



**City Council Meeting
City Council Chambers
145 West Broad Street
Spartanburg, SC 29306
Monday, January 28, 2019
5:30 p.m.**

**(These minutes are subject were approved
at the February 11, 2019 City Council meeting.)**

City Council met this date with the following Councilmembers present: Mayor Junie White, Mayor pro tem Jerome Rice, Councilmembers Erica Brown, Sterling Anderson, Alan Jenkins, Ruth Littlejohn and Jamie Fulmer. 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 – led by Boy Scouts from several Troops in the City**
- III. Approval of the Minutes of the January 14, 2019 City Council Meeting –**
Councilmember Rice 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 of the January 28, 2019 City Council Meeting –**
Councilmember Littlejohn made a motion to approve the agenda as received.
Councilmember Rice seconded the motion, which carried unanimously 7 to 0.

V. Public Comment

*Citizen Appearance forms are available at the door and should be submitted to the City Clerk
The following people came forward to express concerns over the 110 and “0” Franklin Avenue apartment project:

- 1. Phil Simmons, 105 Woodgrove Trace;
- 2. Kirsty Schenkel, 172 Dellwood Drive;
- 3. Kevin Koszarek, 115 Franklin Avenue;
- 4. Dr. Raymond Ford Sr., 119 Franklin Avenue;
- 5. Ms. Darlene Ford, 119 Franklin Avenue;
- 6. Jimmy Trout, 633 Amesbury Lane.

Thomas Hargrove, 219 Norris St., came forward to express regarding the recent shooting on Norris St.

VI. Ordinances

- A. Authorizing and Providing for the Issuance and Sale of a Not Exceeding \$3,000,000.00 Aggregate Principal Amount Federally Guaranteed Note of the City of Spartanburg South Carolina Pursuant to Section 108 of the Housing and Community Development act of 1974, as Amended, and Section 6-1-30, Code of Laws of South Carolina, 1976, as Amended; the Application of the Proceeds of Said Note to Provide Financing for the Northside Commons Project; the Entering into of Certain Covenants and Agreements and the Execution and Delivery of Certain Instruments Relating to the Issuance of the Aforesaid Note, Including a Contract for Loan Guarantee Assistance Between the City and the Secretary of Housing and Urban Development (“HUD”); Appropriating Funds to Pay Certain Fees to HUD; and Other Matters in Connection with the Foregoing (First Reading)**
Presenter: Martin Livingston, Neighborhood Services Director

Mr. Livingston presented the item to Council as follows:

“Staff is requesting approval of an ordinance authorizing the issuance of a note and loan for the Community Development Block (CDBG) Grant Section 108 Loan Guarantee. In August 2017, the City approved a resolution to submit an application to the U.S. Department of Housing and Urban Development for a CDBG Section 108 loan for the Northside Commons Development. Two public hearings and comment period was held prior to the submission of the application for the loan. The Northside Development Corporation (NDC), a designate local 501(C)3 non-profit organization is partnering with a for-profit entity to develop the Northside Mixed Use development as part of the implementation of the Northside Initiative. Northside New Market Mixed use development is a new construction, mixed use development providing housing and commercial space in the Northside of Spartanburg. The development is consistent with the Northside Transformation Plan approved by Council on January 26, 2015. The new ordinance repeals the previously approved ordinance and adds language for the use of the proceeds of the funds – Section 5 in the ordinance.

This project is an economic development project and funding would be provided to a third party borrower, a development entity consisting of the Northside Development Group. The City will be pledging 5 years of Community Development Block Grant (CDBG) Funds. The development team will be making scheduled payments to repay the Section 108 Loan for a 20 year period. The loan could be repaid earlier than scheduled. The developers will be required to pledge additional collateral to secure the City’s investment in the project.

ACTION REQUESTED: Approval of an ordinance authorizing the City Manager to issue a note and loan guarantee in connection with the CDBG Section 108 Loan Guarantee.

BUDGET & FINANCIAL DATA: \$3,000,000 in CDBG Section 108 loan guarantees.”

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

- B. Ordinance Accepting the Property Owned by Susan E. Yeomans & Deanne Yeomans, Trustees, Property Owners, Under Contract to be Purchased by Rick Thoennes, Manager on Behalf of Hotchkiss Development Group, LLC, Proposed Buyer and Developer, and Being Located at 110 & ‘0’ Franklin Avenue, and that Portion of Franklin Avenue Abutting Said Properties, and is Further Identified on Spartanburg County Tax Map as 6-20-03, Parcels 090.00 & 089.00 as a Part and Parcel of the City of Spartanburg and Declaring Said Properties Annexed to and a Part and Parcel of the City of Spartanburg (Second Reading)**

Presenter: Chris Story, City Manager

Mr. Story reviewed for Council the strategic questions regarding the Franklin Avenue apartment project annexation and zoning that was passed on first reading on January 14, 2019.

After a lengthy discussion, Councilmember Littlejohn made a motion to approve the ordinance on second reading. Mayor pro tem Jenkins seconded the motion, which carried 5 to 2. Mayor pro tem Jenkins, Councilmembers Littlejohn, Brown, Rice and Fulmer voted in favor of the motion. Mayor White and Councilmember Anderson voted against the motion.

VII. Consent Agenda

- A. Ordinance Accepting the Property Owned by Adam Montgomery and Ronald Montgomery, and Being Located at 1445 Grant circle, and that Portion of Grant Circle Abutting Said Property, and is Further Identified on Spartanburg County Tax Map as 7-13-03, Parcel 041.00 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 (Second Reading)**

Presenter: Natalia Rosario, Planner III

Mayor pro tem Jenkins made a motion to approve the consent agenda on second reading. Councilmember Rice seconded the motion, which carried unanimously 7 to 0.

VIII. Other Business

- A. Update Presentation from Spartanburg Housing Authority
Presenter: Reggie Barner, Interim CEO of SHA**

Mr. Barner presented an update on SHA to Council. He highlighted the recent successes and future challenges of SHA.
Council received the report as information.

B. Boards and Commissions – Airport Advisory Committee

Presenter: Connie McIntyre, City Clerk

Ms. McIntyre presented the applicant, Chris Pelkey, to Council for consideration of appointment to the Airport Advisory Committee.
Councilmember Anderson made a motion to waive the rules and appoint Mr. Pelkey to the committee. Councilmember Rice seconded the motion, which carried unanimously 7 to 0.

Councilmember Rice left the meeting at 6:44.

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

X. Adjournment – *Councilmember Brown made a motion to adjourn the meeting. Mayor pro tem Jenkins seconded the motion, which carried unanimously 6 to 0. The meeting adjourned at 6:54 p.m.*



Connie S. McIntyre, City Clerk