



TOWN HALL-1830

TOWN OF WINNSBORO

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June 7, 2023

Marc Truesdale, Executive Assistant
House Ways and Means Committee
South Carolina House of Representatives
marctruesdale@schouse.gov

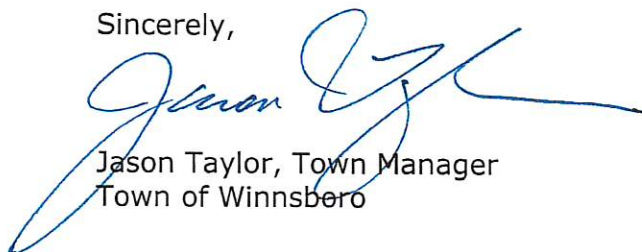
Dear Mr. Truesdale,

The Town of Winnsboro is seeking funding for its downtown revitalization efforts. Winnsboro is a historic town that serves as the County Seat of Fairfield County. It, along with Camden, are two of the oldest inland communities in South Carolina. For many years, the Town had a vibrant and thriving downtown Commercial District, but due to a number of economic downturns over the years, the loss of the original mill, the closure of the Mack Truck Plant, and most recently the abandonment of two nuclear reactors being constructed nearby, the historic downtown area has fallen into decline.

Many other Towns have found success in revitalizing their historic downtown centers. With the handsome historic architecture, traditional feel, and walkable nature that traditional downtowns often have, they can be drawing cards and economic drivers for many communities. We have looked at a number of successful revitalization models and incorporated some of their strategies into our plans.

While there are a number of underlying infrastructure, SCDOT, and SCDHEC issues that we are working on, we anticipate that the bulk of our money and efforts will initially go toward the acquisition and renovation of downtown buildings. Congress Street, which serves as our main street, currently has a vacancy rate approaching 75%. This is in large part due to the condition of the buildings. Most need significant renovation work to bring them up to code. We have steady interest from potential businesses, but most find either acquiring or restoring one of the historic buildings too daunting from both a time and cost perspective. It is our goal to purchase up to 3 buildings initially, appropriately renovate them, and then seek proposals from prospective businesses that we think would be viable and also serve as a catalyst to attract other businesses.

Sincerely,



Jason Taylor, Town Manager
Town of Winnsboro