



# REQUEST FOR COUNCIL ACTION

## City of Greenville, South Carolina

Agenda Item No.

15h

**TO:** Honorable Mayor and Members of City Council  
**FROM:** John F. McDonough, City Manager

Ordinance/First Reading  Ordinance/Second & Final Reading  Resolution/First & Final Reading  Information Only

**AGENDA DATE REQUESTED:** November 28, 2022

**ORDINANCE/RESOLUTION CAPTION:**

TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A REAL PROPERTY EXCHANGE AGREEMENT WITH MEADOW STREET OPPORTUNITY ZONE, LLC

**SUMMARY BACKGROUND:**

This Ordinance authorizes an exchange of property between the City and Meadow Street Opportunity Zone, LLC.

**IMPACT IF DENIED:**

The City will not enter into the Property Exchange Agreement for the acquisition of property.

**FINANCIAL IMPACT:**

There is no financial impact to the City associated with this action.

**REQUIRED SIGNATURES**

**Department Director**

DocuSigned by:  
*Shannon Larrin*  
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**OMB Director**

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**City Attorney**

DocuSigned by:  
*Leigh Paolletti*  
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**City Manager**

DocuSigned by:  
*John McDonough*  
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A N O R D I N A N C E

TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A REAL PROPERTY EXCHANGE AGREEMENT WITH MEADOW STREET OPPORTUNITY ZONE, LLC

WHEREAS, Meadow Street Opportunity Zone, LLC (“MSOZ”) owns property located on Meadow Street, containing approximately 0.069 acre (Tax Map Number 0052000501001) (“Meadow Street Parcel 1”); and

WHEREAS, MSOZ owns, and has contracted or will contract for purchase, property located at the corner of Nassau Street and Meadow Street, containing approximately 0.073 acre (Tax Map Number 0052000501000) (“Meadow Street Parcel 2”) (Meadow Street parcels 1 and 2 are hereinafter together collectively referred to as the “Meadow Street Parcels”); and

WHEREAS, the city of Greenville (“City”) owns real estate parcels located at (1) the corner of Meadow Street and South Hudson Street containing approximately 0.274 acre (Tax Map Number 0055000100100) and (2) on S. Hudson Street, containing approximately 1.014 acres (property to be conveyed is a portion of Tax Map Number 0055000100101) together collectively referred to as “City Parcels”; and

WHEREAS, the City and MSOZ have determined that it is mutually beneficial to exchange the Meadow Street Parcels for the City Parcels pursuant to the terms and conditions of the Property Exchange Agreement (“Agreement”) attached hereto and incorporated herein by reference; and

WHEREAS, the City finds that a fair and equivalent exchange of consideration is presented by the transaction;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA:

Section 1. The City Manager is authorized to proceed with the acquisition of the property in conformity with the terms and conditions of the Contract in substantially the same form as attached hereto and incorporated herein as Attachment 1.

Section 2. The City Manager is further authorized to execute any additional documents needed to complete the transaction, provided they are in compliance with this Ordinance. The City Manager may make minor adjustments to the attached agreement after consultation with the City Attorney, provided they conform to the purposes of this Ordinance.

Section 3. This Ordinance shall become effective upon passage on the second and final reading.

DONE, RATIFIED AND PASSED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

REVIEWED:

\_\_\_\_\_  
CITY MANAGER

ATTACHMENT 1  
(to be provided at second and final reading)