



MINUTES

FORMAL MEETING OF CITY COUNCIL

City Hall, 206 S. Main Street, Council Chambers

Monday, March 27, 2023 - 5:30 p.m.

1. **CALL TO ORDER**
Mayor Knox H. White

2. **INVOCATION**
Mayor Knox White

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**
The following members of City Council were in attendance: Mayor Knox White, John DeWorken, Lillian Flemming, Ken Gibson, Wil Brasington, Russell Stall, and Dorothy Dowe.

5. **APPROVAL OF THE MINUTES**
March 13, 2023; Approved as submitted

6. **COMMUNICATIONS / ANNOUNCEMENTS FROM THE MAYOR AND COUNCIL**
None

7. **CITIZENS WISHING TO ADDRESS COUNCIL**

Alan Ethridge, Metropolitan Arts Council, presented a copy of the 2022 MAC Annual Report for Council's review and announced that due to the NCAA games, Downtown Alive stayed open later hours on Thursday and raised a record high \$21,997 in proceeds for beverage sales.

Joe Farmer, 207 Alpine Way, referred to three instances where Board of Zoning Appeal (BZA) applications were treated favorably for BZA members and not favorably for other applicants. Mr. Farmer asked Council to take a look at the matter.

Lauren Stephens, 102 Mill Estate Road, Taylors, Director of Social Services with the Salvation Army of Greenville, spoke as Chair of the Greenville Homeless Alliance in support of Item 16a involving affordable housing. Ms. Stephens expressed thanks for Council's commitment to the matter.

Councilmember Stall stated he was involved with the writing of the white paper about homelessness, and he is excited to see the plan come to fruition.

8. **PRESENTATION**
a. South Carolina Department of Veterans' Affair
(Presented by Kailay Washington, Operations Coordinator)

South Carolina Department of Veterans' Affair Operations Coordinator Kailay Washington and Upstate Regional Officer Paulette Dunn introduced three programs sponsored by the SCDVA which encourage employment of veterans and provide

transitional support for veterans. Mayor White acknowledged Councilmember Dowe's connection with Upstate Warrior Solution, and Councilmember Dowe recognized Councilmember Flemming service on the Board.

9. PUBLIC HEARING

None

10. APPOINTMENTS – Boards and Commissions

- a. Accommodations Tax Advisory Committee
(Item continued to a future meeting.)

CONSENT AGENDA

There will be no discussion of Consent Agenda items unless a Council member so requests in which event the item in question will be considered separately.

Councilmember Dowe moved, seconded by Councilmember Gibson, to approve second and final reading of agenda items 11a, 11b, 11c, 11d, 11e, and 11f of the Consent Agenda. The motion carried unanimously.

11. UNFINISHED BUSINESS – (Ordinances – Second and Final Reading)

- a. Ordinance to annex approximately 20.88 acres of real property and 6.35 acres of adjacent right-of-way located at 1 and 5 St. Francis Drive and 720 Arlington Avenue, and to provide the zoning designation of OD, Office and institutional district (Tax Map Number 0113000200500 and portion of 0113000906400) (AX-1-2023)
(Presented by Assistant City Manager Shannon Lavrin)
- b. Ordinance to annex approximately 7.07 acres of real property and 3.19 acres of adjacent right-of-way located at 825 and 827 Congaree Road, and to provide the zoning designation of C-3, Regional commercial district (Tax Map Number 0545010101002) (AX-3-2023) (REVISED)
(Presented by Assistant City Manager Shannon Lavrin)
- c. Ordinance to annex approximately 2.31 acres of real property and 0.63 acre of adjacent right-of-way located at 650 Executive Center Drive, and to provide the zoning designation of C-3, Regional commercial district (Tax Map Number 0547020103800) (AX-4-2023) (REVISED)
(Presented by Assistant City Manager Shannon Lavrin)
- d. Ordinance to annex approximately 0.07 acre of real property and 0.31 acre of adjacent right-of-way located at 510 Old Augusta Road and to provide the zoning designation of R-6, Single-family residential district (portion of Tax Map Number 0222030401500) (AX-5-2023) (REVISED)
(Presented by Assistant City Manager Shannon Lavrin)
- e. Ordinance to amend the 2021-2022 Annual Action Plan to include the provision of eligible activities associated with Home Investment Partnership Funds awarded

through the American Rescue Plan and the appropriation of the funds in Community Development Fund 111
(Presented by Community Development Manager Monique Mattison)

- f. Ordinance to appropriate \$3,200,000 for the acquisition of property from the Greenville Housing Authority and design of a new connector street
(Presented by Engineering Services Director Clint Link and Interim Office of Management and Budget Director Karen Crawford)

12. NEW BUSINESS – (Ordinance – First Reading)

None

13. NEW BUSINESS – (Resolutions – First and Final Reading)

None

REGULAR AGENDA

14. UNFINISHED BUSINESS – (Ordinances – Second and Final Reading)

- a. Ordinance to annex approximately 2.91 acres of real property and 0.52 acre of adjacent right-of-way located at 3410 Augusta Road, and to provide the zoning designation of C-2, Local commercial district (Tax Map Numbers 0365000202300 and 0365000202400) (AX-7-2021)
(Presented by Assistant City Manager Shannon Lavrin)

Councilmember Stall moved, seconded by Councilmember Gibson, to approve second and final reading. The motion carried unanimously.

15. NEW BUSINESS – (Ordinances – First Reading)

- a. Ordinance authorizing and directing the city of Greenville to enter into an intergovernmental agreement relating to South Carolina Local Revenue Services; to participate in one or more local revenue service programs; to execute and deliver one or more participant program supplements; and other matters relating thereto
(Presented by Interim Office of Management and Budget Director Karen Crawford)

Councilmember Flemming moved, seconded by Councilmember Dowe, to approve first reading.

Interim Office of Management and Budget Director Karen Crawford referred to the Ordinance and advised that the City participates in the program whereby the collection of insurance, brokers and telecommunications taxes are received from the MASC to the City. Ms. Crawford stated that the municipalities in the state have determined it would be advisable to update the existing local revenue service program to include the establishment and requirement to join the South Carolina Local Revenue Services by an intergovernmental agreement.

Councilmember Dowe questioned if entering into the agreement will assist in predicting for budgetary processes. Ms. Crawford responded no and stated that entering into the agreement will not change the time frame. Ms. Crawford added that the City currently has no staff involved in the process, and if the City does not enter into the agreement, it will require staff involvement. Councilmember Flemming affirmed that participating in the agreement has benefited the City saving staff time and providing for collected funds through the program.

After discussion, the motion carried unanimously.

16. NEW BUSINESS – (Resolution – First and Final Reading)

- a. Resolution to affirm City Council support for accelerated investment in affordable housing
(Presented by City Manager John McDonough)

Councilmember Stall moved, seconded by Councilmember Flemming, to approve first and final reading.

City Manager John McDonough provided an overview of the City's efforts in supporting affordable housing and introduced Greenville Housing Fund President and CEO Bryan Brown for additional comments.

Mr. Brown expressed his support for the Resolution and stated he is working with the Greenville Housing Fund (GHF) in leveraging the commitment. Mr. Brown added there are multiple partners in Greenville working toward the goal of affordable housing. Mr. Brown stated that as of today, there are 49,048 units of affordable housing in the city of Greenville that was accomplished through the work of the many non-profit and for-profit partners. Mr. Brown also stated the prioritization will be those properties donated to GHF by the City around Unity Park. Mr. Brown advised that the GHF will work with non-profit and for-profit partners to move forward with providing 200 homes in neighborhoods over the next five years. Mr. Brown recognized Board members and partners in attendance.

Councilmember Stall questioned how much the impact fund has raised to date. Mr. Brown responded the Greenville Housing Impact Fund has raised \$6.5 million. Mr. Stall stated this is a tool in the toolbox and a significant first step. Councilmember Flemming stated the City's Community Development staff has worked since the mid 1980's to help people. Mr. Brown responded the GHF has worked closely with the Community Development staff as they work directly with the neighborhoods.

Councilmember Dowe stated this item encumbers future Councils to invest \$2.5 million dollars because it is the payment towards the bond. Councilmember Dowe also stated the City cannot do this without the support of private/public partnerships. Councilmember Dowe added this will include the City evaluating City-owned parcels as prospects for adding affordable housing. Councilmember Dowe expressed her appreciation to Council's support of S.0284 in the Senate for use of tourism tax revenue towards workforce development housing.

Mayor White stated many associations have been involved in this effort for twenty plus years with improving neighborhoods and creating affordable housing. Mayor White recognized former Community Development Administrator Ginny Stroud and her involvement while at the City. Mayor White referred to the City's reaction to challenges of population growth and gentrification in 2015 and to the focus on rental and multi-family homes in 2018. Mayor White stated the City needs more tools to continue the efforts of raising funds for affordable housing. Mr. Brown thanked staff for the new development code and stated he looks forward to its adoption.

After discussion, the motion carried unanimously.

A video was presented regarding Item 16a and discussing affordable housing.

17. STAFF REPORTS

City Manager John McDonough provided information on the following items:

a. Mayberry Street RFP Process

Assistant City Manager Shannon Lavrin advised that staff is working with HR&A Advisors to dispose of 10 acres on Mayberry Street for redevelopment. Ms. Lavrin also advised the goal is to release Requests for Qualifications (RFQ) by the end of April 2023. Ms. Lavrin referred to the City's investment in sewer rehabilitation along Mayberry Street and to an additional \$1.7 million in undergrounding projects. Ms. Lavrin stated the new development code includes incentives for affordable housing in the Unity Park area.

Councilmember Dowe asked if it is the City's right to dispose of the property with a deed restriction to include the affordability component, and Ms. Lavrin responded yes. Councilmember Dowe stated the Delano site was disposed of with a 20% percent restriction at 80% percent AMI deed restriction. Councilmember Dowe also stated she would like Council to deliberate the matter and to include affordability for this site at multiple levels, not just 80% percent. Mayor White responded that these parcels have been in the plan since 2018 and have always been at 20% percent affordability.

Councilmember Dowe stated this is prime real estate and desirable by many to live regardless of what they earn, and it is incumbent on Council to insure that a portion of it be reserved for affordable and multiple levels. Ms. Lavrin responded that the City anticipates an affordability component as well as the ability to incentivize deeper affordability. Mayor White added there are other property owners who have an interest in making their land available for affordable housing in this area. Ms. Lavrin stated Council will see the final draft of the RFQ before anything is released and will have ultimate authority over anything selected through the Request for Proposal (RFP).

b. 426 North Main Street Property

Ms. Lavrin stated Municipal Court, Police and Fire will be relocating to Halton Road when the renovations to Halton Road are completed in early 2024. Ms. Lavrin also stated with the relocation of Municipal Court, the City is looking at the disposition of

1.92 acres adjacent to Springwood Cemetery. Ms. Lavrin advised that staff would like to hire a broker through an RFQ process to assist with disposing of the property.

Councilmember Stall questioned if the disposal includes the shed behind the Municipal Court, and Ms. Lavrin responded no. Ms. Lavrin stated the project will be led by the Economic Development Department, and staff anticipates a broker selected in the next few months.

Mayor White stated as the City looks to sell the property, he would like to work on an African American Memorial around the same area of the Confederate Soldier Monument and use proceeds from the sale of the property for the Memorial.

- 18. ADJOURN.** There being no further business, the meeting adjourned at 6:23 p.m.

KNOX H. WHITE, MAYOR

ATTEST:

CAMILLA G. PITMAN, MMC, Certified PLS
CITY CLERK

MEETING NOTICE POSTED AND MEDIA NOTIFIED ON MARCH 24, 2023.