



A RESOLUTION

EXPRESSING THE INTENTION TO ESTABLISH THE MORRISON DRIVE REDEVELOPMENT PROJECT AREA; AUTHORIZING STAFF TO PREPARE AN OVERALL REDEVELOPMENT PLAN; PROVIDING FOR NOTICE AND PUBLIC HEARING IN CONNECTION WITH THE FOREGOING; AND OTHER MATTERS RELATED THERETO

WHEREAS, certain lands in the upper peninsula area commonly known as Laurel Island and several adjacent parcels in the vicinity of Morrison Drive located within the general boundaries of Laurel Island extending along the CSX rail right of way to North Romney Street, from North Romney Street to Romney Street, from Romney Street to Morrison Drive, along Morrison Drive to New Market Creek, along New Market Creek to the CSX rail right of way, along the CSX rail right of way to Johnson Street, from Johnson Street to Morrison drive, and bounded on the east side by Town Creek/Cooper River (the "**Morrison Drive Redevelopment Project Area**") are predominantly characterized by certain of the qualities set forth at §31-6-30(1) of the Tax Increment Financing Law, defined below; and

WHEREAS, City Council of the City of Charleston ("**City Council**") anticipates utilizing the provisions of Chapter 6 of Title 31 of the Code of Laws of South Carolina 1976, as amended (the "**Tax Increment Financing Law**") to redevelop this area in a manner that will, among other things, improve the quality of life in neighborhoods located in the Morrison Drive Redevelopment Project Area as hereinafter designated by ordinance, such redevelopment being in the best interests of the public health, safety, morals, or welfare of the residents and citizens of the City of Charleston (the "**City**"); and

WHEREAS, the Tax Increment Financing Law is designed to allow municipalities to respond to the challenges posed by blighted areas within its boundaries in order to promote the health, safety, morals and welfare of the public; and

WHEREAS, the use of incremental tax revenues to be derived from the tax rates of the City, Charleston County, Charleston County Parks and Recreation District, Charleston County Aviation Authority and Charleston County School District any other taxing districts in the Morrison Drive Redevelopment Project Area for the payment of redevelopment project costs to be incurred by the City solely for public improvements is of benefit to such taxing districts inasmuch as such taxing districts would not likely derive the benefits of an increased assessment base without the benefits of tax increment financing and all such districts benefit from the removal of blighted conditions; and

WHEREAS, City Council is now minded to begin the process set forth in the Tax Increment Financing Law in order to accomplish redevelopment of the Morrison Drive Redevelopment Project Area; and

WHEREAS, a step in that process is preparation of a Redevelopment Plan as defined at Section 31-6-30(f) of the Tax Increment Financing Law and making that Plan available to all taxing districts of which taxable property is included in the Morrison Drive Redevelopment Project Area; and

WHEREAS, City Council is now minded to instruct City staff to prepare the Morrison Drive Redevelopment Plan and to make such Plan available to all taxing districts of which taxable property is included in the Morrison Drive Redevelopment Project Area.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CHARLESTON, SOUTH CAROLINA:

SECTION 1. City Council confirms all the findings of fact contained in the recitals of this Resolution.

SECTION 2. City Council instructs City staff to prepare the Morrison Drive Redevelopment Plan so that it may be considered by City Council.

SECTION 3. Prior to giving final reading to the Morrison Drive Redevelopment Plan and the ordinance approving it, the City shall conduct a public hearing thereon after publishing notice thereof in *The Post and Courier* in form required by the Tax Increment Financing Law. Such public hearing and final readings will be held at a regularly scheduled meeting of the City Council. Such notice shall be published not less than 15 nor more than 30 days prior to the date fixed for the hearing.

SECTION 4. City staff is further instructed to provide Charleston County, Charleston County Aviation Authority, Charleston County Parks and Recreation District, Charleston County School District and all other taxing districts which have taxable property included in the Morrison Drive Redevelopment Project Area a copy of the Redevelopment Plan and advise such taxing districts notice of the date set for the public hearing as well as all other information required and in the manner provided by the Tax Increment Financing Law including Section 31-6-80. All such notices shall be provided at such time as City staff shall determine in order to permit City Council to consider an ordinance establishing the Morrison Drive Redevelopment Project Area this calendar year.

DONE IN MEETING DULY ASSEMBLED, on April 23, 2019.

CITY OF CHARLESTON, SOUTH CAROLINA

By: _____
Mayor

Attest:

Clerk

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

I, the undersigned, Clerk of City Council of Charleston, South Carolina, DO HEREBY CERTIFY:

That the foregoing is a true, correct and verbatim copy of a Resolution unanimously adopted by the said City Council, having been read at a duly called and regularly held meetings at which a quorum attended and remained throughout on April 23, 2019.

That the said Resolution is now in full force and effect and has not been modified, amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my Hand this ____ day of April, 2019.

Clerk of City Council of the City of Charleston,
South Carolina