



GREENVILLE COUNTY COUNCIL

Minutes

Regular Council Meeting

December 7, 2021

6:09 p.m.

County Square - Council Chambers

Council Members

Mr. Willis Meadows, *Chairman, District 19*

Mr. Dan Tripp, *Vice-Chairman, District 28*

Mrs. Xanthene Norris, *Chairman Pro Tem, District 23*

Mr. Joe Dill, *District 17*

Mr. Mike Barnes, *District 18*

Mr. Stephen Shaw, *District 20*

Mr. Chris Harrison, *District 21*

Mr. Stan Tzouvelekas, *District 22*

Mrs. Liz Seman, *District 24*

Mr. Ennis Fant, Sr., *District 25*

Mr. Lynn Ballard, *District 26*

Mr. Butch Kirven, *District 27*

Pursuant to the Freedom of Information Act, notice of the meeting date, time, place and agenda was posted online and on the bulletin board at County Square and made available to the newspapers, radio stations, television stations and concerned citizens.

Council Members Absent

None

Staff Present

Joe Kernell, *County Administrator*

Mark Tollison, *County Attorney*

Kim Wunder, *Assistant County Attorney*

John Hansley, *Deputy County Administrator*

Regina McCaskill, *Clerk to Council*

Jessica Stone, *Deputy Clerk to Council*

Pam Gilliam, *Administrative Assistant*

Paula Gucker, *Assistant County Administrator, Public Works*

Nicole Wood, *Assistant County Administrator*

Meredith Papapieris, *Director of Grants and Special Projects*

Tee Coker, *Planning Director*

Hesha Gamble, *Engineering*

Keith Brockington, *Transportation Planning Manager, GPATS*

Tyler Stone, *Planning*

Others Present

Sheriff Hobart Lewis, *Greenville County Sheriff's Office*

Steve Cole, *Executive Director, Greater Greenville Sanitation District*

Call to Order

Chairman Willis Meadows

Invocation

Councilor Dill

Pledge of Allegiance

Item (4) Approval of Minutes

Action: Councilor Ballard moved to approve the minutes of the November 16, 2021, Regular Council Meeting.

Motion carried unanimously by Council Members in attendance.

Item (5) Appearances – Current Agenda Items

There were no speakers.

Item (6) Public Hearings

a. Frontier Label Inc. (formerly Project Sticky) / Fee in Lieu of Tax Agreement

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance authorizing the execution and delivery of a fee in lieu of tax agreement by and between Greenville County, South Carolina and Frontier Label, Inc., with respect to certain economic development property in the County, whereby such property would be subject to certain payments in lieu of taxes; and other matters related thereto.

There being no speakers, Councilor Seman declared the public hearing closed.

b. Fox Hill Industrial Park / Fee in Lieu of Tax Agreement and Special Source Revenue Credit Agreement

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance authorizing the execution and delivery of fee in lieu of tax agreements by and between Greenville County, South Carolina and Fox Hill Greenville LLC and between Greenville County and 189 Milacron LLC with respect to certain economic development property in the County, whereby such property would be subject to certain payments in lieu of taxes, including the provision of certain special source credits; and other matters related thereto.

There being no speakers, Councilor Seman declared the public hearing closed.

Item (7) Consent Agenda

- a. Upstate Regional WMD Hazmat Team Grant (Finance)**
- b. Upstate Regional WMD Bomb Squad Grant (Finance)**
- c. Upstate Regional WMD SWAT Team Grant (Finance)**
- d. EMS Grant-in-Aid 2021-2022 (Finance)**
- e. Greenville Women Giving Grant (Finance)**
- f. Community Project Application / Devenger Special Tax District Study - \$12,000 (Finance)**
- g. Community Project Application / Slater Marietta Christmas Parade - \$1,000 (Finance)**
- h. Community Project Application / City of Travelers Rest Christmas Parade - \$2,000 (Finance)**

Action: Councilor Kirven moved approval of the Consent Agenda Items.

Motion carried unanimously.

Item (8) Resolutions

a. Gordon Street Mill Project / TEFRA Host Approval

Action: Councilor Seman moved for adoption a resolution approving the issuance by the Housing Authority of the City of Greenville, South Carolina of its not to exceed \$28,000,000 Multifamily Housing Revenue Bonds (Gordon Street Mill Project), in one or more series, pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended; providing certain other matters in connection therewith; and providing an effective date.

Motion carried unanimously.

b. Project Leaf / Inducement Resolution

Action: Councilor Seman moved for adoption a resolution authorizing the execution and delivery of an inducement agreement by and between Greenville County, South Carolina and Project Leaf, whereby, under certain conditions, Greenville County would execute a fee in lieu of tax and special source credit agreement with respect to a project in the county whereby the project would be subject to payment of certain fees in lieu of taxes, and whereby the project would be provided certain credits against fee payments in reimbursement of investment in related qualified infrastructure; and providing for related matters.

Motion carried unanimously.

c. Project Augusta Arbor Way Speculative Building / Inducement Resolution

Action: Councilor Seman moved for adoption a resolution authorizing the execution and delivery of an inducement agreement by and between Greenville County, South Carolina and BRI Augusta Arbor QOBZ LP, whereby, under certain conditions, Greenville County would execute a fee in lieu of tax and special source credit agreement with respect to a project in the county whereby the project would be subject to payment of certain fees in lieu of taxes, and whereby project/company would be provided certain credits against fee payments in reimbursement of investment in related qualified infrastructure; and providing for related matters.

Motion carried unanimously.

d. Project ABB-Dodge Motors and Mechanical Inc. / Assignment & Assumption and Incentive Agreement

Action: Councilor Seman moved for adoption a resolution authorizing and approving the assignment and assumption of a fee in lieu of tax and incentive agreement by and between Greenville County, South Carolina and ABB Motors and Mechanical Inc. (f/k/a Baldor Electric Company); and other matters related thereto.

Motion carried unanimously.

e. Project Android / Assignment and Assumption Agreement

Action: Councilor Seman moved for adoption a resolution authorizing and approving the assignment and assumption of a fee in lieu of tax and incentive agreement by and between Greenville County, South Carolina and NHT Augusta Grove 17, LLC; and other matters related thereto.

Motion carried unanimously.

f. Project Ott / Inducement Resolution

Action: Councilor Seman moved for adoption a resolution authorizing the execution and delivery of an inducement agreement by and between Greenville County, South Carolina and an entity identified by the county as Project Ott, including certain related or affiliated entities, whereby, under certain conditions, Greenville County would execute a special source credit agreement with respect to a project in the county whereby the project would be subject to payment of certain fees in lieu of taxes, and whereby Project Ott would be provided certain credits against fee payments in reimbursement of investment in related qualified infrastructure; and providing for related matters.

Action: Councilor Seman moved to amend the resolution to reflect the changes outlined in the version provided during the meeting.

Mr. Tollison stated the proposed amendment provided firmer language relative to the potential relocation of the Swamp Rabbit Trail section near the site; it also clarified several other aspects of the resolution.

Motion to amend carried unanimously.

Motion as amended carried unanimously.

Item (9) Ordinances – Third Reading

a. Zoning Ordinances

i. CZ-2021-92: Property of Marie McLucas of Berea Bowl, LLC, located on White Horse Road, requesting rezoning from R-M20 and C-2 to C-3.

Action: Councilor Dill moved adoption of the ordinance at third reading.

Motion carried unanimously.

ii. CZ-2021-93: Property of L Square Company, LLC, located at 499 Old Pelzer Road, requesting rezoning from R-12 to I-1.

Action: Councilor Dill moved adoption of the ordinance at third reading.

Motion carried unanimously.

iii. CZ-2021-95: Property of Draper Creative, LLC, located on Bryant Street and Draper Street, requesting rezoning from FRD and R-7.5 to FRD-MC as amended.

Action: Councilor Dill moved adoption of the ordinance at third reading.

Motion carried unanimously.

iv. CZ-2021-97: Property of Linden Hall Development, LLC, located at 3093 S. Highway 14, requesting rezoning from C-3 to C-2.

Action: Councilor Dill moved adoption of the ordinance at third reading.

Motion carried unanimously.

v. CZ-2021-98: Property of Gloria Gonsalves, Trustee to Addie Evans Gonsalves Family and Fudge Brown Evans & etal, located on Sullivan Road and Blue Springs Way, requesting rezoning from R-S to R-12.

Action: Councilor Dill moved adoption of the ordinance at third reading.

Motion carried unanimously.

- vi. **CZ-2021-99:** Property of Water Dagger, LLC, located on Hampton Avenue Extension, Kelly Avenue, and Cedar Lane Court, requesting rezoning from R-7.5, R-M20, and C-2 to FRD as amended.

Action: Councilor Dill moved adoption of the ordinance at third reading.

Motion carried unanimously.

b. Bosch Rexroth Corporation (formerly Project Ram) / Fee in Lieu of Tax Agreement

Action: Councilor Seman moved for adoption at third reading an ordinance authorizing the execution and delivery of a fee in lieu of tax agreement by and between Greenville County, South Carolina and Bosch Rexroth Corporation with respect to certain economic development property in the County, whereby such property would be subject to certain payments in lieu of taxes, including the provision of certain special source credits; and other matters related thereto.

Motion carried unanimously.

c. Greenville – Anderson Multi County Industrial Business Park Agreement Amendment (2010 Park) / First Source Worldwide, LLC (formerly Project Green Light)

Action: Councilor Seman moved for adoption at third reading an ordinance to amend an agreement for the development of a joint county industrial and business park (2010 Park) of Anderson and Greenville Counties so as to enlarge the park.

Motion carried unanimously.

d. First Source Worldwide, LLC (formerly Project Green Light) / Fee in Lieu of Tax Agreement

Action: Councilor Seman moved for adoption at third reading an ordinance authorizing the execution and delivery of a fee in lieu of tax agreement by and between Greenville County, South Carolina and First Source Worldwide, LLC, with respect to certain economic development property in the County, whereby such property would be subject to certain payments in lieu of taxes; including the provision of certain special source revenue credits; and other matters related thereto.

Motion carried unanimously.

e. Greenville – Laurens Multi County Industrial Business Park Amendment (Connexial Center Industrial Park) / Addition of Properties

Action: Councilor Seman moved for adoption at third reading an ordinance authorizing the execution and delivery of a multi-county park agreement, governing a multi-county business and industrial park known as Connexial Center Industrial Park, by and between Greenville County, South Carolina, and Laurens County, South Carolina, to designate the boundaries of the park; and other related matters.

Motion carried unanimously.

f. Frontier Label Inc. (formerly Project Sticky) / Fee in Lieu of Tax Agreement

Action: Councilor Seman moved for adoption at third reading an ordinance authorizing the execution and delivery of a fee in lieu of tax agreement by and between Greenville County, South Carolina and a company or companies known to the county at this time as Project Sticky with respect to certain economic development property in the county, whereby such property would be subject to certain payments in lieu of taxes; and other matters related thereto.

Motion carried unanimously.

g. Fox Hill Industrial Park / Fee in Lieu of Tax Agreement and Special Source Revenue Credit Agreement

Action: Councilor Seman moved for adoption at third reading ordinance authorizing the execution and delivery of fee in lieu of tax agreements by and between Greenville County, South Carolina and Fox Hill Greenville LLC and between Greenville County and 189 Milacron LLC with respect to certain economic development property in the County, whereby such property would be subject to certain payments in lieu of taxes, including the provision of certain special source credits; and other matters related thereto.

Motion carried unanimously.

Item (10) Ordinance – First Reading

a. Woodruff Road Congestion Relief Project

Councilor Seman presented for first reading an ordinance to accept financial assistance from the South Carolina State Infrastructure Bank and provide a local match for the Woodruff Road Congestion Relief Project; and to authorize various agreements in furtherance of the project.

Chairman Meadows stated the item would remain on the floor.

b. Project Augusta Arbor / Fee in Lieu of Tax Agreement

Councilor Seman presented for first reading an ordinance authorizing the execution and delivery of a fee in lieu of tax agreement by and between Greenville County, South Carolina and BRI Augusta Arbor QOBZ LP with respect to certain economic development property in the county, whereby such property would be subject to certain payments in lieu of taxes, including the provision of certain special source credits; and other matters related thereto.

Chairman Meadows stated the item would remain on the floor.

c. Greenville – Anderson Multi County Industrial Business Park (2010 Park) Agreement Amendment / Project Augusta Arbor

Councilor Seman presented for first reading an ordinance to amend an agreement for the development of a joint county industrial and business park (2010 Park) of Anderson and Greenville Counties so as to enlarge the park.

Chairman Meadows stated the item would remain on the floor.

d. Project Mirror / Fee in Lieu of Tax Agreement – First Amendment

Councilor Seman presented for first reading an ordinance authorizing and approving (1) the execution and delivery of a first amendment to an existing fee in lieu of tax agreement (the “fee agreement”) between Greenville County, South Carolina and a company identified for the time being as Project Mirror (as successor in interest by assignment to Project Mirror predecessor company) to provide for, under certain circumstances, (a) an extension of the applicable investment period set forth in the fee agreement, (b) an extension of the applicable exemption period set forth in the fee agreement, and (c) certain special source revenue credits, all in connection with additional investment in certain manufacturing and related facilities in the county; (2) the joinder of one or more sponsor affiliates to the fee agreement; and (3) other matters related thereto.

Chairman Meadows stated the item would remain on the floor.

e. Project Ott / Special Source Credit Agreement

Councilor Seman presented for first reading an ordinance authorizing pursuant to Title 4 of the Code of Laws of South Carolina 1976, as amended, including Sections 4-1-170, 4-1-175, and 4-29-68 thereof, and Article viii, Section 13 of the South Carolina Constitution, the execution and delivery of a special source credit agreement, by and between Greenville County, South Carolina, and an entity identified by the county as Project Ott, including certain related or affiliated entities, to provide for certain special source revenue or infrastructure credits; and other related matters.

Chairman Meadows stated the item would remain on the floor.

f. Greenville – Anderson Multi County Industrial Business Park Creation / Project Ott

Councilor Seman presented for first reading an ordinance authorizing and approving (1) the development of a joint county industrial and business park pursuant to Section 4-1-170 of the Code of Laws of South Carolina 1976, as amended, in conjunction with Anderson County, such park to be geographically located in Greenville County; (2) the execution and delivery of a written park agreement with Anderson County as to the requirement of payments of fee in lieu of ad valorem taxes with respect to park property and the sharing of the revenues and expenses of the park; (3) the distribution of revenues from the park within Greenville County; and (4) other matters related thereto.

Chairman Meadows stated the item would remain on the floor.

g. Road Improvement Funding

Councilor Tzouvelekas presented for first reading an ordinance to authorize funding for road and bridge improvements for FY 2022, 2023, and 2024.

Chairman Meadows referred the item to the Finance Committee.

Item (11) Committee Reports

a. Committee of the Whole / Opioid Litigation Settlement

Action: On behalf of the Committee, Councilor Seman moved to authorize Greenville County to accept the national settlements with the defendants as discussed in executive session subject to an acceptable allocation for subdivisions and authorize the County Administrator, with the advice of the County Attorney, to execute any documents in furtherance of the settlement.

Motion carried unanimously.

Item (12) Administrator's Report

Mr. Kernell reported Greenville County was recently recognized by the American Council of Engineering Companies (ACEC) in its 2021 Engineering Excellence competition. The competition recognized engineering achievements demonstrating the highest degree of merit and ingenuity; it was open to all firms engaged in the practice of consulting engineering. To be eligible, projects must have been designed in the state of South Carolina with construction substantially completed between November 2018 to October 2020. A panel of judges separately reviewed and scored each project. The Xanthene Norris Pedestrian Bridge reconnected the citizens of City View and Southernside neighborhoods to downtown Greenville, while also providing a safe crossing over the Norfolk Southern Railroad. The new bridge replaced the former Hampton Avenue Bridge which was demolished in 2012. Without the critical connection, residents of City View and Southernside neighborhoods were forced to cross eleven (11) railroad tracks or walk an additional 1.5 miles to the nearest access point. The County carefully selected a team comprised of TranSystems, Crowder Constructors Inc., and Bunnell-Lammons Engineering to design, construct and inspect the pedestrian bridge. Mr. Kernell stated the steel pre-fabricated truss bridge was approximately 12 feet wide and

spanned nearly 165 feet. It successfully filled the gap and access for City View and Southernside residents and visitors alike to neighboring communities, school, local businesses and public transportation. The Xanthene Norris Bridge came about due to tremendous work. Mr. Kernell recognized Heshia Gamble and Paula Gucker for all their hard work.

Item (13)

Requests and Motions

- Councilor Dill stated he recently attended the SCAC Board Meeting; a lot of good information was presented. The Federal Government recently awarded approximately \$2 billion dollars to South Carolina for infrastructure projects. SCDOT and the Council of Governments were also slated to receive \$100 million for roads. Counties located in the Lowcountry wanted to spend the money on infrastructure such as water, sewer and roads in order to promote growth.

Mr. Dill stated SCAC would be sending partial refunds of membership dues to the counties in the near future. The refunds were a reflection of the excellent financial management by SCAC.

Councilor Dill wished everyone a Merry Christmas.

- Councilor Barnes stated the Public Safety Committee met on Monday, December 6. Sheriff Lewis had reported that his office was nearly at full occupancy. Efforts were underway to train and hire more EMT's.
- Councilor Shaw stated it was good to see such good citizen participation during the meeting.
- Councilor Tzouvelekas stated that in light of Veterans Day, he wanted to thank the men and women of the military for their service.

Mr. Tzouvelekas asked for continued prayers for Councilor Fant, who recently lost his father, and Deputy Clerk to Council, Jessica Stone, whose husband was currently in the hospital.

Councilor Tzouvelekas wished his colleagues a safe and healthy Christmas season. He wished the citizens of Greenville County a Merry Christmas.

- Councilor Seman stated she had the opportunity to represent Greenville County at two (2) Christmas parades on Saturday, December 4. She attended the Greenville Christmas parade with Councilor Tripp; it was good to see so many people out, happy and in the spirit. She recently attended the GADC Holiday Gathering with Mr. Ballard; economic development for Greenville County continued to be strong.
- Ms. Seman stated she attended an event yesterday for the Furman University - Riley Institute Diversity Leader's Class 30. The class was working on a project in partnership with the soon-to-be International African-American Museum, which was being built in Charleston. The partnership was announced on Monday, December 6, the anniversary of the passage of the 13th Amendment.
- Councilor Norris wished everyone Happy Holidays. Ms. Norris stated that she continued to work for new housing in District 23.
- Councilor Fant expressed his deepest thanks and appreciation for the prayers and support he received during his father's passing; it meant so much to him and his family. His parents were married for 65 years.

SCTAC President and CEO, Jody Bryson, was recently appointed to the Executive Committee for the Upstate South Carolina Alliance.

- Councilor Ballard stated he attended a vaccination clinic at Reedy Fork Baptist Church on Saturday, December 4. Over 80 vaccinations were given.

Mr. Ballard stated Kent Dill, with the Coroner's Office, was retiring at the end of December after many years of dedication and service to Greenville County.

- Councilor Kirven reminded everyone about Pearl Harbor Day and its significance. In the past, there used to be some World War II Veterans who attended the Council meetings; however, it was his understanding there were no living Pearl Harbor survivors living in South Carolina.

Mr. Kirven reminded everyone to count their blessings even though life was not fair and everyone suffered hardships.

- Chairman Meadows stated Council was under a deadline with the State Infrastructure Bank in regards to the Woodruff Road Project. Two special called meetings had been scheduled for December 14 and December 21. Mr. Meadows reminded his colleagues about the Redistricting Meeting and the County Council Citizen Comment Session scheduled for December 16.
- Vice-Chairman Tripp thanked Ms. Seman for reading the items from the Finance Committee. He gave his condolences to Mr. Fant on the passing of his father.
- Councilor Harrison stated he was praying for Mr. Fant's family and Ms. Stone's family.

Mr. Harrison stated he had enjoyed his first year on Council. He wished everyone a Merry Christmas.

Item (14) Adjournment

Action: Councilor Dill moved to adjourn the meeting.

Motion carried unanimously and the meeting adjourned at 6:52 p.m.

Respectfully submitted:

Regina G. McCaskill
Clerk to Council