



**REQUEST FOR COUNCIL ACTION**  
**City of Greenville, South Carolina**

Agenda Item No.

15e

**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:** August 23, 2021

**ORDINANCE/RESOLUTION CAPTION:**

ORDINANCE TO AUTHORIZE THE ACQUISITION OF LAND CONSISTING OF APPROXIMATELY 0.54 ACRE LOCATED BETWEEN PERRY AVENUE AND BRANWOOD STREET, AND TO APPROPRIATE \$1,150,000 IN THE PARKING FUND FOR PROPERTY ACQUISITION AND CONSTRUCTION OF NEW PARKING IN THE VILLAGE OF WEST GREENVILLE (TAX MAP NUMBERS 0120000200601, 0120000200600, 0120000200700, 0120000200800, 0120000200900, 0120000201000)

**SUMMARY BACKGROUND:**

The City has determined that there is a current and future need for public parking to support the continued success of the Village of West Greenville. There is an opportunity available to purchase several adjacent properties in the vicinity of Perry Avenue and Branwood Street and construct approximately 48 public parking spaces. The estimated cost of property acquisition is approximately \$850,000, and the estimated cost for demolition of existing properties and construction of surface parking is \$300,000.

In addition to the near term use as surface parking, structured parking could be constructed in the future on the existing City parking lot on Branwood Street, this new parking lot, or a combination of both that would support additional commercial development in and around the Village of West Greenville.

**IMPACT IF DENIED:**

The City will not appropriate the funds or acquire the properties.

**FINANCIAL IMPACT:**

There is sufficient fund balance in the Parking fund for this appropriation.

**REQUIRED SIGNATURES**

Department Director

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OMB Director

City Attorney

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City Manager

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## A N O R D I N A N C E

TO AUTHORIZE THE ACQUISITION OF LAND CONSISTING OF APPROXIMATELY 0.54 ACRE LOCATED BETWEEN PERRY AVENUE AND BRANWOOD STREET, AND TO APPROPRIATE \$1,150,000 IN THE PARKING FUND FOR PROPERTY ACQUISITION AND CONSTRUCTION OF NEW PARKING IN THE VILLAGE OF WEST GREENVILLE (TAX MAP NUMBERS 0120000200601, 0120000200600, 0120000200700, 0120000200800, 0120000200900, 0120000201000)

WHEREAS, the city of Greenville (the “City”) desires to develop additional public parking facilities in the Village of West Greenville area (the “Village”) as part of its on-going economic development efforts; and

WHEREAS, the City desires to purchase properties consisting of approximately 0.54 acre located between Perry Avenue and Branwood Street for the purpose of constructing public parking facilities on the same; and

WHEREAS, in particular, the City desires to purchase the parcels located at 21 Branwood Street and 555 Perry Avenue from Branwood Properties, LLC for \$75,000 and \$325,000, respectively, and desires to accept assignments from Ryan Johnston of any contractual right he may have to purchase the parcels located at 561 Perry Avenue and 557 Perry Avenue for \$225,000 each (each a “Property” and collectively, the “Properties”); and

WHEREAS, the Properties are adjacent to the Village of West Greenville commercial core and near another City-owned parking lot and will create current and future opportunities for public parking to support the continued success of the Village; and

WHEREAS, the City has evaluated the opportunity to purchase the Properties and has determined the asking prices to be a fair and reasonable value pursuant to market estimates; and

WHEREAS, there is sufficient Fund Balance available in the Parking Fund for appropriation in order to complete the Property purchase, as well as any ancillary expenses associated with the purchase and construction of a temporary surface parking lot;

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

1. The City Manager is authorized to proceed with the purchase of the Properties contingent upon the following:

- a. Branwood Properties, LLC and/or Ryan Johnston having sufficient rights in the Properties to either convey ownership of, or assign the right to purchase, the same;
- b. The assignments of the rights to purchase 561 and 557 Perry Avenue are of a form and content satisfactory to the City Attorney;
- c. The City shall have the right to perform due diligence on the Properties, including but not limited to, matters of title, environmental inspection, and survey; and
- d. The closing of each Property is contingent upon the City’s ability to close on all Properties simultaneously.

The City Manager is further authorized to execute any documents needed to complete the transaction after consultation with the City Attorney, provided they are in compliance with the Ordinance.

2. There is appropriated One Million, One Hundred and Fifty Thousand and no/00 Dollars (\$1,150,000) from the Parking Fund for the purchase of the Properties and to make the necessary parking-related improvements as reflected in Attachment 1.

3. This Ordinance shall become effective upon second and final reading.

DONE, RATIFIED AND PASSED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
MAYOR

ATTEST:

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

APPROVED AS TO FORM:

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

REVIEWED:

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

**ATTACHMENT 1**

<b>BUDGET AMENDMENT</b>					
<b>BUDGET</b>	Parking Fund		<b>REQUESTED BY</b>	City Manager's Office	
<b>FISCAL YEAR</b>	2021-22		<b>DATE</b>		
<b>INCREASE</b>			<b>DECREASE</b>		
<u>Description</u>			<u>Description</u>		
<b>Parking Fund</b>					
Fund Balance Appropriated (Rev)		1,150,000			
ROW/Site Acquisition (Exp)		850,000			
Construction (Exp)		300,000			
Explanation: To appropriate \$1,150,000 in the Parking Fund for the purchase of property and construction of a surface parking lot in the Village of West Greenville.					
<b>DATE</b>			<b>APPROVED BY</b>	City Council/City Manager Camilla Pitman/City Clerk	
<b>FOR OMB POSTING PURPOSES ONLY</b>					
<b>Budget Adjustments</b>		Increase (Decrease)	<b>Journal Entry</b>		
<u>Project Code</u>	<u>Account</u>	<u>Amount</u>	<u>Project Code</u>	<u>Account</u>	<u>Amount</u>
PTXXXX	461-0000-390.10-01	1,150,000		461-0000-390.10-01	DR 1,150,000
PTXXXX	461-9010-433.68-02	850,000	PTXXXX	461-0000-390.10-01	CR 1,150,000
PTXXXX	461-9010-433.68-04	300,000			
	Total	2,300,000		Total	2,300,000
	Prepared By				
	Posted By				
	Date			Number	