



**City Council Meeting
City Council Chambers
145 West Broad Street
Spartanburg, SC 29306
Monday, September 9, 2019**

**(These minutes were approved at
the September 23, 2019 City Council meeting.)**

City Council met this date with the following Councilmembers present: Mayor White, Mayor pro tem Alan Jenkins, Councilmembers Erica Brown, Jerome Rice, Ruth Littlejohn, Sterling Anderson 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 - recited

III. Approval of the Minutes of the August 12, 2019 and the August 26, 2019 City Council Meetings

Mayor pro tem Jenkins made a motion to approve the minutes as received.

Councilmember Littlejohn seconded the motion, which carried unanimously 7 to 0.

IV. Approval of the Agenda of the September 9, 2019 City Council Meeting

Councilmember Littlejohn made a motion to approve the agenda as received. Mayor pro tem Jenkins 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*

- 1. Lisa Laseter, 261 Woodfin Dr., Inman, SC, spoke regarding her concerns with Spartanburg Water.*
- 2. Roger Tinsley, 708 Brown Arrow Circle, Inman, SC, spoke regarding the recent fish kill at Lake Bowen.*
- 3. Matt Spencer, 712 Brown Arrow Circle, Inman, SC, spoke regarding his concerns regarding the financial status of Spartanburg Water.*

VI. 2020 Census Update

Presenter: Mitch Kennedy, Assistant City Manager

Mr. Kennedy introduced Andy Flint, Spartanburg County Library Director of Information Services, for an overview of the 2020 Census process.

Council received the report as information.

**VII. City Comprehensive/Master Plan Element Overview: Housing
Presentation: Hannah Jarrett, Director of Financial Stability and Strategy,
United Way of the Piedmont**

Natalia Rosario, Planner III, introduced Ms. Jarrett, Director of Financial Stability and Strategy, United Way of the Piedmont, who presented the third in the city's series of presentations designed to help everyone prepare for the upcoming comprehensive planning process. She shared an overview of one of the major elements of a comprehensive plan and development regulations: Housing. This includes affordable, workforce, market rate, and various types of housing densities and design, and where within our footprint it is most advantageous to the community for them to be directed. *Council received the report as information.*

VIII. Ordinance

A. Authorizing the Transfer of Certain Parcels of Real Property and Improvements Thereon Owned by the City of Spartanburg, South Carolina to the Spartanburg Recreational Facilities Corporation; the Acceptance of Grant Funds from the Northside Development Corporation, and the Granting of certain City Funds to the City of Spartanburg Development Corporation, to Facilitate the Financing of the Construction of the TK Gregg Recreational Center; the Assignment of Engineering, Design and Construction Contracts Entered into by the City to the Spartanburg Recreational Facilities Corporation; the Execution of Certain Documents by the City in Connection with New Markets Tax Credits Financing Obtained by Spartanburg Recreational Facilities Corporation in Connection with the TK Gregg Recreational Center; the Amendment of the By Laws of Spartanburg Recreational Facilities Corporation; and Other Matters Relating Thereto (First Reading)

Presenter: Chris Story, City Manager

Mr. Story presented the item to Council as follows:

“We have been working for many months to be able to utilize New Markets Tax Credits to lower the City’s net cost of developing the new Dr. T.K. Gregg Recreation Center. We have been successful in securing allocation of those credits and their utilization will save us approximately \$3 million.

In order to achieve this significant financial benefit, the transaction must be structured and implemented in a more complex manner utilizing several entities affiliated with the City. These differences will not affect the physical construction or operation of the facility nor have any impact on the experience of folks visiting and using the facility.

The attached ordinance authorizes the City Manager to execute the necessary actions. Aspects of the arrangement authorized by this ordinance include:

- During the seven year tax credit period, the facility will be owned by the Spartanburg Recreational Facilities Corporation and leased to the City. At the end of that period, the facility will be owned by the City directly.
- The City’s funding of the construction of the facility will go into the project via the City of Spartanburg Development Corporation.
- The Northside Development Corporation is donating \$1 million to support the project costs which will be implemented by an authorized grant agreement.

This complex arrangement is very similar to the process successfully utilized to lower the net cost of developing the C.C. Woodson Center which went smoothly and achieved the intended savings.”

Councilmember Brown made a motion to approve the ordinance as presented on first reading. Councilmember Rice seconded the motion, which carried unanimously 7 to 0.

IX. Resolutions

A. Certifying a Textile Mill Site Pursuant to the South Carolina Textiles Communities Revitalization Act, Title 12, Chapter 65, Section 12-65-60 et seq., of the South Carolina Code of Laws (1976), as Amended, Regarding the Property Located at 170 Arch Street, Spartanburg, SC, Being Spartanburg County TMS#7-11-08-158.00

Presenter: Robert P. Coler, City Attorney

Mr. Coler presented the item to Council as follows:

“BF Star Mill LLC, approached city staff with their desire to redevelop the abandoned textile manufacturing facility located at 170 Arch Street. This location was formerly known as Old Star Mill. The developer is anticipating to qualify for state income tax credits pursuant to the South Carolina Textiles Communities Revitalization Act. The developer is requesting certification for the building as an abandoned textile mill site pursuant to Section 12-65-60 of the Revitalization Act from the City.

ACTION REQUESTED: City Council to approve this property as a certified abandoned textile mill site.”

Mayor pro tem Jenkins made a motion to approve the resolution as presented. Councilmember Littlejohn seconded the motion, which carried unanimously 7 to 0.

B. To Determine the Eligibility of 170 Arch Street for Special Property Tax Assessment for Rehabilitated Historic Properties as Adopted by Ordinance of the City Council, on September 9, 2013

Presenter: Robert P. Coler, City Attorney

Mr. Coler presented the item to Council as follows:

“City Council adopted an Ordinance on September 9, 2013 providing for special property tax assessment for rehabilitated historic properties and established the processes and standards for eligibility. 170 Arch Street, formerly known as the Old Star Mill, is a contributing property in a local historic district and is at least

50 years old. It is an individual landmark in that it individually embodies the distinguishing characteristics of a period type of architecture of textile mills and was a significant element of the neighborhood employing local people and helped strengthen the areas adjacent to the mill.

ACTION REQUESTED: City Council to approve this property as a historic property that will be rehabilitated for future growth for the City of Spartanburg.”

Mayor White made a motion to approve the resolution as presented.

Councilmember Brown seconded the motion, which carried unanimously 7 to 0.

C. Approving the Recombination of Two Parcels of City Property (215 E. Daniel Morgan Avenue)

Presenter: Robert P. Coler, City Attorney

Mr. Coler presented the item to Council as follows:

“The City is the current owner of property located at 215 E. Daniel Morgan Avenue, tax map # 7-12-06-084.00 and also the land immediately abutting to the northeast. The City is currently partnering with Forge Capital Partners, LLC to develop this property and it is the desire of Forge Capital and the City to combine these two properties into one single parcel.

ACTION REQUESTED: City Council to approve the property be recombined as one single parcel of land.

BUDGET AND FINANCIAL DATA: Survey and plat services paid for by Forge Capital Partners LLC. Recording of recombination plat to be completed by the City Attorney’s Office. Filing Fee is \$25.00 for the recorded plat.”

Councilmember Anderson made a motion to approve the resolution as presented. Councilmember Fulmer seconded the motion, which carried unanimously 7 to 0.

X. Other Business

A. Boards and Commissions – Spartanburg Housing Authority

Presenter: Mitch Kennedy, Assistant City Manager

Mr. Kennedy presented the item to Council as follows:

“The Spartanburg Housing Authority (SHA) currently has two board members (Matthew Myers and Ralph Settle) eligible and willing to serve another term on the board. City Staff and SHA Staff recommend the two reappointments as they begin their new fiscal year, and to align with the recent appointment of the new Chief Executive Officer, Shaunte Evans. Staff thinks it will be beneficial to the incoming CEO to have continuity on the board during the transition. Mr. Myers and Mr. Settle bring valuable real estate development and finance knowledge to the effort, and both are committed to the important mission of SHA.

Two additional seats must be filled, but will be addressed at a later date. One of the seats must be filled by a Housing Authority Resident, and the SHA Staff must await a nomination from their Residents Council. A candidate for the second seat must be identified.

ACTION REQUESTED: Reappointments of Matthew Myers and Ralph Settle to the Spartanburg Housing Authority Board.”

Councilmember Fulmer made a motion to reappointment Matthew Myers and Ralph Settle to the Spartanburg Housing Authority Board. Councilmember Rice seconded the motion, which carried unanimously 7 to 0.

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

XII. Executive Sessions – *Mayor pro tem Jenkins made a motion to adjourn to Executive Sessions for the reasons stated. Councilmember Brown seconded the motion, which carried unanimously 7 to 0. Council adjourned to Executive Sessions at 6:48 p.m.*

A. Executive Session Pursuant to Section 30-4-70 (a) (5) of the South Carolina Code to Discuss Matters Relating to Real Estate

B. Executive Session Pursuant to Section 30-4-70 (a) (5) of the South Carolina Code to Discuss Matters Relating to Real Estate

C. Executive Session Pursuant to Section 30-40-70 (a) (2) of the South Carolina Code to Discuss Matters Relating to the Proposed Location, Expansion, or the Provision of Services Encouraging Location or Expansion of Industries or Other Businesses in the Area Served by the City of Spartanburg

Council may take action on matters discussed in Executive Session after exiting Executive Session.

Council reconvened to regular session at 7:46 p.m. Mayor White stated that discussion was held with no decisions made.

XIII. Adjournment – *Mayor pro tem Jenkins made a motion to adjourn the meeting. Councilmember Brown seconded the motion which carried unanimously 7 to 0. The meeting adjourned at 7:47 p.m.*



Connie S. McIntyre, City Clerk