	1,368	1,602
627-20-02-014	MELTON KENNETH B	3,414	3,994	3,414	3,994
627-20-02-015	MELTON KENNETH B & DELORAS D	858	686	858	686
627-20-02-016	MELTON KENNETH B & DELORAS D	3,708	4,346	3,708	4,346
627-20-02-017	FEWELL BENJAMIN M & ALEXANDER	624	836	624	836
627-20-02-018	GIVENS NELL H ETAL CO TRUSTEES	408	952	408	952
627-20-02-019	MELTON KENNETH B & DELORAS D	624	732	624	732
627-20-02-020	PHUNG FRANK N & TONY H	5,022	5,855	5,022	5,855
627-20-02-025	CITY OF ROCK HILL	0	0	0	0
627-20-02-026	DARK III LLC	60	1,056	60	1,056
627-20-02-027	B & B INVESTMENTS	420	2,850	420	2,850
627-20-02-029	ROBERT RUTLEDGE CONSTRUCTION	0	60	0	60
627-21-01-001	BOLLING SCOTT ALAN	2,028	8,460	2,028	8,460
627-21-01-002	WILLIAMS RANDY & BETTE J	2,484	2,970	2,484	2,970
627-21-01-003	RIGGINS PEGGY F	1,944	2,370	1,944	2,370
627-21-01-004	CONSTANTINE ANDREW	1,304	5,130	1,304	5,130
627-21-01-005	MOODY R WAYNE ETAL	2,994	2,720	2,994	2,720
627-21-01-006	NORWOOD ROBERT C	2,994	3,630	2,994	3,630
627-21-01-007	WILLIAMS PROPERTIES LLC	0	30	0	30
627-21-01-008	WILLIAMS PROPERTIES LLC	0	120	0	120
627-21-01-009	WILLIAMS PROPERTIES LLC	0	480	0	480
627-21-01-010	WILLIAMS EUGENE R & BETTE J	1,164	1,470	1,164	1,470
627-21-01-011	WILLIAMS EUGENE R & BETTE J	678	900	678	900
627-21-01-012	WILLIAMS PROPERTIES LLC	1,278	1,650	1,278	1,650
627-21-01-013	WILLIAMS PROPERTIES LLC	0	720	0	720
627-21-01-014	WILLIAMS PROPERTIES LLC	0	300	0	300
627-21-01-015	WILLIAMS PROPERTIES LLC	0	300	0	300
627-21-02-001	JOB BETTE B	5,100	13,806	5,100	13,806
627-21-02-002	BRICO LLC	534	978	534	978
627-21-02-003	BRICO LLC	768	2,094	768	2,094
627-21-02-004	R & M REAL ESTATE HOLDINGS LLC	9,138	11,352	9,138	11,352
627-21-02-005	LONDON LUCINDA W & SALENA C	2,550	6,660	2,550	6,660
627-21-02-006	YOUNG EDWIN G	4,878	23,586	4,878	23,586
627-21-02-007	BRICO LLC	12,186	14,778	12,186	14,778
627-21-02-008	BRICO LLC	4,566	6,378	4,566	6,378
627-21-02-009	THE HUCKABEE LLC	12,708	13,242	12,708	13,242
627-21-02-010	HUCKABEE PAT B	6,888	7,500	6,888	7,500
627-21-02-011	INTERIORS LIMITED OF ROCK HILL	4,674	5,334	4,674	5,334

## Textile Corridor Redevelopment Project Area

		<u>2004 Initial</u> <u>Assessed</u> <u>Value All</u> <u>Properties</u>	<u>2010</u> <u>Assessed</u> <u>Value All</u> <u>Properties</u>	<u>2004 Initial</u> <u>Assessed</u> <u>Value</u> <u>County</u> <u>Approved</u> <u>Area</u>	<u>2010</u> <u>Assessed</u> <u>Value</u> <u>County</u> <u>Approved</u> <u>Area</u>
627-21-02-012	GRAHAM R DENT DR	10,368	11,742	10,368	11,742
627-21-02-013	GRAHAM R DENT	1,176	1,044	1,176	1,044
627-21-02-014	GRANCHER JOHN R & MELISSA M	5,538	5,808	5,538	5,808
627-21-02-015	MCCAULEY WADE M	12,066	0	12,066	0
627-21-02-016	370 S. HERLONG AVE PROPERTIES LLC	1,758	0	1,758	0
627-21-02-017	371 S. HERLONG AVE PROPERTIES LLC	9,120	0	9,120	0
627-21-02-018	BRICO LLC	570	720	570	720
627-21-02-019	BRICO LLC	2,268	2,880	2,268	2,880
627-21-02-020	TAYLOR GERALDINE P	1,628	1,940	1,628	1,940
627-21-02-021	TAYLOR GERALDINE P	392	480	392	480
627-21-02-022	WILLIAMS PROPERTIES LLC	4,014	2,094	4,014	2,094
627-21-02-023	BRICO LLC	582	1,038	582	1,038
627-21-02-024	BRICO LLC	588	1,044	588	1,044
627-21-02-025	BRICO LLC	1,164	1,254	1,164	1,254
627-21-02-026	ROCK HILL CITY OF	0	0	0	0
627-21-02-027	JOB BETTE B & EUGENE RANDOLPH	504	732	504	732
627-21-02-028	POLK CLYDE E JR & NANCY C	5,460	7,866	5,460	7,866
627-21-02-029	HUCKABEE PATRICIA B	7,866	5,166	7,866	5,166
627-21-02-030	DICKSON REBECCA B	0	0	0	0
627-21-02-031	DICKSON REBECCA B	0	0	0	0
627-21-02-032	DICKSON REBECCA B	0	0	0	0
627-21-02-033	MCCAULEY WADE M & ROSCOE W	0	2,130	0	2,130
627-21-02-034	MCCAULEY WADE M & ROSCOE W	0	2,130	0	2,130
627-21-02-035	MCCAULEY WADE M & ROSCOE W	0	2,130	0	2,130
627-21-02-036	MCCAULEY WADE M & ROSCOE W	0	2,130	0	2,130
627-21-02-037	MCCAULEY WADE M & ROSCOE W	0	2,130	0	2,130
627-21-02-038	MCCAULEY WADE M & ROSCOE W	0	2,130	0	2,130
627-21-02-039	MCCAULEY WADE M & ROSCOE W	0	2,130	0	2,130
627-21-02-040	MCCAULEY WADE M & ROSCOE W	0	2,130	0	2,130
627-21-02-041	MCCAULEY WADE M & ROSCOE W	0	2,130	0	2,130
627-21-03-001	SAFE PASSAGE INC	12,630	0	0	0
627-21-03-002	RUSSELL ROY JR	9,540	12,678	0	0
627-21-03-003	RUSSELL ROY & DARLENE S	3,450	3,270	0	0
627-21-03-004	FERGUSON DONALD P JR	7,440	11,946	0	0
627-21-03-005	BP INVESTMENTS LLC	5,700	7,800	0	0
627-21-03-006	OSBORNE STANLEY E & BEVERLY D	10,830	16,396	0	0
627-21-03-007	CAMPBELL S LYNN	9,720	11,370	0	0
627-21-03-016	SAFE PASSAGE INC	1,278	0	0	0
627-21-03-017	RUSSELL ROY R JR	384	720	0	0
627-21-03-018	SAFE PASSAGE INC	1,938	0	0	0
627-21-03-019	REDFERN CHARLES M	14,874	18,798	0	0
627-21-03-020	Larry D French	0	0	0	0
627-21-03-021	FRENCH LARRY D	22,860	26,310	0	0
627-22-01-001	B G SIMPSON SR FAMILY LTD	25,410	27,240	25,410	27,240
627-22-01-002	B G SIMPSON SR FAMILY LTD	1,800	1,566	1,800	1,566
627-22-01-003	WILSON BRIAN C & MICHELE G	10,116	11,946	10,116	11,946
627-22-01-004	HUCKABEE JOSEPH L JR	2,196	2,790	2,196	2,790

## Textile Corridor Redevelopment Project Area

		<u>2004 Initial Assessed Value All Properties</u>	<u>2010 Assessed Value All Properties</u>	<u>2004 Initial Assessed Value County Approved Area</u>	<u>2010 Assessed Value County Approved Area</u>
627-22-01-005	MCCREADY S JANE DULL	10,170	11,676	10,170	11,676
627-22-02-001	CODISPOT LEONARD III & EILEEN	4,668	7,110	4,668	7,110
627-22-02-002	CODISPOT LEONARD III & EILEEN	2,676	3,330	2,676	3,330
627-22-02-003	W2C FIVE LLC	3,960	6,600	3,960	6,600
627-22-02-008	1ST OPTION INVESTMENT CORP LLC	4,620	7,890	4,620	7,890
627-22-02-009	HEMLEB MARY ELIZABETH	2,540	3,020	2,540	3,020
627-22-02-010	NUUHIWA HANSON L K & MAXINE A	3,220	5,700	3,220	5,700
627-22-02-011	WINTHROP COLLEGE TRUSTEES OF	0	0	0	0
627-22-02-012	GIVENS NELL H ETAL CO TRUSTEES	25,548	27,888	25,548	27,888
627-22-02-013	WILLIAMS JOHN R	0	12,048	0	12,048
627-22-02-014	PLYLER DONNIE WILSON JR	8,760	14,556	8,760	14,556
627-22-02-017	WINTHROP COLLEGE TRUSTEES OF	0	0	0	0
627-22-02-018	WINTHROP COLLEGE TRUSTEES OF	0	0	0	0
627-22-02-027	LOT 100 LLC	14,808	21,630	14,808	21,630
627-22-02-028	ANDERSON DAVID G	6,636	9,324	6,636	9,324
627-22-02-029	PRICE JAMES L JR	0	0	0	0
627-22-02-030	CONLEE CHRISTOPHER L &	5,718	5,620	5,718	5,620
627-22-02-031	NICHOLS CHARLES M & WANDA S	7,440	7,608	7,440	7,608
627-22-02-033	HOWE THOMAS D & SHERRY J	4,770	5,670	4,770	5,670
627-22-02-034	OSBORNE MICHAEL G	3,180	5,070	3,180	5,070
627-22-02-035	BROWN JENNIFER B	3,180	3,380	3,180	3,380
627-22-02-036	DICKERSON JAMES M & SARA H	4,770	5,070	4,770	5,070
627-22-02-037	SCULL AMANDA B	4,770	3,060	4,770	3,060
627-22-02-038	WOODLEY MEGAN N	4,770	3,460	4,770	3,460
627-22-02-039	VILLANO NICOLE P	3,180	3,460	3,180	3,460
627-22-02-040	CHAPPELL LESLIE N	3,180	5,070	3,180	5,070
627-22-02-041	BLOOM ART C & KATE T	4,770	3,380	4,770	3,380
627-22-02-042	HENRY WILLIAM T & JANICE W	4,770	5,070	4,770	5,070
627-22-02-043	BARNES WILLIAM M & LAURA F	4,770	5,070	4,770	5,070
629-04-01-003	Oakland Ave. Presbyterian Church	1,440	0	0	0
629-04-01-004	Oakland Ave. Presbyterian Church	0	0	0	0
629-04-01-005	Oakland Ave. Presbyterian Church	0	0	0	0
629-04-01-006	Presbyterian Church	0	0	0	0
629-04-01-007	Presbyterian Church	0	0	0	0
629-04-01-008	Oakland Ave. Presbyterian Church	0	0	0	0
629-04-01-009	STOLLMAN LOUISE AGNEW	11,490	14,520	11,490	14,520
629-04-01-010	MEDFORD JOHN W & PHILLIS W	5,280	6,726	5,280	6,726
629-04-02-001	W2C SIX LLC	2,610	3,960	2,610	3,960
629-04-02-002	CHURCH OAKLAND AVE	8,250	10,620	8,250	10,620
629-04-02-003	CHURCH OAKLAND AVE	0	0	0	0
629-04-02-004	CHURCH OAKLAND AVE	4,830	0	4,830	0
629-04-02-005	WHISONANT ALBERT R	4,470	5,760	4,470	5,760
629-04-02-006	MAGHSOUD ESSMAEIL	7,500	9,960	7,500	9,960
629-04-03-001	W2C SIX LLC	3,090	6,720	3,090	6,720
629-04-03-002	W2C FOUR LLC	4,230	8,130	4,230	8,130

## Textile Corridor Redevelopment Project Area

		<u>2004 Initial</u> <u>Assessed</u> <u>Value All</u> <u>Properties</u>	<u>2010</u> <u>Assessed</u> <u>Value All</u> <u>Properties</u>	<u>2004 Initial</u> <u>Assessed</u> <u>Value</u> <u>County</u> <u>Approved</u> <u>Area</u>	<u>2010</u> <u>Assessed</u> <u>Value</u> <u>County</u> <u>Approved</u> <u>Area</u>
629-04-03-003	REVELS KATHY H TRUSTEE	3,600	5,040	3,600	5,040
629-04-03-004	REVELS KATHY H TRUSTEE	4,650	6,090	4,650	6,090
629-04-03-005	MALLARD BARBARA O	20,922	25,470	20,922	25,470
629-04-04-001	WINTHROP COLLEGE	0	0	0	0
629-04-04-002	WINTHROP COLLEGE	0	0	0	0
629-04-04-003	K2C INC	4,800	13,590	4,800	13,590
629-04-04-004	CHURCH EPISCOPAL	0	0	0	0
629-04-04-005	NORWOOD ROBERT C	7,320	8,790	7,320	8,790
629-04-05-001	WINTHROP COLLEGE	0	0	0	0
629-04-05-002	MAGHSOUD ESSMAEIL & AMANDA	4,950	4,530	4,950	4,530
629-04-05-003	MAGHSOUD ESSMAEIL & AMANDA	8,010	9,210	8,010	9,210
629-04-05-004	W2C SIX LLC	5,430	8,220	5,430	8,220
629-04-05-005	WINTHROP COLLEGE	0	0	0	0
629-05-01-001	HUCKABEE JOSEPH L JR	5,190	5,790	5,190	5,790
629-05-01-002	PRESLER CHARLES W JR & TOBEN F	2,880	9,630	2,880	9,630
629-05-01-003	W2C FOUR LLC	3,060	5,850	3,060	5,850
629-05-01-004	REYNOLDS JOHN D JR & ANN F	3,450	4,980	3,450	4,980
629-05-01-005	GIVENS NELL H ETAL CO TRUSTEES	8,430	9,180	8,430	9,180
629-05-01-006	NEELY DONNY C	3,500	3,940	3,500	3,940
629-05-01-007	YORK COUNTY ADULT DAY	0	0	0	0
629-05-01-008	BELLE GRAY PROPERTIES LLC	5,100	6,510	5,100	6,510
629-05-01-009	LEE RICHARD V JR	2,400	3,090	2,400	3,090
629-05-01-010	WILLIAMSON WILLIAM P	3,090	3,810	3,090	3,810
629-05-01-011	MOBLEY DONALD S	2,460	2,970	2,460	2,970
629-05-01-012	THE HUCKABEE LLC	2,310	3,000	2,310	3,000
629-05-01-013	THE HUCKABEE LLC	2,190	720	2,190	720
629-05-02-001	HUCKABEE JOSEPH L JR	11,460	11,130	11,460	11,130
629-05-02-002	THE HUCKABEE LLC	4,350	5,520	4,350	5,520
629-05-02-003	W2C FIVE LLC	5,460	10,680	5,460	10,680
629-05-02-004	W2C FIVE LLC	600	1,320	600	1,320
629-05-02-005	HUCKABEE LLC	13,338	12,630	13,338	12,630
629-05-02-006	HUCKABEE LLC	600	960	600	960
629-05-02-007	HUCKABEE LLC	7,800	7,650	7,800	7,650
629-05-02-008	FEDERAL HOME MORTGAGE	2,310	3,630	2,310	3,630
629-05-02-009	THE HUCKABEE LLC	1,830	2,520	1,830	2,520
629-05-02-010	HONEYCUTT JACK D	1,900	2,380	1,900	2,380
629-05-02-011	WOOTEN ZACHARY LEE	2,880	2,300	2,880	2,300
629-05-02-012	REVELS KATHY H TRUSTEE	3,330	4,110	3,330	4,110
629-05-02-013	PERRILL FREDERICK E	4,260	5,220	4,260	5,220
629-05-02-014	MUNNELL BRUCE A & MICHELLE C	5,940	8,850	5,940	8,850
629-05-02-015	CITY OF ROCK HILL	2,820	0	2,820	0
629-05-02-016	CITY OF ROCK HILL	4,740	0	4,740	0
629-05-02-017	CODISPOT LEONARD & EILEEN	4,350	5,220	4,350	5,220
629-05-02-019	CODISPOT LEONARD & EILEEN	2,670	3,660	2,670	3,660
629-05-02-020	CODISPOT LEONARD & EILEEN	5,460	7,290	5,460	7,290

## Textile Corridor Redevelopment Project Area

		<u>2004 Initial Assessed Value All Properties</u>	<u>2010 Assessed Value All Properties</u>	<u>2004 Initial Assessed Value County Approved Area</u>	<u>2010 Assessed Value County Approved Area</u>
629-05-02-021	ROBINSON MARY ELLEN ETAL	3,570	5,040	3,570	5,040
629-05-02-022	VOORHEES JAMES	2,220	3,210	2,220	3,210
629-05-02-023	LEE SCOTT N	2,560	3,360	2,560	3,360
629-05-02-024	MAGHSOUD ESSMAEIL B N	2,820	3,090	2,820	3,090
629-05-02-025	HUPFER C MARK	3,060	3,810	3,060	3,810
629-05-02-026	MOORE JAMES S &	2,850	3,540	2,850	3,540
629-05-02-027	MOORE JAMES S &	7,230	6,690	7,230	6,690
629-05-02-028	W2C FIVE LLC	5,130	10,770	5,130	10,770
629-05-02-029	MURDOCK EDWARD J JR	2,790	3,648	2,790	3,648
629-05-02-030	WINTHROP REAL ESTATE LLC	4,050	0	4,050	0
629-05-02-031	WINTHROP REAL ESTATE LLC	1,398	0	1,398	0
	<b>Total Assessed Value</b>	<b>2,459,604</b>	<b>3,213,743</b>	<b>1,880,670</b>	<b>2,553,979</b>
	Less University Place	-365,970		-365,970	
	Plus University Place	6,912		6,912	
	Less Duke Power	(177,220)	(177,220)	(177,220)	(177,220)
	Less Southern Railway	(65,440)	(65,440)	(65,440)	(65,440)
	<b>Value to be Used In Calculations</b>	<b>1,857,886</b>	<b>2,971,083</b>	<b>1,278,952</b>	<b>2,311,319</b>

**Properties listed below will be added to the Redevelopment Project Area pursuant to this amendment.**

**New Downtown Redevelopment Project Area  
2011 Expansion Area  
Initial Assessed Values**

<u>Tax Map Number</u>	<u>Owner</u>	<u>2010 Initial Assessed Value</u>
598-23-01-001	Warren Adams	8,388
598-23-01-019	Patrick Management Company	2,850
598-23-01-020	Patrick Management Company	25,920
627-16-02-001	Guardian Fidelity Mortgage Inc.	24,277
627-16-02-002	RC&W Partnership	29,244
627-16-02-003	Rock Hill Telephone Company	91,974
627-16-02-004	Rock Hill Telephone Company	67,374
627-16-02-005	Rock Hill Telephone Company	5,460
627-16-02-014	Rock Hill Telephone Company	48,504
627-16-02-015	Rock Hill Telephone Company	3,000
627-16-02-016	Rock Hill Telephone Company	2,280
627-16-02-018	RC&W Partnership	996
627-16-02-019	RC&W Partnership	15,180
627-16-02-020	RC&W Partnership	9,486
627-16-02-021	RC&W Partnership	15,180
627-16-02-022	RC&W Partnership	15,180
627-16-03-002	Rock Hill Telephone Company	20,700
627-16-03-003	Rock Hill Telephone Company	3,720
627-16-03-016	Rock Hill Masonic Temple Corporation	Exempt
627-16-03-017	Rock Hill Masonic Temple Corporation	Exempt
627-17-01-001	Rock Hill Telephone Company	11,310
627-17-02-002	City of Rock Hill	Exempt
627-17-02-003	City of Rock Hill	Exempt
627-17-02-004	City of Rock Hill	Exempt
627-17-02-005	City of Rock Hill	Exempt
627-17-04-002	Rock Hill Telephone Company	339
627-17-04-003	Rock Hill Telephone Company	167,145
627-17-04-009	Rock Hill Telephone Company	<u>2198</u>
	Total	570,705