



**City Council Meeting
Via Videoconference
Monday, April 27, 2020
5:30 p.m.**

“The upcoming City Council meeting will be held via publicly accessible videoconference. Links and instructions for how to access this meeting via telephone, computer, or mobile device will be posted in City Hall, available on the City’s webpage, and provided to the local media. The meeting will be broadcast live on the City’s Facebook page.

Those wishing to utilize the public comment provisions of city code, can do so by contacting City Clerk Connie Kellner at (864) 596-2019 or ckellner@cityofspartanburg.org prior to 12:00 p.m. (noon) on the meeting date.”

**(These minutes were approved
at the May 11, 2019 City Council meeting.
The full content of the meeting can be found at
<https://www.cityofspartanburg.org/city-council>)**

City Council met this date with the following Councilmembers present via Zoom: Mayor White, Mayor pro tem Ruth Littlejohn, Councilmembers Erica Brown, Jerome Rice, Jamie Fulmer, Meghan Smith and Rob Rain. City Manager Chris Story and City Attorney Robert Coler 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 from the April 13, 2020 City Council Meeting –**
*Mayor pro tem Littlejohn made a motion to approve the minutes as received.
Councilmember Brown seconded the motion, which carried unanimously 7 to 0.*
- IV. Approval of the Agenda for April 27, 2020 City Council Meeting –**
*Councilmember Fulmer made a motion to approve the agenda as received.
Councilmember Smith seconded the motion, which carried unanimously 7 to 0.*
- V. Public Comment – no public comment**
**Refer to above instructions regarding Public Comment”*

VI. Resolution

A. Allocating Fiscal Year 2020 Community Development Block Grant and HOME Partnership Funds

Presenter: Martin Livingston, Neighborhood Services Director

Mr. Livingston presented the item to Council as follows:

“The U.S. Department of Housing and Urban Development (HUD) provides the City with two recurring annual grants, the Community Development Block Grant (CDBG) and HOME Partnership Funding, to address low and moderate income neighborhoods in the City and affordable housing priorities. HUD attempts to ensure that cities utilize those programs strategically by requiring that the annual use of the funds be aligned with a five-year Consolidated Plan.

Staff is requesting approval of the City of Spartanburg’s Fiscal Year 2020 Annual Action Plan. The consolidated Plan and Annual Action Plan documents determine by survey, public hearings, and consultations with neighborhood residents and partner organizations the needs of the community and develops a five-year plan for addressing those needs. The Annual Action Plan is an annual requirement of HUD for the City to continue to receive Community Development Block Grant (CDBG) and HOME Partnership Funding. Both documents focus on eligible low and moderate income neighborhoods in the City and affordable housing priorities for the use of CDBG and HOME funds. A Consolidated Plan is not a Comprehensive Plan. A Comprehensive Plan is much larger in scope and is a function of the City’s strategic vision of its development and zoning priorities over a ten-year period.

The City of Spartanburg will receive an allocation of Community Development Block Grant (CDBG) and HOME Partnership Funds for eligible activities to be implemented within City limits. CDBG Funds can be used for a variety of activities including administration, affordable housing, infrastructure, economic development, demolition, sub-recipient activities, and other eligible uses. HOME Partnership Funds can only be used for the development of affordable housing. The total estimated allocation for CDBG Funds is \$678,569 and the total allocation of HOME Partnership Funds is \$218,640.

After a thirty (30) day comment period which ends May 1, the documents must be submitted to HUD by the April 30, deadline.

ACTION REQUESTED: Staff is requesting approval of the City of Spartanburg’s Fiscal Year 2020 Annual Action Plan.⁴

BUDGET AND FINANCIAL DATA: Revenue - 678,569 in Community Development Block Grant Funds and 218,640 in HOME Partnership Funds.”

After discussion, Councilmember Rice made a motion to approve the resolutions presented. Mayor pro tem Littlejohn seconded the motion, which carried unanimously 7 to 0.

VII. Ordinance

A. To Enter Into a Development Agreement with Equity Plus, LLC (First Reading)

Presenter: Chris Story, City Manager

City Manager Story presented the item to Council as follows:

“As confirmed in the ongoing Highland Transformation Planning process, we have had a longstanding goal of replacing Norris Ridge, our community’s most distressed housing complex. We have been working for some time with a development team lead by Equity Plus, LLC to develop a workable plan to replace this privately-owned 190-unit complex with a modern, safe, and efficient townhome community, enabling residents to transition to a much better living environment.

The attached development agreement outlines the proposed commitments of the developer and the City to make this happen. We envision this to be the first phase of a multiphase endeavor which would ultimately include redevelopment of the current Norris Ridge site.

As proposed, the City would provide the land for the replacement development at no cost. The developer would make payments in lieu of taxes, the bulk of which would be specified for use in future affordable housing activities. Importantly, the plan includes resources to support tenants through the transition process.

We believe the proposed arrangement protects the interests of the City, the Highland neighborhood, and current Norris Ridge residents.

We believe that this is a significant positive step forward. We recommend your approval and welcome any questions you may have.”

After discussion, Councilmember Rice made a motion to approve the ordinance as presented on first reading. Mayor pro tem Littlejohn seconded the motion, which carried unanimously 7 to 0.

VIII. Staff Update on Coronavirus COVID19 Related Activities

Presenter: Chris Story, City Manager

City Manager Story updated Council on city efforts and activities concerning COVID19.

Council received the report as information.

IX. City Council Updates - Each Councilmember gave updates on their activities since the previous council meeting.

X. Adjournment – Mayor pro tem Littlejohn made a motion to adjourn the meeting. Councilmember Smith seconded the motion, which carried unanimously 7 to 0. The

meeting adjourned at 6:32 p.m.

Connie M. Kellner

Connie M. Kellner, City Clerk