



CITY OF SPARTANBURG

SOUTH CAROLINA

CITY COUNCIL AGENDA

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

- I. Moment of Silence**
- II. Pledge of Allegiance**
- III. Approval of the Agenda of the April 23, 2018 City Council Meeting**
- IV. Public Comment**
*Citizen Appearance forms are available at the door and should be submitted to the City Clerk
- V. Proclamation Declaring May 2018 as Older South Carolinians Month**
Presenter: Mayor Junie White
- VI. Proclamation Declaring May 2018 as Bike Month**
Presenter: Mayor Junie White
- VII. Bicycle and Pedestrian Commission Update**
Presenter: Ned Barrett, Trails Coordinator for Partners for Active Living
- VIII. Ordinances**
 - A. Authorizing the City Manager to Execute a Deed to Roscoe Calvert Conveying Property Located at 301 Arch Street, Block Map Number 7-12-05-065.00 (First Reading)**
Presenter: Martin Livingston, Neighborhood Services Director
- IX. Public Hearing**
 - A. Resolution Regarding the Issuance by The Public Finance Authority of its Multifamily Housing Revenue Bonds, In One, or More Series, in the Principal Amount of Not Exceeding \$22,000,000, for the Purpose of Defraying the Costs of Acquiring Certain Multi-family Affordable Housing Facilities Located in the City; and other Related Matters**

X. Resolutions

- A. Approving Donation of Property at 112 Owens Street (Tax Map Parcel Number (7-16-07-231.00))
Presenter: Martin Livingston, Neighborhood Services Director**
- B. Approving Donation of Property at 400 Kingston Street (Tax Map Parcel Number (7-12-03-103.00))
Presenter: Martin Livingston, Neighborhood Services Director**
- C. To Certify by Resolution that Four Properties Qualify for the South Carolina Abandoned Buildings Revitalization Act
Presenter: Patty Bock, Economic Development Director**
- 1) Certifying two (2) Units as Abandoned Building Sites pursuant to the South Carolina Abandoned Buildings Revitalization Act, Title 12, Chapter 67, Section 12-67-100 et seq., of the South Carolina Code of Laws (1976), as amended, regarding the property located at 127 West Main Street, Tax Map Parcel # 7-12-21-048.00**
 - 2) Certifying one (1) Unit as Abandoned Building Sites pursuant to the South Carolina Abandoned Buildings Revitalization Act, Title 12, Chapter 67, Section 12-67-100 et seq., of the South Carolina Code of Laws (1976), as amended, regarding the property located at 145 West Main Street, Tax Map Parcel # 7-12-20-038.00.**
 - 3) Certifying one (1) Unit as Abandoned Building Sites pursuant to the South Carolina Abandoned Buildings Revitalization Act, Title 12, Chapter 67, Section 12-67-100 et seq., of the South Carolina Code of Laws (1976), as amended, regarding the property located at 149 West Main Street, Tax Map Parcel # 7-12-20-036.00**
 - 4) Certifying two (2) Units as Abandoned Building Sites pursuant to the South Carolina Abandoned Buildings Revitalization Act, Title 12, Chapter 67, Section 12-67-100 et seq., of the South Carolina Code of Laws (1976), as amended, regarding the property located at 142 Magnolia Street, Tax Map Parcel # 7-12-20-001.00**

XI. Consent Agenda

- A. Ordinance to Amend the City of Spartanburg, South Carolina Zoning Ordinance, by Amending Section 206, Changes to District Boundaries, Specifically Parcel #6-21- 11-027.00, Located at 1200 John B. White Senior Boulevard, that is Currently Zoned R-15, With a Land Use Designation of Single Family Residential District to LOD, with a Land Use Designation of Limited Office District for the**

**Purchase of Property for Use as a Financial Advisor's Office; Contingent Upon the Rezoning Being Approved. Paul M. Bailey, President, Palmetto Private Wealth Advisors, on Behalf of Charles E. Garrett, Owner (Second Reading)
Presenter: Natalia Rosario, Planner III**

XII. Other Business

- A. FY2018-2019 Budget Overview
Presenter: Chris Story, Assistant City Manager**

- B. Declaration of 2018-19 Boards and Commissions Vacancies
Presenter: Connie McIntyre, City Clerk**

- C. Council Retreat Follow-Up
Presenter: Ed Memmott, City Manager**

XIII. City Council Updates

XIV. Adjournment



REQUEST FOR CITY COUNCIL ACTION

TO: Ed Memmott, City Manager
FROM: Martin Livingston, Neighborhood Services Director
SUBJECT: Donation of Property – 301 Arch Street
DATE: April 23, 2018

BACKGROUND:

Mr. Roscoe Calvert, the owner of property at 581 Brawley Street and 593 Brawley Street is interested in receiving as a donation city owned property located at 301 Arch Street (Tax Map Number: 7-12-05-065.00). This parcel is approximately 0.122 acre in size and is a remnant from property acquired for development of the Butterfly Creek project. The remnant parcel is adjacent to property owned by Mr. Calvert.

Mr. Calvert is willing to maintain the property in accordance with the City's nuisance and property maintenance requirements. Mr. Calvert will pay the closing cost and legal fees associated with the transfer of the property. Staff recommends donation of the remnant property to Mr. Calvert.

ACTION REQUESTED:

First reading approval of an ordinance conveying TMS 7-12-05-06.00 to Roscoe Calvert.

BUDGET AND FINANCIAL DATA: Donation of property.

ORDINANCE

AUTHORIZING THE CITY MANAGER TO EXECUTE
A DEED TO ROSCOE CALVERT
CONVEYING PROPERTY LOCATED AT 301 ARCH STREET,
BLOCK MAP NUMBER 7-12-05-065.00.

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 sale of remnant property located at 301 Arch Street, Block Map Sheet 7-12-05, Parcel 065.00 to the adjacent property owner Roscoe Calvert for \$5.00.

Section 2: The City Manager is authorized to sign necessary documents to execute this transaction.

Section 3: This Ordinance shall become effective upon the date of enactment.

DONE AND RATIFIED this ____ day of _____, 2018.

Junie L. White, Mayor.

ATTEST:

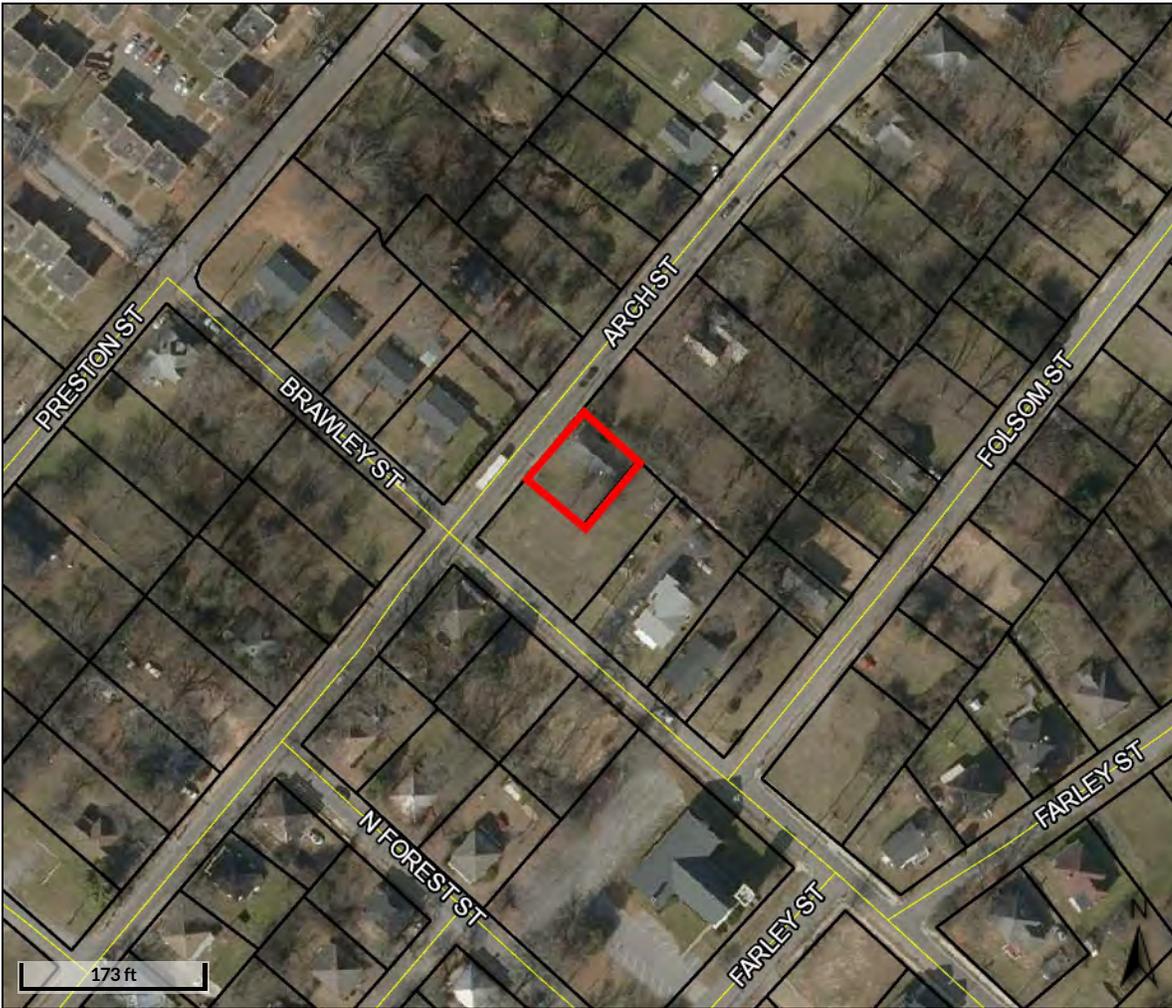
Connie S. McIntyre, City Clerk.

APPROVED AS TO FORM:

Larry Flynn, City Attorney.

___ / ___ / ___ 1st Reading

___ / ___ / ___ 2nd Reading



Overview



Legend

- Parcels
- Parcel Line in ROV
- Roads
- County Line

Parcel ID 7-12-05-065.00
 Sec/Twp/Rng n/a
 Property Address 301 ARCH ST
 SPARTANBURG

Alternate ID 143994
 Class Exempt Government Improved
 Acreage n/a

Owner Address CITY OF SPARTANBURG
 PO BOX 1749
 SPARTANBURG, SC 29304

District n/a
 Brief Tax Description S SIDE ARCH STREET E OF BRAWLEY STREET ALSO W17555 11-26-56
 (Note: Not to be used on legal documents)

Date created: 4/13/2018
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 The Schneider Corporation



REQUEST FOR CITY COUNCIL ACTION

TO: Mayor and Members of City Council

FROM: Ed Memmott, City Manager

SUBJECT: Public Hearing and Consideration of a Resolution Required for Issuance of Tax Exempt Bond Financing

DATE: April 20, 2018

BACKGROUND:

From time-to-time, City Council is asked to conduct a public hearing associated with bond financing of various projects or purchases located in the City. Staff was informed a few weeks ago about the possible sale of Crescent Hills Apartments located at 108 Pineneedle Drive. The prospective buyer of Crescent Hills is seeking bond financing through the Public Finance Commission of the State of Wisconsin. Under various requirements associated with the bond issuance, the local jurisdiction (the City of Spartanburg) is required to hold a public hearing regarding the proposed financing. The City assumes no liability for the debt issue.

Notice of the public hearing was provided in the April 6 edition of the Spartanburg Herald Journal.

ACTION REQUESTED:

Staff is requesting that City Council conduct a public hearing and then approve the Resolution in support of the bond issue.

BUDGET & FINANCIAL DATA:

No financial obligation for the City.

A RESOLUTION

REGARDING THE ISSUANCE BY THE PUBLIC FINANCE AUTHORITY OF ITS MULTIFAMILY HOUSING REVENUE BONDS, IN ONE OR MORE SERIES, IN THE PRINCIPAL AMOUNT OF NOT EXCEEDING \$22,000,000, FOR THE PURPOSE OF DEFRAYING THE COSTS OF ACQUIRING CERTAIN MULTI-FAMILY AFFORDABLE HOUSING FACILITIES LOCATED IN THE CITY; AND OTHER RELATED MATTERS.

WHEREAS, the Public Finance Authority (“Authority”), a State of Wisconsin bond issuing commission, acting by and through its Board of Directors, is authorized and empowered under and pursuant to the provisions of Sections 66.0301, 66.0303 and 66.0304 of the Wisconsin Statutes, as amended (“Act”), to issue bonds and enter into agreements with public or private entities for the purpose of financing capital improvements located within or without the State of Wisconsin and owned, sponsored or controlled by a participant, as defined in the Act;

WHEREAS, AHF-Crescent Hill, LLC, a Delaware limited liability company, of which Atlantic Housing Foundation, Inc., a South Carolina nonprofit corporation and organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (“Code”) is the sole member (collectively, “Borrower”) has applied to the Authority to issue its Multifamily Housing Revenue Bonds (“Bonds”) in one or more series in an aggregate principal amount of \$22,000,000, of which approximately \$2,799,000 of the proceeds of the Bonds will be loaned to the Borrower to (i) finance the acquisition of an 150-unit, multi-family affordable housing development, known as Crescent Hill Apartments (“Project”), located at 108 Pineneedle Drive, Spartanburg, South Carolina 29306, and (ii) pay certain fees and costs associated with the issuance of the Bonds;

WHEREAS, the Project will be initially owned and operated by the Borrower;

WHEREAS, the Borrower anticipates that the Project will benefit the City of Spartanburg, South Carolina (“City”), generally and, in particular, by providing affordable, decent, safe, and sanitary housing for people from the City and surrounding areas;

WHEREAS, pursuant to Section 66.0304(11)(a) of the Wisconsin Statutes and Section 4 of the Amended and Restated Joint Exercise Power Agreement Relating to the Public Finance Authority dated as of September 28, 2010 (collectively, “Authority Requirements”) and Section 147(f) of the Code and Treasury Regulations Section 5f.103-2(f), as amended (collectively, “Federal Tax Requirements”), prior to the issuance of the Bonds by the Authority, and after a public hearing held following reasonable public notice, the Borrower has requested the City Council of the City (“Council”), as the highest elected representatives of the City, the governmental unit having jurisdiction over the area in which the Project is located, to approve the Bonds;

WHEREAS, on this date, prior to any deliberations regarding this Resolution, Council held a public hearing at which all interested persons have been given a reasonable opportunity to express their views on the location of the Project, the issuance of the Bonds and other related matters. The public hearing was duly noticed by publication, attached as Exhibit A, in the *Spartanburg Herald-Journal* a newspaper having general circulation in the City, not less than 15 days prior to the date hereof; and

WHEREAS, at the Borrower’s request, Council now desires to approve the Authority’s issuance of the Bonds and the financing of the Project in order to satisfy the Authority Requirements and the Federal Tax Requirements.

NOW, THEREFORE, BE IT RESOLVED by Council as follows:

Section 1. Based on information provided to the City by the Borrower, it is hereby found, determined and declared that (a) the Project is anticipated to benefit the general public welfare of the City by providing affordable, decent, safe and sanitary housing, and (b) the Project and the Bonds will give rise to no pecuniary liability of the City, or a charge against its general credit or taxing power.

Section 2. As required by and in accordance with the Authority Requirements and the Federal Tax Requirements, Council, as the applicable elected representatives of the governmental unit having jurisdiction over the area in which the Project is located, approves the Project and the Authority's issuance of the Bonds to finance the costs of the Project.

Section 3. The Bonds shall in no way be an obligation or liability of the City and are special limited obligations of the Authority payable solely from the loan repayment to be made by the Borrower to the Authority and certain funds and accounts established by the Trust Indenture for the Bonds.

Section 4. Council certifies that the undersigned Mayor is the person authorized and directed to execute such documents as may be necessary to evidence the City's approval granted under this Resolution.

Section 5. All orders and resolutions and parts thereof in conflict herewith are to the extent of such conflict hereby repealed, and this resolution shall take effect and be in full force and effect from and after its adoption.

[Signature Page Follows]

Adopted this _____ day of April 2018.

(SEAL)

CITY OF SPARTANBURG, SOUTH CAROLINA

By: _____
Mayor
City of Spartanburg, South Carolina

ATTEST:

City Clerk
City of Spartanburg, South Carolina

EXHIBIT A

Notice of Public Hearing



REQUEST FOR CITY COUNCIL ACTION

TO: Ed Memmott, City Manager
FROM: Martin Livingston, Neighborhood Services Director
SUBJECT: Donation of Property at 112 Owens Street
DATE: April 23, 2018

BACKGROUND:

Tim Joiner, of Stephenson Investment, LLC, the owner of 112 Owens Street is interested in donating the property in South Converse Neighborhood to the City of Spartanburg. This fire-damaged property was condemned by the City's Housing Inspections and Property Maintenance Department for the substandard housing conditions. The property will be demolished when it is transferred to the City. A title search will be required prior to transfer of the property.

ACTION REQUESTED:

Approval of Resolution accepting the donation of the property from:
Stephenson Investments, LLC – 112 Owens Street – South Converse Neighborhood

BUDGET & FINANCIAL DATA:

N/A.

A RESOLUTION
APPROVING DONATION OF PROPERTY AT 112 OWENS STREET
(TAX MAP PARCEL NUMBER 7-16-07-231.00)

WHEREAS, the City of Spartanburg (the "City") continues its interest in the South Converse Neighborhood; and

WHEREAS, The owner of the property Stephenson Investments, LLC has agreed to donate the property located at 112 Owens Street, Tax Map Parcel Number 7-16-07-231.00 (the "Property"); and

WHEREAS, the City has determined that it is in the public interest to accept the donation of Tax Map Parcel Number 7-16-07-231.00 from Stephenson Investments, LLC.

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

Section 1. To accept the donation of the Property as described herein.

Section 2. Stephenson Investments, LLC shall execute and deliver a deed, in a form approved by the City Attorney, to the City conveying the Property described herein.

Section 3. This Resolution shall become effective upon the date of enactment.

DONE AND RATIFIED this _____ day of _____, 2018.

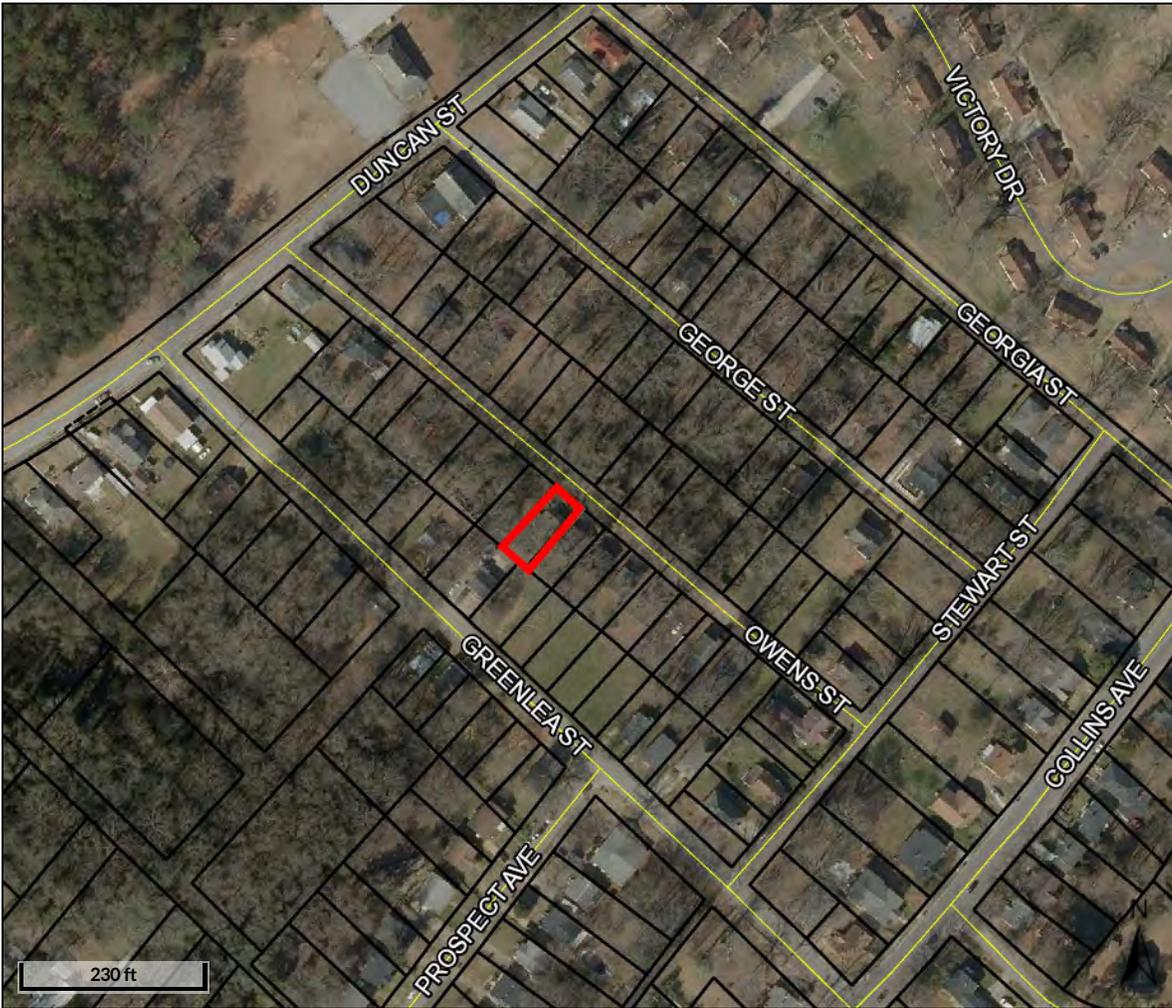
Junie L. White, Mayor.

ATTEST:

Connie S. McIntyre, City Clerk.

APPROVED AS TO FORM:

Larry Flynn, City Attorney.



Overview



Legend

- Parcels
- Parcel Line in ROV
- Roads
- County Line

Parcel ID	7-16-07-231.00	Alternate ID	152899	Owner Address	STEPHENSON INVESTMENTS LLC
Sec/Twp/Rng	n/a	Class	Non-Qualified Regular Residential Vacant		25 ENOREE HEIGHTS
Property Address	112 OWENS ST SPARTANBURG	Acreage	n/a		TAYLORS, SC 29687
District	n/a				
Brief Tax Description	LOTS 110 & 111 MAXWELL HEIGHTS SUB PB 10-112 <i>(Note: Not to be used on legal documents)</i>				

Date created: 4/13/2018
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REQUEST FOR CITY COUNCIL ACTION

TO: Ed Memmott, City Manager
FROM: Martin Livingston, Neighborhood Services Director
SUBJECT: Donation of Property at 400 Kingston Street
DATE: April 23, 2018

BACKGROUND:

Mr. Jerry Keller, the owner of 400 Kingston Street is interested in donating the Beaumont Mill Village to the City of Spartanburg. The property was condemned by the City's Housing Inspections and Property Maintenance Department for the substandard housing conditions. The property will be demolished when it is transferred to the City. A title search will be required prior to transfer of the property.

ACTION REQUESTED:

Approval of Resolution accepting the donation of the property from:
Jerry Keller – 400 Kingston Street – Beaumont Mill Village

BUDGET & FINANCIAL DATA:

N/A.

A RESOLUTION
APPROVING DONATION OF PROPERTY AT 400 KINGSTON STREET
(TAX MAP PARCEL NUMBER 7-12-03-103.00)

WHEREAS, the City of Spartanburg (the "City") continues its interest in the Beaumont Neighborhood; and

WHEREAS, The owner of the property Jerry Keller has agreed to donate the property located at 400 Kingston Street, Tax Map Parcel Number 7-12-03-103.00 (the "Property"); and

WHEREAS, the City has determined that it is in the public interest to accept the donation of Tax Map Parcel Number 7-12-03-103.00 from Jerry Keller.

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

Section 1. To accept the donation of the Property as described herein.

Section 2. Jerry Keller shall execute and deliver a deed, in a form approved by the City Attorney, to the City conveying the Property described herein.

Section 3. This Resolution shall become effective upon the date of enactment.

DONE AND RATIFIED this _____ day of _____, 2018.

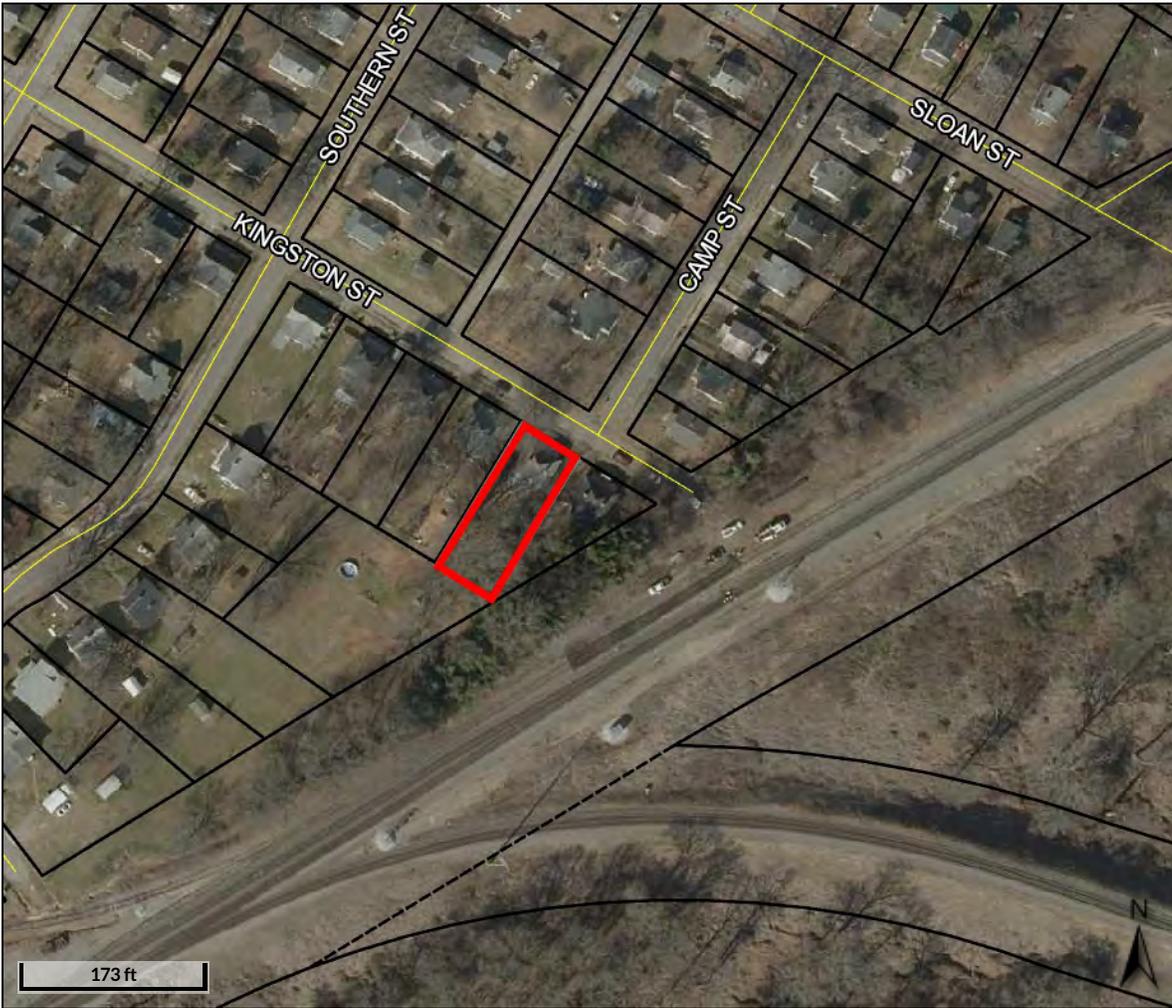
Junie L. White, Mayor.

ATTEST:

Connie S. McIntyre, City Clerk.

APPROVED AS TO FORM:

Larry Flynn, City Attorney.



Overview



Legend

- Parcels
- Parcel Line in ROV
- Roads
- County Line

Parcel ID	7-12-03-103.00	Alternate ID	143823	Owner Address	KELLER JERRY R
Sec/Twp/Rng	n/a	Class	Non-Qualified Regular Residential Improved		2062 CHESNEE HIGHWAY
Property Address	400 KINGSTON ST SPARTANBURG	Acreage	n/a		SPARTANBURG, SC 29303
District	n/a				
Brief Tax Description	LOT 288 BEAUMONT MILL VILLAGE PB 330-452-450 <i>(Note: Not to be used on legal documents)</i>				

Date created: 4/13/2018
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REQUEST FOR COUNCIL ACTION

TO: Spartanburg City Council

FROM: Patty Bock, Assistant City Manager

SUBJECT: To certify by Resolution that four properties qualify for the South Carolina Abandoned Buildings Revitalization Act.

DATE: April 19, 2018

The Abandoned Building Revitalization Act (State Code 12-67-100) was put into effect by the state and serves as a mechanism that helps further encourage the redevelopment of vacant, underutilized properties. In order for an owner to obtain the credits that incentivize redevelopment, governing entities must certify by Resolution that a property qualifies for and meets the SC 12-67-100 definition of “abandoned”.

Staff has verified that each of the four following properties has met the criteria and qualifies for the Abandoned Building Revitalization Act (State Code 12-67-100).

- 127 West Main Street
- 145 West Main Street
- 149 West Main Street
- 142 Magnolia Street

The attached Resolutions outline the certification and allows each project to claim the state incentive.

Council Action is for approval of the following resolutions:

1. Certify by Resolution that 127 West Main Street qualifies for the Abandoned Building Revitalization Act.
2. Certify by Resolution that 145 West Main Street qualifies for the Abandoned Building Revitalization Act.
3. Certify by Resolution that 149 West Main Street qualifies for the Abandoned Building Revitalization Act.
4. Certify by Resolution that 142 Magnolia Street qualifies for the Abandoned Building Revitalization Act.

This does not involve any financial commitment or incentive by the city.

Please let us know if you have any questions.

RESOLUTION

Certifying two (2) Units as Abandoned Building Sites pursuant to the South Carolina Abandoned Buildings Revitalization Act, Title 12, Chapter 67, Section 12-67-100 et seq., of the South Carolina Code of Laws (1976), as amended, regarding the property located at 127 West Main Street, Tax Map Parcel # 7-12-21-048.00

WHEREAS, the South Carolina Abandoned Buildings Revitalization Act (the “Act”) was enacted in Title 12, Chapter 67 of the South Carolina Code of Laws (1976), as amended, to create an incentive for the rehabilitation, renovation and redevelopment of abandoned buildings located in South Carolina; and

WHEREAS, the Act provides that restoration of abandoned buildings into productive assets for the communities in which they are located serves a public and corporate purpose and results in job opportunities; and

WHEREAS, Section 12-67-140 of the Act provides that a taxpayer who rehabilitates an abandoned building is eligible either for a credit against certain income taxes, license fees or premium taxes, or a credit against local property taxes; and

WHEREAS, 127 W Main, LLC is the owner and developer of certain real property located at 127 West Main Street (the “Property”) and is identified by Spartanburg County Tax Map Parcel # 7-12-21-048.00; and

WHEREAS, 127 W Main, LLC desires to subdivide the Property into two (2) separate and distinct units or parcels, with each floor of the building, being a separate and distinct unity or parcel (the “Units”); and

WHEREAS, the Property is located within the city limits of Spartanburg, South Carolina; and

WHEREAS, 127 W Main, LLC also known as the “Taxpayer,” has requested that the City certify that the Units are eligible abandoned building sites as defined by Section 12-67-120.

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

Section 1. The Taxpayer, 127 W Main, LLC, has submitted to the City a request to certify each of the Units pursuant to Section 12-67-160 of the Act (the “Request to Certify”).

Section 2. The City has reviewed the Request to Certify and supporting documentation, conferred with the Taxpayer, and conducted its own review of the Property.

Section 3. The City hereby certifies that (i) each of the Units constitutes a separate abandoned building as defined by Section 12-67-120(1) of the Act, and (ii) the geographic area of each of the Units is consistent with Section 12-67-120(2) of the Act.

Section 4. The City limits such certification to credits against certain income taxes, licenses or premium taxes, as identified in Section 12-67-140(B). The City does not consent to credits against property taxes as described in Section 12-67-140(C).

Section 5. This Resolution shall be become effective upon the date of enactment.

DONE AND RATIFIED this _____ day of _____, 2018.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

RESOLUTION

Certifying one (1) Unit as Abandoned Building Sites pursuant to the South Carolina Abandoned Buildings Revitalization Act, Title 12, Chapter 67, Section 12-67-100 et seq., of the South Carolina Code of Laws (1976), as amended, regarding the property located at 145 West Main Street, Tax Map Parcel # 7-12-20-038.00.

WHEREAS, the South Carolina Abandoned Buildings Revitalization Act (the “Act”) was enacted in Title 12, Chapter 67 of the South Carolina Code of Laws (1976), as amended, to create an incentive for the rehabilitation, renovation and redevelopment of abandoned buildings located in South Carolina; and

WHEREAS, the Act provides that restoration of abandoned buildings into productive assets for the communities in which they are located serves a public and corporate purpose and results in job opportunities; and

WHEREAS, Section 12-67-140 of the Act provides that a taxpayer who rehabilitates an abandoned building is eligible either for a credit against certain income taxes, license fees or premium taxes, or a credit against local property taxes; and

WHEREAS, Main and Wall, LLC (“Taxpayer”) is or will be the owner and developer of certain real property at 145 West Main Street (the “Property”) and is identified by Spartanburg County as Tax Map Parcel # 7-12-20-038.00; and

WHEREAS, the Property is located within the city limits of Spartanburg, South Carolina (“the “City”); and

WHEREAS, Taxpayer has requested that the City certify that the Unit is an eligible abandoned building sites as defined by Section 12-67-120 for credit against certain income taxes, licenses or premium taxes.

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

Section 1. The Taxpayer has submitted to the City a request to certify the Unit is an eligible abandoned building sites pursuant to Section 12-67-160 of the Act (the “Request to Certify”).

Section 2. The City has reviewed the Request to Certify and supporting documentation, conferred with the Taxpayer, and conducted its own review of the Property.

Section 3. The City hereby certifies that (i) each of the Units constitutes a separate abandoned building as defined by Section 12-67-120(1) of the Act, and (ii) the geographic area of each of the Units is consistent with Section 12-67-120(2) of the Act.

Section 4. The City limits such certification to credits against certain income taxes, licenses or premium taxes, as identified in Section 12-67-140(B). The City does not consent to credits against property taxes as described in Section 12-67-140(C).

Section 5. This Resolution shall be become effective upon the date of enactment.

DONE AND RATIFIED this _____ day of _____, 2018.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

RESOLUTION

Certifying one(1) Unit as Abandoned Building Sites pursuant to the South Carolina Abandoned Buildings Revitalization Act, Title 12, Chapter 67, Section 12-67-100 et seq., of the South Carolina Code of Laws (1976), as amended, regarding the property located at 149 West Main Street, Tax Map Parcel # 7-12-20-036.00

WHEREAS, the South Carolina Abandoned Buildings Revitalization Act (the “Act”) was enacted in Title 12, Chapter 67 of the South Carolina Code of Laws (1976), as amended, to create an incentive for the rehabilitation, renovation and redevelopment of abandoned buildings located in South Carolina; and

WHEREAS, the Act provides that restoration of abandoned buildings into productive assets for the communities in which they are located serves a public and corporate purpose and results in job opportunities; and

WHEREAS, Section 12-67-140 of the Act provides that a taxpayer who rehabilitates an abandoned building is eligible either for a credit against certain income taxes, license fees or premium taxes, or a credit against local property taxes; and

WHEREAS, 4 Henry Investments, LLC is the owner and developer of certain real property located at 149 West Main Street (the “Property”) and is identified by Spartanburg County Tax Map Parcel # 7-12-20-036.00; and

WHEREAS, the Property is located within the city limits of Spartanburg, South Carolina; and

WHEREAS, 4 Henry Investments, LLC also known as the “Taxpayer,” has requested that the City certify that the Unit is an eligible abandoned building site as defined by Section 12-67-120.

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

Section 1. The Taxpayer, 4 Henry Investments, LLC, has submitted to the City a request to certify the Unit pursuant to Section 12-67-160 of the Act (the “Request to Certify”).

Section 2. The City has reviewed the Request to Certify and supporting documentation, conferred with the Taxpayer, and conducted its own review of the Property.

Section 3. The City hereby certifies that (i) each of the Units constitutes a separate abandoned building as defined by Section 12-67-120(1) of the Act, and (ii) the geographic area of each of the Units is consistent with Section 12-67-120(2) of the Act.

Section 4. The City limits such certification to credits against certain income taxes, licenses or premium taxes, as identified in Section 12-67-140(B). The City does not consent to credits against property taxes as described in Section 12-67-140(C).

Section 5. This Resolution shall be become effective upon the date of enactment.

DONE AND RATIFIED this _____ day of _____, 2018.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

RESOLUTION

Certifying two (2) Units as Abandoned Building Sites pursuant to the South Carolina Abandoned Buildings Revitalization Act, Title 12, Chapter 67, Section 12-67-100 et seq., of the South Carolina Code of Laws (1976), as amended, regarding the property located at 142 Magnolia Street, Tax Map Parcel # 7-12-20-001.00

WHEREAS, the South Carolina Abandoned Buildings Revitalization Act (the “Act”) was enacted in Title 12, Chapter 67 of the South Carolina Code of Laws (1976), as amended, to create an incentive for the rehabilitation, renovation and redevelopment of abandoned buildings located in South Carolina; and

WHEREAS, the Act provides that restoration of abandoned buildings into productive assets for the communities in which they are located serves a public and corporate purpose and results in job opportunities; and

WHEREAS, Section 12-67-140 of the Act provides that a taxpayer who rehabilitates an abandoned building is eligible either for a credit against certain income taxes, license fees or premium taxes, or a credit against local property taxes; and

WHEREAS, 142 Magnolia Street, LLC is the owner and developer of certain real property located at 142 Magnolia Street (the “Property”) and is identified by Spartanburg County Tax Map Parcel # 7-12-20-001.00; and

WHEREAS, 142 Magnolia Street, LLC desires to subdivide the Property into two (2) separate and distinct units or parcels, with each floor of the building, being a separate and distinct unity or parcel (the “Units”); and

WHEREAS, the Property is located within the city limits of Spartanburg, South Carolina; and

WHEREAS, 142 Magnolia Street, LLC also known as the “Taxpayer,” has requested that the City certify that the Units are eligible abandoned building sites as defined by Section 12-67-120.

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

Section 1. The Taxpayer, 142 Magnolia Street, LLC, has submitted to the City a request to certify each of the Units pursuant to Section 12-67-160 of the Act (the “Request to Certify”).

Section 2. The City has reviewed the Request to Certify and supporting documentation, conferred with the Taxpayer, and conducted its own review of the Property.

Section 3. The City hereby certifies that (i) each of the Units constitutes a separate abandoned building as defined by Section 12-67-120(1) of the Act, and (ii) the geographic area of each of the Units is consistent with Section 12-67-120(2) of the Act.

Section 4. The City limits such certification to credits against certain income taxes, licenses or premium taxes, as identified in Section 12-67-140(B). The City does not consent to credits against property taxes as described in Section 12-67-140(C).

Section 5. This Resolution shall be become effective upon the date of enactment.

DONE AND RATIFIED this _____ day of _____, 2018.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY



MEMORANDUM

TO: Spartanburg City Council
FROM: Chris Story, Assistant City Manager
SUBJECT: Initial FY19 Budget Presentation
DATE: April 19, 2018

At the upcoming City Council meeting we will begin the budgeting process for the next fiscal year which begins July 1, 2018. We will present a broad overview of our expectations regarding our major revenues and some of the key expenditure variables that will shape staff recommendations. No action is expected at this initial briefing although we welcome any questions or comments you may have.

Prior to your May 14th meeting, we will provide you with a balanced recommended budget for your consideration and amendment.

Please let us know if you have any questions.



SUMMARY FOR COUNCIL

TO: Ed Memmott, City Manager

FROM: Connie McIntyre, City Clerk/Clerk to Mayor and Council

SUBJECT: Declaration of Vacancies on City of Spartanburg Boards and Commissions

DATE: April, 23, 2018

BACKGROUND: City Council annually reviews term expirations of individuals who are appointed by Council to serve on City of Spartanburg Boards and Commissions.

ACTION REQUESTED: Receive declaration of vacancies from the City Clerk. The attachment outlines the requirements of members of the board and/or commission.

public improvement projects and provide recommendations to incorporate bicycle and pedestrian features where feasible; (d) Assist the City in marketing and promotion of existing bicycle and pedestrian infrastructure; (e) Assist the City in organizing events to promote bicycle and pedestrian activity; (f) Assist the City in recognizing local businesses that incorporate bicycle and/or pedestrian infrastructure or activities into their projects or programs; (g) Provide recommendations to City on opportunities to leverage and connect new development projects via bicycle and/or pedestrian projects; (h) Pedestrian improvements; (i) Make an annual report to City Council on bike/ped activities, recognition; (j) Assist the City in developing and measuring benchmarks for bicycling and walking in the City; (k) Review and comment on changes to zoning, development code, comprehensive plan, and other long-term planning and policy documents as they relate to bicycle and pedestrian activity and safety including any updates to the Spartanburg County Bicycle and Pedestrian Master Plan.

Meetings: Every other month at a designated location. Dates vary.

Compensation: None

Contact: Ned Barrett, Trails Coordinator, Partners for Active Living (PAL) 598-9638. The City of Spartanburg has a partnership with PAL (a local non-profit organization) to provide staff support for this committee.

Civil Service Commission – 2018-19 – No vacancies

Construction Board of Adjustments and Appeals – 2018-19 – 3 vacancies

2 members can serve again. 1 member will term out.

Term: 3 years

Purpose: To hear appeals from decisions of the Building Inspections Department and the Fire Division of the City of Spartanburg. The Board shall be comprised of individuals with knowledge and experience in the technical codes such as design professionals, contractors or building industry representatives. Two (2) such board members should consist of one member at large from the building industry and one member at large from the public.

Meetings: On-call as requested.

Compensation: None

City Staff contact: Buddy Bush, Building Inspector – 596-2111

Design Review Board – 2018-19 – No vacancies

Hospitality Tax Committee 2018-19 – No vacancies

Housing Authority – 2018-19 - 1 vacancy

1 member is willing to serve again

Term: 5 years

Purpose: To operate the City Housing Authority, including but not limited to the making of rules, regulations, filing applications for and constructing facilities as approved by City Council in accordance with State Law (Sec. 31-3-340 of State Code)

Membership: **Four (4) members shall be residents of the City of Spartanburg, with one of these members being a tenant in a residence owned by the Authority.** The other three (3) members are not required to be residents of the City of Spartanburg, but if possible, should represent a major Spartanburg County employer, a higher education facility and a foundation interested in the goals of the Spartanburg Housing Authority.

Meetings: Second Wednesday of each month at 5:30 p.m.

Compensation: None

City Staff contact: Ed Memmott, City Manager 596-2394

Minority and Women Business Enterprise Program Advisory Committee – 2018-19 – 5 vacancies

Term: 3 years

Purpose: To increase business with Minority and Women owned businesses in construction projects, professional service contracts and in the purchase of commodities and products with the City of Spartanburg.

Membership: Five to seven members appointed by City Council

Meetings: The committee is required to meet at least quarterly with additional meetings as needed.

Compensation: None

City Staff contact: Natasha Pitts, MWBE Coordinator – 596-3449

Planning Commission – 2018-19 – 1 vacancy

1 member will term out

Term: 4 years

Purpose: The Planning Commission reviews rezoning petitions, subdivision plats and text amendments to the Zoning Ordinance. The commission also prepares and updated the Comprehensive Plan of the City.

Members must be residents of the City of Spartanburg.

Meetings: Third Thursday of each month at 7:00 p.m.

Compensation: None

City Staff contact: Natalia Rosario, Planner III 596-2071

Public Safety Committee – 2-18-19 - 5 vacancies

4 members can serve again. 1 member does not want to serve again.

Term: 3 years

Purpose: To develop, promote, and support the programs and efforts of the Public Safety Department of the City of Spartanburg. **Members must be residents of the City.**

Meetings: First Monday of the month from September to May, as well as special meetings.

Compensation: None

City Staff contact: Col. Jennifer Kindall, Public Safety – 596-2820

Storm Water Appeals Board – 2018-19 - No vacancies

Zoning Board of Adjustments and Appeals – 2018-19 - 3 vacancies

2 members are willing to serve again. 1 member will term out.

Term: 3 years

Purpose: Provides a forum for appeal for any persons that are aggrieved by the zoning administrator or are seeking a variance of special exception to the requirements of the zoning ordinance. **Members must be a resident of the City of Spartanburg.**

Meetings: Second Tuesday of each month at 5:15 p.m. in City Council Chambers, unless there is no business.

Compensation: None

City Staff contact: Natalia Rosario, Planner III – 596-2071



Boards and Commissions 2018 - 19 Summary of Vacancies

Airport Advisory Committee	1 vacancy Willing to serve again
Board of Architectural Design and Historic Review	3 vacancies 3 willing to serve again
Bicycle and Pedestrian Committee	4 vacancies 2 willing to serve again
Construction Board of Adjustments and Appeals	3 vacancies 2 willing to serve again
Spartanburg Housing Authority	1 vacancy Willing to serve again
Minority and Women Business Enterprise Program Advisory Committee	5 vacancies 1 willing to serve again
Planning Commission	1 vacancy Termed out/need applicant
Public Safety Committee	5 vacancies 4 willing to serve again
Zoning Board of Adjustments and Appeals	3 vacancies 2 willing to serve again



MEMORANDUM

TO: Mayor and Members of City Council
FROM: Ed Memmott, City Manager
SUBJECT: Council Retreat Follow-Up
DATE: April 19, 2018

I have attached a draft copy of Colleen Bozard's retreat summary for your review. From this report, I have identified Council's goals as follows:

1. Creation of more mixed income neighborhoods
2. Recruit and retain top talent
3. Improve educational opportunities from early childhood education to the transition to higher education
4. Explore ways to address small projects as expeditiously as possible

I believe I understand goals 1-3 and intend to develop staff work plans around those goals for later presentation to Council. I would, however, like to have further discussion with Council regarding the Small Projects goal. Additionally, I would like to confirm Council's interest in:

- Litter & Other Enforcement Action
- Homelessness
- Annexation
- Public/Bus Transportation
- Additional Parks and Recreation Improvements
- Neighborhood Redevelopment/Revitalization Efforts (Other than Northside & Highland)
- Affordable Housing Development in Downtown

Staff will also be working on Hello Family, funding for the new Dr. TK Gregg Community Center, the 2020 Census, the joint city-county facility, a police command center, and (potentially) a central command fire station.

There may be other items that Council wants to "put on the list" for staff attention. If there are, I will need Council either by majority vote or clear indication of a Council consensus to direct staff to take up those items. My objective is to be responsive to what Council, as a body, expresses as its priorities.

At the April 23 meeting, I hope to have a brief conversation with Council to give me additional guidance.



Spartanburg City Council Planning Retreat Summary

Members of the Spartanburg City Council and senior city staff leadership met on March 31, 2018 for purposes of establishing future priorities. Following a brief status report from senior staff, Council members began the day by participating in a strategic thinking activity to support planning efforts. Based on this activity, Council then worked to create a vision for Spartanburg. This vision is intended to be a creative description of Spartanburg's future that will guide decisions, help set direction and encourage alignment of priorities. This statement is a shared image of what the community can become and will inspire Council and leadership to work together to achieve that vision.

The City of Spartanburg's vision is to be a welcoming and inclusive city that provides opportunities for all its residents.

This vision will be accomplished through:

- *Intentional growth*
- *Intentional relationships*
- *Increased resources*
- *A focus on people first*
- *Working for the greater good on a city-wide basis*

A comprehensive data report on social and economic wellbeing for the residents of the City of Spartanburg and the variables that are inhibiting wellbeing for the most vulnerable communities within the city was then presented by its author Dr. Kathleen Brady. This information was provided to serve as a guide to support decisions about future city priorities to move toward the vision for the future that will assure a vibrant and healthy community. In addition, staff presented the following guiding principles they developed to support and guide decisions related to achieving the vision for Spartanburg, that underlie the work of city staff and council, and that influence efforts to address challenges as they arise:

Guiding Principles

1. Poverty is the central existential challenge facing the city.
2. We need high-yield, high bang-for-the-buck strategies that boost human capital and raise the prospects for our citizens.
3. We must work in deep partnership with our key partners – it is not just our view of which interventions should go first that matters. We must engage and be responsive to our partners.
4. Some interventions are best led by the city, others by partners.
5. The build environment is important, but no set of physical amenities or community facilities can change the trajectory for a household without a route to self-sufficiency.
6. We must leverage non-local money and to do so, we need clear understanding of our strategies. Resources follow coherence.
7. We must avoid investing in projects that don't have a specific human capital impact with quantified outcomes.

After clarifying that principle #5 states that building is important as is addressing human capital growth, the council indicated support of these principles.

Council members then discussed implications of the wellbeing report as well as the strengths/assets of Spartanburg and the challenges facing the city. Council agreed there are many strengths in Spartanburg, including:

- Downtown development
- Strong partnerships
- Great staff
- Great residents
- 7 institutions of higher education
- Parks, trails and recreation
- Lots of opportunities to become engaged
- Good employers
- Strong healthcare system
- Creative people
- Lots of jobs
- Good restaurants
- Cultural amenities
- Good school system
- Philanthropy

Challenges identified include:

- Housing
- Poverty
- Communication
- Transportation (bus system)
- Annexation laws
- Homelessness
- Crime
- The city is resource challenged
- Drugs
- The perception that it's hard to operate a business in the city
- Low wages
- Retaining good talent
- Lack of white collar jobs
- Disparity neighborhood to neighborhood
- Lack of early education preparedness

- Pay equity

Council deliberated at length about the strategic direction to take to achieve the established vision that would build on assets and address challenges. Prior to the retreat, Council members identified potential priority issues to address. A majority of members identified affordable housing as a key issue; staff leadership therefore presented in-depth information on housing to council members to help them focus on what is needed in Spartanburg. Other issues identified prior to the retreat related to litter & environmental concerns, code enforcement, and internal organizational capacity that included formalizing some procedures, providing education about finances, ongoing communication and review of employees. Staff leadership will examine these internal capacity issues and report back to Council on potential strategies. Each Council member individually identified 3-4 priority issues based on prior interview input and information presented at the retreat. An inclusive list was created from this input and the group then worked to prioritize the list of issues developed. The issues that received the highest rating were:

1. Affordable Housing
2. Employment
3. Education pipeline
4. Flexibility in addressing small projects

Once the priority issues were identified, discussion was facilitated to create overarching goals for the city to address these issues. Goals will address one or more of the factors that contribute to economic and social wellbeing as identified in Dr. Brady's report. Inclusiveness is a key foundation to each goal. These goals are:

1. To advocate for the creation of more mixed income neighborhoods throughout the city.
2. To support efforts to recruit and retain top talent by increased availability of additional and improved employment opportunities.
3. To improve educational opportunities from early childhood education to the transition to higher education.
4. To explore ways to address small projects as expeditiously as possible.

Staff will develop detailed work plans for how to implement these priority goals over the coming year. The final item for discussion was how to assure maintaining these goals as priorities for staff and council efforts over the next two years. Staff were asked to develop a method for reporting progress on each goal to Council on a regular basis. Council also agreed to hold each other accountable for maintaining these goals as a priority for their work. Council and staff will monitor progress and revise goals as necessary.

Colleen Campbell Bozard
ccbozard consulting