



CITY OF SPARTANBURG

SOUTH CAROLINA

CITY COUNCIL AGENDA

**City Council Meeting
City Council Chambers
145 West Broad Street
Spartanburg, SC
Monday, August 26, 2013
5:30 p.m.**

I. Moment of Silence

II. Pledge of Allegiance

III. Approval of Minutes of the August 12, 2013 City Council Meeting

IV. Approval of Agenda of the August 26, 2013 City Council Meeting

V. Public Comment

*Citizen Appearance forms are available at the door and should be submitted to the City Clerk

VI. Ordinance

A. To Amend the Code of the City of Spartanburg 1988, Chapter 18, By Adding Article III to Provide for a Special Property Tax Assessment for Rehabilitated Historic Property (First Reading)

Presenter: Chris Story, Assistant City Manager

VII. Resolution

A. To Ratify a Reduction in the Option Purchase Price of a Parcel of Land Owned by the City Located North of Morgan Square and Previously Referred to as Opportunity Block

Presenter: Ed Memmott, City Manager

VIII. Other Business

A. Boards and Commissions – Planning Commission and Spartanburg Housing Authority

Presenter: Connie McIntyre, City Clerk

IX. City Council Updates

X. Adjournment

** City Code Sec. 2-57. Citizen Appearance. Any citizen of the City of Spartanburg may speak at a regular meeting on any matter pertaining to City Services and operations germane to items within the purview and authority of City Council, except personnel matters, by signing a Citizen's Appearance form prior to the meeting stating the subject and purpose for speaking. No item considered by Council within the past twelve (12) months may be added as an agenda item other than by decision of City Council. The forms may be obtained from the Clerk and maintained by the same. Each person who gives notice may speak at the designated time and will be limited to a two (2) minute presentation.*



**City Council Meeting
City Council Chambers
145 West Broad Street
Spartanburg, SC
Monday, August 12, 2013
5:30 p.m.**

**(These minutes are subject to approval at the
August 26, 2013, City Council meeting.)**

City Council met this date with the following members present: Mayor Junie White, Mayor pro tem Jerome Rice, Councilmembers Linda Dogan, Cate Ryba, Robert Reeder, and Jan Scalisi. Councilmember W. Sterling Anderson II was absent. City Manager Ed Memmott and City Attorney Cathy McCabe were also in attendance. Notice of the meeting was posted with the Media 24 hours in advance according to the Freedom of Information Act. All City Council meetings are recorded for a complete transcript.

- I. Moment of Silence – observed**
- II. Pledge of Allegiance – Girl Scout Troup 2308 Silver Hill United Methodist Church lead everyone in the Pledge of Allegiance.**
- III. Approval of Minutes of the July 22, 2013 City Council Meeting -
*Councilmember Dogan made a motion to approve the minutes as received. Mayor pro tem Rice seconded the motion, which carried unanimously 6 to 0.***
- IV. Approval of Agenda of the August 12, 2013 City Council Meeting –
*Councilmember Scalisi made a motion to approve the agenda as received. Councilmember Ryba seconded the motion, which carried unanimously 6 to 0.***
- V. Public Comment – Lewis Settle, 480 Sloan Street, Spartanburg, SC, came forward to express concerns regarding the Beaumont Community and the Northside Initiative.
*Citizen Appearance forms are available at the door and should be submitted to the City Clerk**
- VI. Ordinance**
 - A. Authorizing the sale of TMS 7-12-05-266.00 and TMS 7-12-05-267.00 to the Northside Development Corporation for the Development of the Healthy Food Hub (Second Reading)
Presenter: Ed Memmott, City Manager**

Councilmember Dogan made a motion to approve the ordinance as presented on second reading. Mayor pro tem Rice seconded the motion, which carried unanimously 6 to 0.

VII. Resolution

A. Approving the Purchase from Northside Development Corporation of Seven Vacant Parcels on Folsom Street and Howard Street

Presenter: Mitch Kennedy, Community Services Director

Mr. Kennedy presented the item to City Council as follows:

“Staff is requesting approval of a Resolution to purchase seven vacant parcels from the Northside Development Corporation. All of these parcels are located in the Northside Project area. The City will hold title to these properties until such time that the Northside master plan has been developed and the parcels are needed for redevelopment. Purchase of these lots will free up financial resources of the NDC and let it proceed with other projects on the Northside. The purchase price of \$151,948.05 is based on the acquisition prices paid by the NDC.

Staff is requesting approval of a Resolution authorizing purchase of properties from the Northside Development Corporation.

BUDGET AND FINANCE DATA: \$151,948.05 in CDBG funding.”

Councilmember Dogan made a motion to approve the resolution as requested. Mayor pro tem Rice seconded the motion, which carried unanimously 6 to 0.

VIII. Other Business

A. Award of Contract for Installation of Emergency Generator for City Hall

Presenter: David Cook, Construction Project Manager

Mr. Cook presented the item to City Council as follows:

“Staff has previously briefed Council on the need to replace the existing emergency generators at City Hall. Currently, there are two permanent generators which supply emergency power. One of these generators is World War II vintage (likely moved from old City Hall) and the other is more than 50 years old. These units are difficult to maintain. After considering all options, staff believes it is the City’s best interest to replace the current generators with one large generator capable of providing reliable emergency power to the entire City Hall. With the assistance of a consulting electrical engineer, staff prepared bid specifications and the project was competitively advertised. This work will consist of supplying, delivery, and installation of a new emergency generator. Three bids were received from the following electrical contractors:

J. Frank Blakely Company	Spartanburg, SC	174,700.00
White Electrical Construction	Apex, NC	178,070.00
El De Co. Inc.	Greenville, SC	179,500.00

No bids were received from qualified MWBE’s. After reviewing the bids, staff recommends awarding the project to J. Frank Blakely Company.”

Staff is requesting authorization for the City Manager to sign a contract with J. Frank Blakely Company for replacement emergency generator at City Hall.

BUDGET AND FINANCE DATA: \$174,700 from Building Facilities Fund”

Mayor White recused himself from voting due to his business connection with J. Frank Blakely Company.

Councilmember Dogan made a motion to approve the award of contract to J. Frank Blakely Company in the amount of \$174,700 for the emergency generator for City Hall. Councilmember Ryba seconded the motion, which carried unanimously 5 to 0.

B. Boards and Commissions

Presenter: Connie McIntyre, City Clerk

Councilmember Dogan made a motion to waive the rules and appoint Jessica Folk to the Design Review Board. Mayor pro tem Rice seconded the motion, which carried unanimously 6 to 0.

Councilmember Dogan made a motion to waive the rules and appoint Jim Davis to the Zoning Board of Adjustment and Appeals. Councilmember Ryba seconded the motion, which carried unanimously 6 to 0.

Councilmember Scalisi reported that the Planning Commission interview committee had conducted interviews of candidates and recommended appointment of Howard Kinard and Bob Pitts.

Councilmember Dogan made a motion to appoint Howard Kinard and Bob Pitts to the Planning Commission. Councilmember Reeder seconded the motion, which carried unanimously 6 to 0.

IX. City Council Updates

Councilmember Scalisi congratulated City Clerk Connie McIntyre on having received a 2013 Noisemaker Award from the Chamber of Commerce at the Annual Women’s Conference. She explained that it was an award that honors women who aren’t typically in the limelight, but whose behind-the-scenes efforts make a difference in the community. She shared that she had toured the renovated building where SCC’s downtown campus will be located and said it was beautiful.

She also commented on how good the wraps on the new SPARTA hybrid busses looked and suggested that there might be a way to do that with the City’s recycling trucks.

Councilmember Reeder thanked all involved in the successful National Night Out Event. He bragged on the City’s AAU Track Team and how well the members represented the City in a track meet in Detroit. He concurred with Councilmember Scalisi regarding the renovated SCC building.

He stated that he thought all the attention to the Northside was great, but he didn’t think the work on the Southside was finished and that there could be more than one project going on at the same time.

Councilmember Dogan stated that she felt the Northwest Center was being underutilized and that more should be done to advertise the activities there. She shared that she thought the National Night Out program was great and she had fun visiting with her constituents.

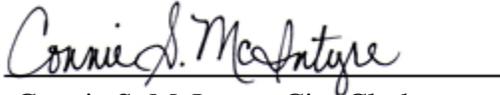
Mayor pro tem Rice stated that he thought National Night Out was a great success and that he visited several neighborhoods. He shared that he thought the Mayor’s Ball Run to welcome the Panthers and fans was an outstanding event. He reminded everyone that

school would begin on August 19.

Mayor White thanked everyone for attending the meeting. He thanked everyone who participated in the National Night Out Event and shared that he thought events like it helped to make the city healthy and a better place to live.

X. Adjournment

Councilmember Dogan made a motion to adjourn the meeting. Councilmember Reeder seconded the motion, which carried unanimously 6 to 0 and the meeting adjourned at 5:55 p.m.

A handwritten signature in cursive script, reading "Connie S. McIntyre", is written over a horizontal line.

Connie S. McIntyre, City Clerk



REQUEST FOR COUNCIL ACTION

TO: Ed Memmott, City Manager

FROM: Chris Story, Assistant City Manager

SUBJECT: Ordinance to Amend Chapter 18 to Add Special Property Tax Assessment for Rehabilitated Historic Property

DATE: August 22, 2013

BACKGROUND: For many years, South Carolina State Law has permitted local governments to provide a special property tax treatment for rehabilitated historic properties under certain circumstances. Spartanburg County passed an implementing ordinance many years ago and a handful of projects have benefited from the incentive under this authority. However, with the concurrence of the County's legal team, we have concluded it is best for the City to have its own ordinance which will enable City Council to control and administer the use of this tool in the manner which best serves the City's interests.

When a qualifying property is renovated according to standards, that renovation presumably results in a significant increase in the taxable market value of the property. The special assessment program would essentially allow the owner of an eligible rehabilitated property to avoid property taxes on the increased value resulting from the redevelopment. A property owner would continue to pay property taxes on the pre-rehabilitation value of the property but would not pay property taxes on the increased value from redevelopment for a term set by City Council. Staff believes that making this incentive available could make a tremendous difference in the economic viability of some projects.

For a project to be eligible, an appropriate body must determine the property is historically significant and also determine that the rehabilitation has been conducted to standards. For projects also seeking federal or state income tax credits, we can simply rely on the existing mechanisms for those determinations. However, when there is no such federal credit effort, the proposed ordinance would call for the City's Historic and Architectural Review Board to perform those important tasks. The rehabilitation standards in the draft Ordinance mirror the federal standards.

If this Ordinance is passed, City Council will ultimately determine if an otherwise qualifying project benefits from the property tax incentive. Because this program directly affects local revenue, staff intends to recommend its utilization only when the incentive proves financially necessary and consistent with the City's broader goals for economic and community development. In other words, factors outside those identified in the ordinance will likely be

considered in City Council's determination of whether to grant the special assessment. There will likely be projects that meet the Ordinance criteria but receive the special assessment status. Staff will continue to encourage project owners to view the federal and state credits, which of course do not impact local revenues, as the primary financial incentives to lower the relative cost of historic rehabilitation.

ACTION REQUESTED: First reading approval of an Ordinance to establish a special property tax assessment for rehabilitated historic properties.

BUDGET AND FINANCE DATA: If approved and individual properties are designated, the City would forgo future incremental property taxes in order to induce economic development that, in absence of the incentive, is not likely to occur. It is also possible that the program would allow the City to negotiate higher levels of development that, in absence of the incentive, would not be achieved

Staff believes the program will provide positive overall and long term benefit to the City and is recommending approval.

AN ORDINANCE

TO AMEND THE CODE OF THE CITY OF SPARTANBURG 1988, CHAPTER 18 BY ADDING ARTICLE III TO PROVIDE FOR A SPECIAL PROPERTY TAX ASSESSMENT FOR REHABILITATED HISTORIC PROPERTY.

BE IT ORDAINED BY THE MAYOR AND MEMBERS OF COUNCIL OF THE CITY OF SPARTANBURG, SOUTH CAROLINA IN COUNCIL ASSEMBLED:

Section 1. To amend the Code of the City of Spartanburg 1988, Chapter 18, by adding Article III "SPECIAL PROPERTY TAX ASSESSMENT FOR REHABILITATED HISTORIC PROPERTY" which shall read as follows:

ARTICLE III. SPECIAL PROPERTY TAX ASSESSMENT FOR REHABILITATED HISTORIC PROPERTY.

Sec. 18-109. Purpose.

The purpose of this Article is to:

- (1) Encourage the rehabilitation of historic structures;**
- (2) Promote community development and redevelopment;**
- (3) Encourage sound community planning; and**
- (4) Promote the general health, safety and welfare of the community.**

Sec. 18-110. Authorization.

The special property tax assessments authorized by S.C. Code 1976, § 5-21-140, as amended from time to time, to real property which qualifies as a "rehabilitated historic property" as such terms are defined in such statute are hereby adopted in accordance with and pursuant to the provisions of such statute.

Sec. 18-111. Reviewing authority.

The "reviewing authority" is the City of Spartanburg Architectural Design and Historic Review Board. However, no separate application to the reviewing authority is required for properties receiving preliminary and final approval for the federal income tax credit allowed, pursuant to Section 47 of the Internal Revenue Code or the state income tax credit allowed pursuant to S.C. Code 1976, § 12-6-3535.

Sec. 18-112. Eligible properties.

(a) *Certification.* In order to be eligible for the special tax assessment, properties must receive preliminary and final certification.

(1) *To receive preliminary certification, a property must meet the following conditions:*

- a. City Council has resolved that the property is eligible to pursue the special tax assessment in accordance with the requirement of subsection (b) herein;
- b. The proposed rehabilitation work received approval from the reviewing authority (unless approval is not required pursuant to Sec. 18-111);
- c. If preliminary certification is not received prior to beginning work, any work done prior to preliminary certification is at the owner's risk.

(2) *To receive final certification, a property must have met the following conditions.*

- a. The property has received preliminary certification;
- b. The minimum expenditures for rehabilitation were incurred and paid;
- c. The completed rehabilitation receives approval from the reviewing authority (if required) as being consistent with the plans approved as part of preliminary certification.

(b) *Historic designation.* "Historic designation" means the property maintains one or more of the following:

(1) The property is listed on the National Register of Historic Places either individually or as a contributing property in a district.

(2) The property is at least 50 years old and is an individual landmark or a contributing property in a local district as designated by City Council as a historic district. A property may be designated historic if it:

- a. Has significant inherent character, interest, or value as part of the development or heritage of the community, state or nation;
- b. Is the site of an event significant in history;
- c. Is associated with a person or persons who contributed significantly to the culture and development of the community, state or nation.
- d. Exemplifies the cultural, political, economic, social, ethnic or historic heritage of the community, state or nation;
- e. Individually, or as a collection of resources, embodies distinguishing characteristics of a type, style, period or specimen in architecture or engineering;
- f. Is the work of a designer whose work has influenced significantly the development of the community, state or nation;
- g. Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation;
- h. Is part of or is related to a square or other distinctive element of community planning;
- i. Represents an established and familiar visual feature of the neighborhood or community; or
- j. Has yielded, or may be likely to yield, information important in prehistory or history.

Sec. 18-113. Eligible rehabilitation.

(a) *Standards for review of rehabilitation work.* To be eligible for the special tax assessment, historic rehabilitations must be appropriate for the historic building and the historic district in which it is located. This is achieved from adherence to following standards:

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**
- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**
- 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.**
- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.**
- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.**
- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**
- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.**
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

(b) *Minimum expenditures for rehabilitation for "historic designation"* means the owner or his estate rehabilitates the property, with expenditures for rehabilitation of at least 25 percent of the fair market value of the property. Fair market value means the appraised value as certified to the City by a real estate appraiser licensed by the State of South Carolina, the sales price as delineated in a bona fide contract of sale within twelve months of the time it is submitted, or the most recent appraised value published by the Spartanburg County Tax Assessor, at the City's election.

(c) *Expenditures for rehabilitation* means the actual costs of rehabilitation relating to one or more of the following:

- (1) Improvements located on or within the historic building as designated;
- (2) Improvements outside of but directly attached to the historic building which are necessary to make the building fully useable, but shall not include rentable, habitable floor space attributable to new construction;
- (3) Architectural and engineering services attributable to the design of the improvements; or
- (4) Costs necessary to maintain the historic character or integrity of the building.

(d) *The special tax assessment may apply to the following:*

- (1) Rehabilitated structures; and
- (2) Real property on which the structure is located.

(e) *Time limits.* Upon receiving preliminary certification, the property shall be assessed for two years on the fair market value of the property at the time the preliminary certification was made. If the project is not complete after two years, but the minimum expenditures for rehabilitation have been incurred, the property continues to receive the special assessment until the project is completed.

Sec. 18-114. Process.

(a) *Fee required.* There is a fee of \$150.00 required for final certification for each application for review of rehabilitation work conducted pursuant to this Article. Final certification will not be awarded without payment of this fee to City of Spartanburg.

(b) *Application and plan required.* Owners of property seeking approval of rehabilitation work must complete and deliver a rehabilitation of historic structure application to the reviewing authority prior to beginning rehabilitation. Supporting documentation and a project plan must be included with the application.

(c) *Preliminary certification.* Upon receipt of the completed application the reviewing authority will determine if the project is consistent with the standards for rehabilitation in section 18-113, above. After the reviewing authority makes its determination, the owner shall be notified in writing. Upon receipt of this determination the owner may:

- (1) If the application is approved, begin rehabilitation.**
 - (2) If the application is not approved, revise such application in accordance with comments provided by the reviewing authority.**
 - (3) If the application is not approved, appeal the decision to the City Council.**
- (d) *Substantive changes.*** Once preliminary certification is granted to an application, substantive changes must be approved by the reviewing authority. Unapproved substantive changes are conducted at the risk of the property owner and may disqualify the project from eligibility. Additional expenditures will not qualify the project for an extension on the special assessment.
- (e) *Final certification.*** Upon completion of the project, the project must receive final certification in order to be eligible for the special assessment. The owner shall submit a request for final certification of completed work and photographs to reviewing authority. The reviewing authority will determine if the work is consistent with the preliminary certification approval granted pursuant to subsection 18-112(a) above. The reviewing authority may inspect completed projects. Final certification will be granted when the completed work meets the standards and verification is provided to the City that expenditures have been made in accordance with section 18-113 above.
- (f) *Notification.*** The City shall, upon final certification of a property and final approval by City Council, notify the Spartanburg Auditor, Assessor and Treasurer that such property has been duly certified and is eligible for the special tax assessment.
- (g) *Application.*** Once the City Council has granted the special property tax assessment authorized herein, the property owner shall make application to the Spartanburg County Auditor for the special assessment provided herein.
- (h) *Special assessment.*** Upon receiving final certification, the property will be assessed for the remainder of the special assessment period on the fair market value of the property at the time the preliminary certification was made or the final certification was made which ever occurred earlier. If a completed project does not comply with all requirements for final certification, final certification must not be granted and any monies not collected by the City due to the special assessment must be returned to the City.
- (i) *Special assessment period.*** Unless otherwise specified by City Council, the special assessment period shall be five years. City Council may, by resolution, specify a longer or shorter special assessment period, or extend a special assessment period that has already been approved, up to an aggregate period not to exceed 20 years.
- (j) *Additional work.*** For the remainder of the special assessment period after final certification, the property owner shall notify the City and reviewing authority of any additional work, other than ordinary maintenance. The reviewing authority shall review the work to determine whether the overall project is consistent with the standards for rehabilitation. If the additional work is found to be inconsistent, the property owner may withdraw his request and cancel or revise the proposed additional work.
- (k) *Decertification.*** When the property has received final certification and has been assessed as rehabilitated historic property, it remains so certified and must be granted the special assessment for the special assessment period. Written

notification of any change affecting eligibility must be given immediately to the City, and to the Spartanburg County Auditor, Assessor and Treasurer. The property becomes disqualified by anyone of the following:

- (1) Written notice by the owner to the City, and to the Spartanburg County Auditor, Assessor and Treasurer to remove the preferential assessment;
- (2) Removal of historic designation by City Council or National Register of Historic Places;
- (3) A sale or transfer of ownership during the special assessment period, other than in ordinary course within probate proceedings, unless approved by the City;
- (3) Rescission of the approval of rehabilitation work by the reviewing authority because of alterations or renovation by the owner or his estate which cause the property to no longer possess the qualities and features which made it eligible for final certification.

(l) *Notification.* The owner shall, upon final certification, notify the City, and the Spartanburg County Auditor, Assessor and Treasurer that such property has been duly certified and is eligible for the special tax assessment.

(m) *Date effective.* If an application for preliminary or final certification is filed by May 1, or the preliminary or final certification is approved by August 1, the special assessment authorized herein is effective for that year. Otherwise, it is effective beginning with the following year. The special assessment only begins in the current or future tax years as provided for in this section. In no instance may the special assessment be applied retroactively.

Sees. 18-114 - 18-120. Reserved.

Section 2. This Ordinance shall become effective upon the date of enactment, and its provisions shall apply to all projects commencing on or after January 1, 2013.

DONE AND RATIFIED this __ day of _____, 2013.

MAYOR.

ATTEST:

CITY CLERK.

APPROVED AS TO FORM:

CITY ATTORNEY.

___/___/___ 1st Reading

___/___/___ 2nd Reading



REQUEST FOR COUNCIL ACTION

TO: Mayor and Members of City Council

FROM: Ed Memmott, City Manager

SUBJECT: Resolution to Ratify Reduction in Option Purchase Price for One Morgan Square Parcel

DATE: August 22, 2013

BACKGROUND: “Opportunity Block” was an approximate four (4) acre redevelopment site located immediately north of Morgan Square between Church, Magnolia, and Saint John Streets that was acquired by the City during the 1970s. In the mid 1980s the City was successful in partnering with a private entity for the development of Spartan Centre. Due to a variety of factors, the balance of the site was not redeveloped. In 2002, the City entered into a Development Agreement for the redevelopment of the remaining portion of Opportunity Block site with the construction of Extended Stay America (“ESA”) Hotels headquarters and the Magnolia Street Garage.

The ESA building is now owned by an affiliate of Johnson Development Associates. It is occupied by a several businesses including American Credit Acceptance, Pure Barre, OTO Development, and Johnson Development Associates. The building is now called One Morgan Square. Under the terms of the Development Agreement, the City retained ownership of the land on which One Morgan Square, its underground parking, and plaza were constructed. The Development Agreement provides the One Morgan Square owner with the use of the land at no charge until 2022. The building owner has an option to purchase the parcel for \$4.50 per square foot at anytime until 2022.

A few weeks ago, representatives from Johnson Development asked whether the City would be receptive to the idea of a discounted purchase price in exchange for an expedited sale. After some limited discussion, a purchase price of \$4.00 per square foot was tentatively set. The City Attorney and I believe that as, City Manager, I have the authority to close on the sale of the property at \$4.00 PSF. Additionally, from a straight forward financial analysis, selling the parcel for \$4.00 PSF in 2013 instead of \$4.50 PSF in 2022 is an attractive option for the City. Additionally, moving forward now would give the City the option of putting the sales proceeds to work. However, in order to close this matter completely and for the record, I am asking Council to ratify my decision to accept the price of \$4.00 PSF.

The City will receive \$329,288 from this sale. I encourage Council to “park” the sales proceeds temporarily and decide on any use of these funds when the City’s FY13 budget close out is complete and when staff can make its recommendation for downtown streetscape projects and a modest group of near term park and recreation facility improvements. I expect to provide Council with those recommendations by mid October.

ACTION REQUESTED: Approval of Resolution to ratify a change in sales price to \$4.00 PSF for the One Morgan Square Parcel.

BUDGET AND FINANCE DATA: Sales proceeds of \$329,228 will be held pending expenditure decision by City Council later this year.

A RESOLUTION

TO RATIFY A REDUCTION IN THE OPTION PURCHASE
PRICE OF A PARCEL OF LAND OWNED BY THE CITY
LOCATED NORTH OF MORGAN SQUARE AND
PREVIOUSLY REFERRED TO AS OPPORTUNITY BLOCK

WHEREAS, the City of Spartanburg (“City”) actively sought the full redevelopment of a parcel of land it owned referred to as Opportunity Block; and

WHEREAS, in 2002 the City entered into a Development Agreement for the construction of a office building now identified as One Morgan Square located at 100 Dunbar Street; and

WHEREAS, the 2002 Development Agreement provided the Owner of One Morgan Square with an option to purchase the parcel from the City for \$4.50 per square foot until 2022; and

WHEREAS, City management and representatives of the owners of One Morgan Square negotiated a lower option to facilitate immediate sale of the parcel for \$4.00 per square foot; and

WHEREAS, the closing of this sale has occurred on August 20, 2013; and

WHEREAS, the City Manager is requesting Council ratification of his decision to sale of the property at \$4.00 PSF; and

NOW, THEREFORE, BE IT RESOLVED By the Mayor and Members of Council of the City of Spartanburg, in Council assembled:

Section 1. A sales price of \$4.00 per square foot for the One Morgan Square parcel is hereby ratified.

Section 2. This Resolution shall become effective immediately upon its enactment.

DONE AND RATIFIED this _____ day of _____, 2013.

Junie L. White, Mayor.

ATTEST:

Connie S. McIntyre, City Clerk.



REQUEST FOR COUNCIL ACTION

TO: Ed Memmott, City Manager

FROM: Connie McIntyre, City Clerk

SUBJECT: Consideration by Mayor and City Council or Applicants for the Planning Commission and The Spartanburg Housing Authority

DATE: May 9, 2012

BACKGROUND: City Council annually reviews term expirations of individuals who are appointed by Council to serve on City of Spartanburg Boards and Commissions. Attached you will find two applications for consideration for the Planning Commission and The Spartanburg Housing Authority Board.

ACTION REQUESTED: Staff requests that City Council review the applications for consideration of appointment.



CITY OF
SPARTANBURG
SOUTH CAROLINA

Boards and Commissions Nominee Form

(Please print or type information)

BOARD/COMMITTEE: PLANNING COMMISSION

CITY RESIDENT: YES NO SEX: M F RACE: WHITE

NAME: GEORGE HARAKAS

ADDRESS: 109 DUVAL DR. SPARTANBURG, SC 29307-3006
Street City, State, Zip Code

BUSINESS PHONE: 803-848-3499 HOME PHONE: 803-327-9351 EMAIL: gharakasfamily@charter.net

OCCUPATION: HUMAN RESOURCES

EMPLOYER: CDS ENSEMBLES

OTHER VOLUNTEER OR CIVIC ACTIVITIES: SOCIETY FOR HUMAN RESOURCE MGT, HABITAT FOR HUMANITY - SPARTANBURG, BOARD OF ASSESSMENT APPEALS, AMERICAN LEGION, MILITARY OFFICERS ASSOCIATION OF AMERICA

WHY ARE YOU INTERESTED IN SERVING ON THIS BOARD? I GREW UP IN SPARTANBURG, MY FAMILY HAS LIVED HERE FOR 100+ YEARS, & I WOULD LIKE TO HELP IN SPARTANBURG'S GROWTH & PROSPERITY.

RECOMMENDED BY: CHRIS HARAKAS

DO YOU PRESENTLY SERVE ON OTHER GOVERNMENTAL BOARDS OR COMMISSIONS?

YES NO IF YES, PLEASE LIST: SPARTANBURG COUNTY BOARD OF ASSESSMENT APPEALS.

03-11-13
DATE

Return via FAX to (864) 596-2313. MAIL or Email to: Connie S. McIntyre, City Clerk
City of Spartanburg
PO Drawer 1749
Spartanburg, SC 29304
Email: cmcintyre@cityofspartanburg.org



Boards and Commissions Nominee Form

(Please print or type information)

BOARD/COMMITTEE: Spartanburg Housing Authority

CITY RESIDENT: YES NO SEX: M F RACE: white

NAME: Mac Hogan

ADDRESS: 254 Pineville Rd Spartanburg SC 29307
Street City, State, Zip Code

BUSINESS PHONE: 864-573-9214 HOME PHONE: 864-266-8283 EMAIL: machogan@certusbank.com

OCCUPATION: SVP - Regional Business Banking Leader

EMPLOYER: Certus Bank

OTHER VOLUNTEER OR CIVIC ACTIVITIES: Board member Cancer Association of Spartanburg & Cherokee County, Past board member for Salvation Army, Board member for Boy and Girls Club of Spartanburg

WHY ARE YOU INTERESTED IN SERVING ON THIS BOARD? First, to give back to the community that I live in and where my kids are being raised, and to help revitalize Spartanburg

RECOMMENDED BY: Steve Rush & Janie White

DO YOU PRESENTLY SERVE ON OTHER GOVERNMENTAL BOARDS OR COMMISSIONS?

YES NO IF YES, PLEASE LIST: _____

Mac Hogan
DATE 8-13-13

Return via FAX to (864) 596-2313. MAIL or Email to: **Connie S. McIntyre, City Clerk**
City of Spartanburg
PO Drawer 1749
Spartanburg, SC 29304
Email: cmcintyre@cityofspartanburg.org