



CITY OF SPARTANBURG

SOUTH CAROLINA

CITY COUNCIL AGENDA

City Council Meeting
City Council Chambers
145 West Broad Street
Spartanburg, SC 29306
Monday, August 13, 2018
5:30 p.m.

- I. **Moment of Silence**
- II. **Pledge of Allegiance**
- III. **Approval of the Minutes of the July 23, 2018 City Council Meeting**
- IV. **Approval of the Agenda of the August 1, 2018 City Council Meeting**
- V. **Public Comment**
*Citizen Appearance forms are available at the door and should be submitted to the City Clerk
- VI. **Presentation of Proclamation Recognizing 2018 National Health Center Week**
Presenter: Mayor Junie White
- VII. **Public Hearing**
 - A. **Ordinance to Amend the City of Spartanburg, South Carolina Zoning Ordinance and Comprehensive Plan Land Use Element, by Amending Section 206, Changes to District Boundaries, Specifically Parcel # 7-12-08-045.00; 046.00; 047.00; 048.00; 049.00; 050.00; 051.00; 061.00; 062.00; 063.00 and 064.00; Located on 169 Avant Street; 121 Garrett; 125 Garrett Street; 156 Oakwood Avenue; 154 Oakwood Avenue; 137 Avant Street; 155 Avant Street; 157 Avant Street; and 161 Avant Street; Which are Zoned R-8 or LOD, with a Land Use Designation of General Residential District or Limited Office District to Zone R-6 PDD, with a Land Use Designation of General Residential Planned Development District and Providing for Severability and an Effective Date (First Reading)**
Presenter: Natalia Rosario, Planner III
- VIII. **Ordinance**
 - A. **Approving an Amendment to the Development Agreement Between the City of Spartanburg and Forge Capital Partners, LLC (First Reading)**
Presenter: Ed Memmott, City Manager

As required by the Americans with Disabilities Act, the City of Spartanburg will provide interpretive services for the City Council Meetings. Requests must be made to the Communications & Marketing Office (596-2020) 24 hours in advance of the meeting. This is a Public Meeting and notice of the meeting was posted with the Media 24 hours in advance according to the Freedom of Information Act.

- B. Authorizing the City Manager to Assist in Accepting a Donation and Transfer Property Located at 110 Gibson Street, Block Map Number 7-16-05, Parcel 055.00 and Property Located at 122 Gibson Street, Block Map Number 7-16-05, Parcel 052.00 (First Reading)**
Presenter: Martin Livingston, Neighborhood Services Director

IX. Other Business

- A. Update on “RiZe” Effort**
Presenter: Mitch Kennedy, Community Services Director

X. City Council Updates

XI. Executive Sessions

- A. Executive Session Pursuant to Section 3-4-40 (2) Concerning a Personnel Matter Related to the City Attorney Search**
- B. Executive Session Pursuant to Section 3-4-40 (2) Related to City Manager Search**



**City Council Meeting
City Council Chambers
145 West Broad Street
Spartanburg, SC 29306
Monday, July 23, 2018
5:30 p.m.**

**(These minutes are subject to approval
at the August 13, 2018 City Council meeting.)**

City Council met this date with the following Councilmembers present: Mayor Junie White, Councilmembers Erica Brown, Sterling Anderson, Alan Jenkins, Max Hyde, and Ruth Littlejohn. Mayor pro tem Jerome Rice was out of town. City Manager Ed Memmott and Attorney Gary Pope 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 - recited

III. Approval of the Minutes of the July 9, 2018 City Council Meeting –
*Councilmember Brown made a motion to approve the minutes as received.
Councilmember Littlejohn seconded the motion, which carried unanimously 6 to 0.*

IV. Approval of the Agenda of the July 23, 2018 City Council Meeting –
*Councilmember Jenkins made a motion to approve the agenda as received.
Councilmember Brown seconded the motion, which carried unanimously 6 to 0.*

V. Public Comment

**Citizen Appearance forms are available at the door and should be submitted to the City Clerk
1. Tracy Hannah, 837 Glendalyn Avenue, Spartanburg, SC, voiced her desire for the city to be at its best when the International Equestrian Games take place at the Tryon Equestrian Center in September due to the many visitors that would be in the city and surrounding areas.*

**VI. Recognition of Retiring City Firefighter Fire Sergeant/Engineer Mark Wood
Presenter: Mayor Junie White**

Mayor White presented Sergeant/Engineer Wood with a retirement plaque, thanked him for his service to the City and wished him well in the future.

VII. Presentation of Proclamation to Miss South Carolina Davia E. Bunch

Presenter: Mayor Junie White

Miss South Carolina was in Myrtle Beach and unable to attend the meeting.

VIII. Public Hearing Regarding Removal of Certain Parcels from the St. John – Daniel Morgan Tax Increment Financing District

Presenter: Chris Story, Assistant City Manager

Mr. Story presented the item to Council as follows:

“Staff is seeking to remove three (3) parcels of undeveloped, city owned land from the St. John – Daniel Morgan Tax Increment Financing District. Removal of the parcels will provide the city with additional future flexibility with regard to development of the parcels. A public hearing is a required element of the legal process to make this change.

ACTION REQUESTED: Conduct Public Hearing.

BUDGET & FINANCIAL DATA: No financial impact.”

Mayor White opened the public hearing. He asked if there was anyone to speak in favor of the proposal. Hearing none, he asked if there was anyone to speak in opposition to the proposal.

Hearing none, Councilmember Brown made a motion to close the public hearing.

Councilmember Anderson seconded the motion, which carried 6 to 0.

IX. Consent Agenda

A. Ordinance Accepting the Property Owned by Barry Thomas Ledford, and Heidi Ledford, and Being Located at 423 Ransdell Drive, and that Portion of Ransdell Drive and Crews Drive Abutting Said Property, as a Part and Parcel of the City of Spartanburg and Declaring Said Property Annexed to and a Part and Parcel of the City of Spartanburg, Said Parcel to be Zoned R-15, Single Family Residential Upon Annexation (Second Reading)

Presenter: Natalia Rosario, Planner III

B. Approving a Development Agreement Between the City of Spartanburg and Morgan Silver, LLC (Second Reading)

Presenter: Ed Memmott, City Manager

Councilmember Jenkins made a motion to approve the consent agenda on second reading. Councilmember Littlejohn seconded the motion, which carried unanimously 6 to 0.

X. Other Business

A. Boards and Commissions – Consideration of Appointment of Applicants for Public Safety Committee and HARB

Presenter: Connie McIntyre, City Clerk

Ms. McIntyre presented the following applications for Council consideration:
Carolyn C. Harbison – Public Safety Committee

Mayor White made a motion to waive the rules and appoint Ms. Harbison to the Public Safety Committee. Councilmember Jenkins seconded the motion, which carried unanimously 6 to 0.

Kathleen Walsh Crowley – Architectural Design and Historic Review (HARB)
Councilmember Anderson made a motion to waive the rules and appoint Ms. Crowley to HARB. Councilmember Brown seconded the motion, which carried unanimously 6 to 0.

XI. City Council Updates

Councilmember Anderson shared that he was looking forward to the Panthers coming to town. He mentioned attending the Woodland Heights Association meeting with discussions on littering, the recent animal treatment ordinance amendments, and door to door solicitation.

Councilmember Hyde thanked Ms. Hannah for her significant contributions to the beatification of the city. He encouraged everyone to visit the Mary Black Rail Trail Rail Yard and the Carolina Panthers Play 60 area. He thanked the many volunteers who help with all the good things going on in the city.

Councilmember Littlejohn reminded everyone of the ribbon cutting for the Rail Yard and Play 60 on July 25 at 10:00 a.m. She invited Carolina Panther’s fans to Morgan Square on Thursday, July 26 for a pep rally event welcoming the Panthers to training camp at Wofford College. She thanked Martin Livingston, Neighborhood Services Director, for his work on the Forest Park project. She shared that she attended the CAC meeting on July 10, where the subject of litter was discussed.

Councilmember Jenkins told everyone that he would be at the pep rally on Morgan Square to welcome the Panthers. He reminded everyone of the RiZe youth summit, hosted by Connect Spartanburg, a large-scale, youth-owned and operated adolescent health initiative under the Mary Black Foundation. He applauded the Scrappy Shakespeare production of “Romeo and Juliet” that was held across from The Flat restaurant.

Councilmember Brown reminded everyone of the launch of EMERGE Business Accelerator for African Americans to be held on July 31 from 5:30 to 7:00 at the SMC Studio in downtown Spartanburg.

XII. Adjournment – Councilmember Littlejohn made a motion to adjourn the meeting. Councilmember Brown seconded the motion, which carried unanimously 6 to 0. The meeting adjourned at 5:49 p.m.



Connie S. McIntyre, City Clerk



REQUEST FOR COUNCIL ACTION

TO: Ed Memmott, City Manager

FROM: Natalia Rosario, Planner III.

SUBJECT: PDD Rezoning of properties that are located on Avant Street, Oakwood Avenue, & Garrett Street, Ray Billings, J. Hiltabiddle Construction, Agent & Developer, and Owner. If the request is approved the properties will be combined into one parcel.

DATE: August 13, 2018

SUMMARY: On June 21, 2018, the Planning Commission held a public meeting and reviewed a PDD Rezoning request submitted by Ray Billings, J. Hiltabiddle Construction, Agent & Developer, and Owner to rezone thirteen parcels located on Avant Street, Oakwood Avenue, & Garrett Street, Specifically Parcels #7-12-08-045.00; 046.00; 047.00; 048.00; 049.00; 050.00; 051.00; 059.00; 060.00; 061.00; 062.00; 063.00; and 064.00 located on 169.00 Avant Street; 121 Garrett Street; 125 Garrett Street; 156 Oakwood Avenue; 158 Oakwood Avenue; 154 Oakwood Avenue (2 different lots); 133 Avant Street; 135 Avant Street; 137 Avant Street (2 lots); 155 Avant Street; and 157 Avant Street; and 161 Avant Street, that are currently zoned R-8 (General Residential District) or LOD (Limited Office District) to zone R-6 PDD: General Residential Planned Development District in order to allow for the construction of a proposed townhome development. If the request is approved all of the properties will be combined into one parcel.

The 2004 Comprehensive Plan calls for this area to transition into institutional uses, which all fall under the category of GID: General Institutional District. The proposed zoning category of R-6: PDD is in line with how the development has trended in actuality, which has remained residential, with some mix of Limited Office District (LOD) zoned parcels, which are mostly still houses that were converted into offices. The use of the property for townhomes (for lease) will add much needed high quality residential housing stock on this corridor, near to Converse College and Downtown.

The Planning Commission held a public hearing on the proposal on July 19th, 2018. After consideration of the staff report, public comments, and the criteria set forth in the City of Spartanburg Zoning Ordinance and 2004 City Comprehensive Plan, the Planning Commission voted to recommend approval of the request to City Council for the rezoning of the parcel from LOD/R-8 to R-6: Planned Development District.

PLANNING COMMISSION RECOMMENDATION: The request was endorsed by the Planning Commission on July 19th, 2018 by a vote of 5 to 0. Staff's recommendation concerning this application is explained in detail in the attached staff report to the Planning Commission.

ADDITIONAL INFORMATION: Minutes from the July 18th, 2018 Planning Commission Meeting and Staff Report with attachments are included. In addition, enclosed is a proposed Ordinance in the event that Council approves the rezoning request.

BUDGET AND FINANCE DATA: N/A

AN ORDINANCE

ORDINANCE TO AMEND THE CITY OF SPARTANBURG, SOUTH CAROLINA ZONING ORDINANCE AND COMPREHENSIVE PLAN LAND USE ELEMENT, BY AMENDING SECTION 206, CHANGES TO DISTRICT BOUNDARIES, SPECIFICALLY PARCEL #7-12-08-045.00; 046.00; 047.00; 048.00; 049.00; 050.00; 051.00; 061.00; 062.00;063.00 & 064.00; LOCATED ON 169.00 AVANT STREET; 121 GARRETT STREET; 125 GARRETT STREET; 156 OAKWOOD AVENUE; 154 OAKWOOD AVENUE; 137 AVANT STREET; 155 AVANT STREET; 157 AVANT STREET; AND 161 AVANT STREET; WHICH ARE ZONED R-8 OR LOD, WITH A LAND USE DESIGNATION OF GENERAL RESIDENTIAL DISTRICT OR LIMITED OFFICE DISTRICT TO ZONE R-6 PDD, WITH A LAND USE DESIGNATION OF GENERAL RESIDENTIAL PLANNED DEVELOPMENT DISTRICT AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City of Spartanburg now finds that, upon further review, it is in the public interest that the land use designation for the parcels identified on the Official Zoning Map of the City of Spartanburg, South Carolina, dated August 6, 1973, as amended, by changing the zone of Lots 045.00; 046.00; 047.00; 048.00; 049.00; 050.00; 051.00; 061.00; 062.00; 063.00; and 064.00 as shown on Spartanburg County Block Map Sheet 7-12-08, from Zone R-8 or LOD, General Residential District or Limited Office District to Zone R-6 PDD, General Residential Planned Development District; and

WHEREAS, this zoning change would be compatible with surrounding land uses and neighborhood character, would not be detrimental to the public health, safety and welfare, and, further, would be in conformance with the Comprehensive Plan; and

WHEREAS, the Planning Commission held a public hearing on July 19, 2018, at which time a presentation was made by staff and an opportunity was given for the public to comment on the rezoning request; and

WHEREAS, the Planning Commission, after consideration of the staff report, public comments, and the criteria set forth in Section 605 of the Zoning Ordinance, subsequently voted at that meeting to recommend to City Council that the rezoning request be approved as recommended by City Staff.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Members of Council of the City of Spartanburg, South Carolina, in Council assembled:

Section 1. Amendment. That the official zoning map of the City of Spartanburg, as referenced by Section 206 of the Zoning Ordinance, be, and the same hereby amended as follows:

- The Lots currently identified as 045.00; 046.00; 047.00; 048.00; 049.00; 050.00; 051.00; 061.00; 062.00; 063.00; and 064.00 as shown on Spartanburg County Block Map Sheet 7-12-08, shall be now designated as R-6 PDD, General Residential Planned Development District.

(continued)

Section 2. Severability. If any section, phrase, sentence or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. Effective Date. This Ordinance shall be effective upon its adoption by the City Council of the City of Spartanburg, South Carolina.

DONE AND RATIFIED THIS _____ DAY OF _____, 2018.

Junie L. White, Mayor

ATTEST:

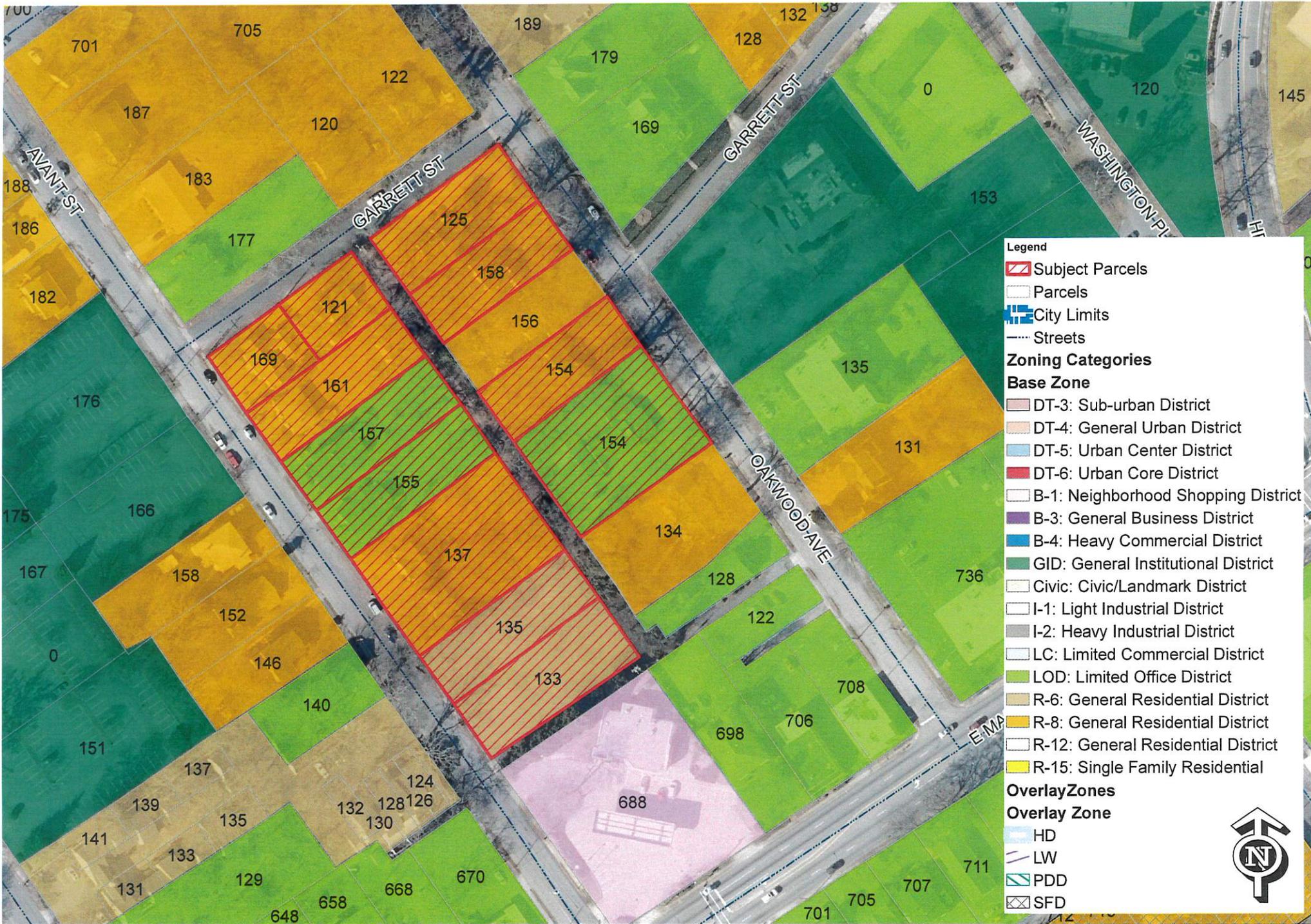
Connie S. McIntyre, City Clerk

APPROVED AS TO FORM:

Larry Flynn, Interim City Attorney

___/___/___ (First Reading)

___/___/___ (Second Reading)





REQUEST FOR COUNCIL ACTION

TO: Mayor and Members of City Council

FROM: Ed Memmott, City Manager

SUBJECT: Ordinance to Amend Terms of Development Agreement – Forge Capital Apartment Project

DATE: August 6, 2018

BACKGROUND:

In November, 2017 City Council authorized staff to enter into a Development Agreement with Forge Capital for the development of 200 market rate apartments on city owned property located near the Marriott Hotel and the Chapman Cultural Center. A Development Agreement (copy attached) between the city and Forge was entered into on December 13, 2017.

Since signing of the Development Agreement, Forge Capital has diligently pursued design and mortgage financing for the project. City staff has stayed in close communication with Forge. As problems or issues have come up, both parties have sought to equitably resolve. Forge is seeking FHA multi-family financing for the project. FHA guaranteed financing provides a very favorable fixed rate mortgage rate and a 40 year term. Many multi-family apartment project seek FHA financing for their projects. FHA financing has, however, a very rigorous underwriting process.

Last week Forge was advised that the any Fee-In-Lieu of Tax (FILOT) agreement in ordered to be considered in FHA's underwriting must be in place for the full 40 year term of the mortgage. The initial FILOT agreed to between the city and Forge had a 40 year term. Throughout its negotiations with Forge, staff has sought a FILOT that was reasonable given the downtown apartment and one that would grow over time.

After lengthy discussions with Forge, staff has reached tentative agreement with Forge that would provide for a FILOT of \$25,000 for first six years of the project. The FILOT would increase to \$275,000 in year 7. For years, 8-40, the FILOT would be adjusted by the Consumer Price Index – Urban (CPI-U). Staff has done its analysis of the revision and believes it is actually more favorable to the city and other taxing entities than the initial agreed to FILOT.

Staff has also included provisions in the recommended Development Agreement Amendment that would allow the city to recover funds expended for geotechnical work on the site.

ACTION REQUESTED: Approval of an ordinance amendment to authorize staff to amend the Development Agreement for the Forge Capital project.

BUDGET AND FINANCIAL DATA:

No immediate financial impact. Amendment creates the possibility of increased revenues to the city and other taxing entities over the long term.

AN ORDINANCE

**APPROVING AN AMENDMENT TO THE DEVELOPMENT AGREEMENT
BETWEEN THE CITY OF SPARTANBURG AND FORGE CAPITAL
PARTNERS, LLC**

WHEREAS, the City of Spartanburg (herein referred to as “City”) has determined that it is in the public interest to encourage redevelopment and private investment in its central business district; and

WHEREAS, the City has in the past entered into public-private partnerships to induce private investment, create private jobs, and increase the tax base; and

WHEREAS, the City in these public-private partnerships has provided incentives and received the commitment of private parties under the terms of development agreements; and

WHEREAS, the City has reached tentative agreement on certain terms and conditions with Forge Capital Partners, LLC (Forge) for the development of a 200 unit apartment project (Project) in downtown; and

WHEREAS, the City and Forge entered into a development agreement dated December 13, 2017; and

WHEREAS, it is now necessary to make certain amendments to the Development Agreement with regard to the tax/fee payment for the Project; and

WHEREAS, staff has tentatively negotiated proposed amendments to the Development Agreement and such proposed amendments require the approval of City Council.

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

SECTION 1. An Amendment to the Development Agreement between the City and Forge is substantially in its final form and is hereby approved.

SECTION 2. The City Manager is authorized to execute the Amendment to the Development Agreement and any other documents necessary to meet the City obligations as set forth in the Development Agreement and Amendment provided such documents are consistent with the intent of this Ordinance.

SECTION 3. The City Manager, upon the advice of the City Attorney, is authorized to make minor, nonmaterial modifications to the Development Agreement prior to its signature.

SECTION 4. This Ordinance shall become effective upon the date of enactment.

DONE AND RATIFIED this _____ day of _____, 2018.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

STATE OF SOUTH CAROLINA)	AMENDMENT TO DEVELOPMENT
)	AGREEMENT DATED
)	DECEMBER 13, 2017 BETWEEN
)	THE CITY OF SPARTANBURG AND
COUNTY OF SPARTANBURG)	FORGE CAPITAL PARTNERS, LLC

WHEREAS, the City of Spartanburg (the “City”) has encouraged economic redevelopment of its downtown; and

WHEREAS, the City entered into a development agreement (the “Development Agreement”) with Forge Capital Partners, LLC (“Forge”) that contemplates the provision of certain economic development incentives and establishes certain terms and conditions necessary to secure the investment of Forge; and

WHEREAS, Exhibit C of the Development Agreement included certain calculations related to a fee-in-lieu-of-tax payment (FILOT) contemplated to be provided by Spartanburg County, South Carolina upon the consent of the City and included representations that the City would use its best efforts to obtain approvals necessary to obtain such FILOT benefits by February 28, 2018; and

WHEREAS, Forge and the City have agreed that Forge will reimburse the City for certain site assessment costs; and

WHEREAS, negotiations among the City, the County, and Forge have resulted in a revised and clarified FILOT methodology that better serves the interests of the Parties and simplifies the administration of the FILOT.

NOW, THEREFORE, KNOW ALL BY THESE PRESENT that the Parties agree as follows:

1. Amendment of FILOT Methodology. The Development Agreement is hereby amended as to paragraph 2(a) to strike the paragraph beginning with “Real Property Tax Abatement” and replacing it with the following:
 - b. Real Property Tax Abatement. The City will provide its consent to a Fee-In-Lieu-of Tax Payment (FILOT) that is consistent with the payments contained in Exhibit C. The City’s consent to the creation of the multi-county business park will be provided on the condition that the FILOT Payments are substantially as set forth at Exhibit C. The City will additionally engage in its best efforts to achieve the required approvals related to the FILOT by September 30, 2018, and provide its consent contemporaneously with obtaining such approvals.

The Development Agreement is hereby amended as to Exhibit C to strike such exhibit and replace it with Exhibit C hereto:

2. Reimbursement Provisions. Within 60 days from the start of construction, Forge will reimburse the City for payments made to S&ME for additional site assessment per the

S&ME proposal dated 4/23/2018 and included herein as Exhibit A to this Amendment. Total S&ME expenses are estimated at \$40,000. Any payment by the City for S&ME expenses greater than \$40,000 require Developer's prior written approval.

IN WITNESS WHEREOF, the parties to this amendment to the Development Agreement have hereunto set their hands and seals and executed this Amendment this 13th day of August, 2018.

IN THE PRESENCE OF:

FORGE CAPITAL PARTNERS, LLC

By: _____
Name: Peter H. Collins
Title Managing Principal

CITY OF SPARTANBURG

By: _____
Name: Ed Memmott
Title: City Manager

APPROVED AS TO FORM:

By: _____
City Attorney

EXHIBIT A

S&ME Proposal dated April 23, 2018

EXHIBIT C

FILOT Payment Calculation

The Fee-In-Lieu-of Tax Payment (FILOT) due with respect to the Project shall be as follows:

Tax Year	Fiscal Year Ending June 30	FILOT Payment
2020	2021	\$25,000
2021	2022	\$25,000
2022	2023	\$25,000
2023	2024	\$25,000
2024	2025	\$25,000
2025	2026	\$275,000
2026-49	2027-50	Z

For all Tax Years in which the payment is Z, the calculation shall be as follows:

$$(X \times Y) = Z$$

Where “X” equals the FILOT Payment due for the immediately prior Tax Year; and “Y” equals the greater of 1 plus the greater of 0.00% or the percentage change in CPI-U¹ (not to exceed 4.00%) for the 12-month period ending the June 30 of the Fiscal Year prior to the Fiscal Year to which the subject Tax Year corresponds, and the product “Z” is the FILOT Payment due for the applicable Tax Year.

Examples

Example A. By way of example, for the Fiscal Year ending June 30, 2027, the FILOT Payment due for Tax Year 2026 would be \$275,000 multiplied by the greater of 1 plus 0.00% or the change in CPI-U for the 12-month period ending the June 30 of the Fiscal Year prior to the Fiscal Year to which the subject Tax Year corresponds (not to exceed 4%), which would be June 30, 2026. If the change in CPI-U for the 12 months ending June 30, 2026 is 3%, the calculation for Tax Year 2026 (Fiscal Year ending June 30, 2027) would be as follows:

$$\$275,000 \times 1.03\% = \$283,250$$

In such case, the FILOT Payment due for Tax Year 2026 would be \$283,250.

¹ “CPI-U” means the Consumer Price Index for All Urban Consumers as published by the United States Bureau of Labor Statistics or a successor agency publishing a substantially similar index.

EXHIBIT C

Example B. By way of further example, assuming the figures in Example A above, for Tax Year 2027 (Fiscal Year ending June 30, 2028), if CPI-U for the for the 12-month period ending the June 30, 2027 was 5%, the calculation would be as follows:

$$\$283,250 \times 1.04\% = \$294,580$$

In such case, the FILOT Payment due for Tax Year 2027 would be \$294,580.

Note: A link to the change in CPI-U for specific intervals is available at: https://www.bls.gov/regions/mid-atlantic/data/consumerpriceindexhistorical_us_table.htm. This link is not part of this Amendment or this Development Agreement and is provided solely for ease of reference.



REQUEST FOR CITY COUNCIL ACTION

TO: Ed Memmott, City Manager

FROM: Martin Livingston, Neighborhood Services Director

SUBJECT: Acceptance and Transfer of Donated Property located 110 and 122 Gibson Street

DATE: August 13, 2018

BACKGROUND:

The Trustees of the Colonial Trust Company have agreed to donate property located at 110 and 122 Gibson Street to the City of Spartanburg. Staff consulted with the Highland Neighborhood Association and it was determined that the City would accept the donations and transfer the properties to the Bethlehem Center and the Highland Community Development Corporation. The transfer of the property may occur directly from the property owners to the non-profit organizations. Staff will assist in facilitating the transfer. A title search will be required prior to transfer of the property.

ACTION REQUESTED:

Approval of Ordinance to authorize the City manager to accept the donation of the property and transfer to the Highland Community Development Corporation and the Bethlehem Center.

BUDGET & FINANCIAL DATA:

N/A.

ORDINANCE
AUTHORIZING THE CITY MANAGER TO ASSIST IN ACCEPTING A DONATION
AND TRANSFER PROPERTY LOCATED AT
110 GIBSON STREET, BLOCK MAP NUMBER 7-16-05, PARCEL 055.00
AND PROPERTY LOCATED AT
122 GIBSON STREET, BLOCK MAP NUMBER 7-16-05, PARCEL 052.00

BE IT ORDAINED by the Mayor and Members of Council of the City of Spartanburg, South Carolina, in Council assembled:

Section 1: Approve and authorize the acceptance and transfer of donated properties located at 110 Gibson Street, Block Map Sheet 7-16-05, Parcel 055.00 and 122 Gibson Street, Block Map Sheet 7-16-05, Parcel 052.00.

Section 2: Property located at 122 Gibson Street, Block Map Sheet 7-16-05, Parcel 052.00 will be transferred to the Highland Community Development Corporation.

Section 3: Property located at 110 Gibson Street, Block Map Sheet 7-16-05, Parcel 055.00 will be transferred to the Bethlehem Center.

Section 4: The City Manager is authorized to sign necessary documents to execute this transaction.

Section 5: This Ordinance shall become effective upon the date of enactment.

DONE AND RATIFIED this ____ day of _____, 2018.

Junie L. White, Mayor

ATTEST:

Connie S. McIntyre, City Clerk

APPROVED AS TO FORM:

Larry Flynn, Interim City Attorney

___ / ___ / ___ 1st Reading

___ / ___ / ___ 2nd Reading



HIGHLAND AVE

BETHLEHEM DR

GIBSON ST

PRINCE HALL LN

STOVER DR

141

137

133

129

121

117

113

109

105

101

99

97

142

138

134

130

126

122

118

114

110

108

106

104

290

292

294

296

298

172

168

0

206

0

0

00

505

480

180



REPORT TO CITY COUNCIL

TO: Ed Memmott, City Manager
FROM: Mitch Kennedy, Community Services Director
SUBJECT: “RiZe” Update
DATE: August 9, 2018

The City was a sponsor to a local youth empowerment conference called “RiZe”. Staff would like to provide an update to Council on this effort.