

**City Council of the City of Greenville
Work Session**

**Monday, October 12, 2020
3:30 p.m.**

Greenville City Hall is currently closed to the public.

Virtual Meeting Viewing
<https://www.greenvillesc.gov/meeting>

**Telephone: 1-415-655-0002
WebEx Event Number: 173 092 0342**

**Remote Viewing Location:
Greenville Convention Center, 1 Exposition Drive – Room 102**

MINUTES

CITY COUNCIL: Mayor Knox White; Councilmember John M. DeWorken, Councilmember Lillian B. Flemming, Councilmember Kenneth C. Gibson, Councilmember Wil Brasington; Councilmember Russell H. Stall; and Councilmember Dorothy H. Dowe

CITY STAFF: City Manager John F. McDonough; City Attorney Michael S. Pitts; City Clerk Camilla G. Pitman

Vice Mayor Pro Tem Russell Stall called the meeting to order for the purpose of discussing the following matters.

Community Center Facility Update

Interim Parks and Recreation Director Angie Prosser provided a presentation as located in Council's agenda packet. Ms. Prosser referred to the history of the community centers with all being built in the 1970's, except for Sears which was built in 1944, and the only major renovation taking place with David Hellams in 2013. Ms. Prosser provided an update on the work performed at Sears Recreation Center following water intrusion in the stairwell. Ms. Prosser also reviewed work taking place at Nicholtown, David Hellams, West Greenville and Juanita Butler Community Centers with much of the work performed by Recreation staff. Ms. Prosser commented on a water issue at West Greenville due to work taking place on abutting property and on Juanita Butler receiving HVAC this year.

Councilmember Dowe asked why programming was stopped at Juanita Butler, and Ms. Prosser responded there was a lack of participation and changes in neighborhood demographics. Ms. Prosser stated the centers are more neighborhood centers and not true recreational centers.

Ms. Prosser provided an update on the Bobby Pearse Community Center involving damage from a fallen tree in 2018. Ms. Prosser stated there were approximately 10 contractors in attendance at a meeting last week and construction bids are due on October 22. Ms. Prosser provided a list of renovations and repairs to be completed. Mayor White asked about the addition of a deck, and Ms. Prosser responded that a small portion of the back is in the flood plain which does allow for a deck.

Ms. Prosser advised of \$361,474 in financial improvements in 2019-2020 and referred to \$540,000 appropriated for this year including ADA Facility Improvements at Nicholtown, West Greenville and Sears, and the installation of solar panels at David Hellams.

Councilmember Gibson asked about plans for the Nicholtown Center and about prior discussions in bringing all centers current. Councilmember Gibson asked why the City is not looking to perform an update to all the centers like David Hellams. Ms. Prosser responded the issue is funding and stated it takes a lot to improve the centers. Councilmember Gibson stated his understanding is that David Hellams was approximately \$1,000,000 and if there is approximately \$600,000 set aside for Nicholtown, would it be that difficult to locate \$300,000 or \$400,000 more to provide for a full-scale remodel. City Manager John McDonough responded the issue is funding which is challenging and recommended reviewing fund sources and evaluating all facilities and programs to determine the needs.

Mayor White stated when they updated David Hellams, the intent was to continue improvements and remodel all centers. Councilmember Flemming stated she was sad to see staff working on the projects and referred to the age of the facilities. Ms. Prosser responded staff took pride in performing the work. Councilmember Stall asked if there is interest in acquiring any of the county leased properties, like Pleasant Valley. There were no comments.

Mayor White encouraged discussions with County Council members regarding an annual appropriation for parks from the County.

Councilmember Gibson stated the other thing he would like is to create more of a community recreation center to service the entire city and to develop a softball field facility to draw visitors to the City. Mayor White recommended having discussions with the County. Mr. McDonough responded he will continue to work on it and advised he has a request in for an update with the County Administrator and County Recreation Director on the subject.

McClaren Development – Multi-County Industrial/Business Park

Assistant City Manager Shannon Lavrin, Office of Management and Budget Director Matt Efird, and Real Estate Development Manager Mary Douglas Hirsch presented information as located in Council's Agenda packet.

Ms. Lavrin provided a project overview of the mixed-use development which will be nine stories tall and include 246 apartments with a 424-car garage and retail along Rhett Street. Ms. Lavrin advised that 49 units, or 20% percent, will be affordable units with 24 units at or below 60% AMI and 25 units at or below 80% AMI.

Councilmember Stall asked about the status of the cracked foundation and substandard work in moving the McClaren building. Ms. Lavrin responded there is a stop order and they are working to correct the issues. Ms. Lavrin stated the City is receiving weekly updates on the progress of the construction project. Councilmember Stall encouraged the City to be diligent on the work taking place.

Ms. Lavrin referred to a Resolution being presented tonight consenting to a multi-county industrial park. Councilmember Stall asked if the affordable units are mixed in with the market rate units

and if language is included in the agreement requesting the same. City Attorney Mike Pitts responded it is currently not in the agreement, but it could be negotiated at Council's request.

Mayor White commented on the quality of the project and the developer's offer to include affordable housing which they do not have to do. Councilmember Stall stated if they want the revenue credit, they will have to include affordable housing. Councilmember Flemming commented on the project being a first-class African American piece of work and she thanked the City for its work in obtaining the land and moving the clinic.

Councilmember Gibson asked for an update regarding the agreement with the County and affordable housing. Mr. Pitts responded the matter has been addressed and as it is structured if affordable housing is not maintained, the agreement terminates, and the property is removed from the park.

Mr. Efird responded to an earlier question advising the market rates for 60% percent AMI would be \$665 per month and 80% percent AMI would be \$890 per month for a family of four. Regarding the multi-county park, Mr. Efird provided financial information for the City's representation in the project with the incentive value based on the \$56,000,000 project. Mr. Efird provided information regarding the incentives and revenues and advised the City's share of the incentive value is approximately \$278,000, or \$5,600 per unit, which is a one-time contribution to the project.

Councilmember Stall shared his concern with receiving the information on the same day Council is voting on it. Ms. Lavrin responded that Council has been briefed previously in executive session.

Councilmember Dowe asked if the City is providing additional infrastructure funding. Mr. Efird responded that this information is purely for affordable housing and advised there may be a separate request for infrastructure needs that would come from another funding source. Councilmember Dowe also asked about the parking spaces and if the parking is exclusive to the residents. Ms. Hirsch responded that it is her understanding the developer is planning for some public use, assuming there are extra spaces. Ms. Hirsch offered to confirm that information with the developer.

Councilmember Dowe asked if the term "affordable housing" is defined in the agreement as 30% percent of the income gross. Mr. Pitts responded the agreement does not specify percentage of income. Councilmember Dowe requested parking and affordable housing be buttoned up. Councilmember Dowe stated the City should be scrutinizing the agreements to make them better and better.

Councilmember Flemming stated she is all for getting the best deal, however, if the affordable units are going to be smaller than the market rate units, there are going to be concerns.

Councilmember Gibson stated he would like to see moving forward that individuals approved for affordable housing will be able to thrive and not just live month to month. Councilmember Gibson also stated he wants to make sure there is no difference between affordable and market rate units. Councilmember Gibson commented that these items should be included in the agreement. Ms. Hirsch confirmed all the affordable units will have the same finishes as the market rate units.

Ms. Hirsch advised the developer completed a public-private partnership application a year or two ago requesting \$1.5 million towards infrastructure and stated the City does not anticipate the

developer coming back for infrastructure. Ms. Hirsch also advised Brian Brown with Greenville Housing Fund has been working closely with the developer and is providing a construction loan.

Mayor White commented on projects that are taking place throughout the City where there is no affordable housing included. Mayor White stated this project could be done without affordable housing, but staff has been working with the developer to establishing workforce or affordable housing as part of the project. Mayor White added this development is willing to do another project with affordable housing in the Westend and he hopes this project will be a good experience for everyone.

Council discussed whether to move forward with the Resolution during the Formal Meeting. Mr. McDonough stated there is no way to obtain responses to the questions raised before the Formal Meeting. Mr. Pitts responded he is not aware of any critical timelines. Mayor White reminded Council that the County is awaiting the City's consent and that the project is a county project. Mr. Pitts stated the City is being asked to consent to the placement of the property in a multi-county park because it is in the City. After discussion, Council commented on proceeding with the matter at the Formal Meeting.

Motion - Executive Session

During the open Work Session, Mayor White asked for a motion to go into Executive Session. City Attorney Mike Pitts recommended going into executive session under S.C. Code §30-4-70 (a)(1) to discuss appointments to the City's boards and commissions and (a)(5) to discuss an economic development project known as Project Vitamin D Development Agreement.

Councilmember Stall moved, seconded by Councilmember Dowe, to go into Executive Session. The motion carried unanimously.

(Executive Session)

There being no further discussions, Councilmember Stall moved, seconded by Councilmember Flemming, to go out of Executive Session. The motion carried unanimously. No action was taken.

With no further discussions, the meeting adjourned at 5:26 p.m.

Camilla G. Pitman, MMC, Certified PLS
City Clerk

Meeting notice posted on October 9, 2020