

# GREENVILLE COUNTY COUNCIL

## COMMITTEE ON FINANCE

November 29, 2021

4:02 p.m.

County Square – Conference Room D

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.

### Committee Members Present:

**Dan Tripp**, *Chairman*  
**Liz Seman**, *Vice-Chairman*  
**Ennis Fant**  
**Willis Meadows**  
**Stan Tzouvelekas**

### Committee Members Absent:

None

### Others Present:

**Joe Kernell**, *County Administrator*  
**Lynn Ballard**, *Council District 26*  
**John Hansley**, *Deputy County Administrator*  
**Mark Tollison**, *County Attorney*  
**Kim Wunder**, *Assistant County Attorney*  
**Regina McCaskill**, *Clerk to Council*  
**Ruth Parris**, *Management and Budget*  
**Nicole Wood**, *Assistant County Administrator*

### Call to Order:

Chairman Tripp

### Invocation:

Councilor Meadows

### **Item (3)**      Approval of Minutes

**Action:** Councilor Tzouvelekas moved to amend the minutes as follows:

Page 8:      *He felt there ~~were~~ could be “holes” in the agreement and it needed more “eyes on it.”*

Page 12:      *Councilor Tzouvelekas stated he planned to present an ordinance to Council to raise the County’s sales tax by 3¢ which would raise \$225 million per year **as well as removed the Greenville County portion of the tax bill; the 2¢ would take care of the \$150 million tax. The additional 1¢ could be used for roads and re-pavement.***

**Action:** Councilor Meadows moved to amend the minutes as follows:

Page 5:      *Mr. Brockington stated he would not feel comfortable estimating the amount without SCDOT guidance. Currently, \$6.9 million of Guideshare monies were obligated to preliminary engineering. On July 7, 2020, the State Infrastructure Bank approved the funding for Greenville County. GPATS signed a resolution affirming the Guideshare process on November 1, 2021. Mr. Brockington stated GPATS had always completed its projected and provided Guideshare funding for cost overruns; he could not recall a project for which GPATS did not cover the cost for overruns. GPATS was not allowed by SCDOT or the SIB to commit future Guideshare monies to the project. GPATS did sign the resolution affirming the GPATS process. ~~The SIB deadline for inter-governmental agreements was extended to December 31, 2021, to allow for the Council meeting process to resolve the situation and sign the inter-governmental agreements properly.~~*

**Action:** Vice-Chairman Seman moved to approve the minutes of the November 15, 2021, Regular Committee on Finance meeting, as amended.

Motion carried unanimously.

**Item (4) Grants**

Presented by: Ruth Parris

**a. Upstate Regional WMD Hazmat Team Grant**

A grant award in the amount of \$45,000.00 for the Upstate Regional WMD Hazmat Team Grant from the Office of Homeland Security. There is no County Match. The funds will be used to acquire equipment for the Upstate Regional WMD Hazmat Team. Staff recommends approval.

**Action:** Vice-Chairman Seman moved to approve the Upstate Regional WMD Hazmat Team Grant.

Motion carried unanimously.

**b. Upstate Regional WMD Bomb Squad Grant**

A grant award in the amount of \$380,000.00 for the Upstate Regional WMD Bomb Squad Grant from the Office of Homeland Security. There is no County Match. The funds will be used to acquire equipment for the Upstate Regional WMD Bomb Squad. Staff recommends approval.

**Action:** Vice-Chairman Seman moved to approve the Upstate Regional WMD Bomb Squad Grant.

Motion carried unanimously.

**c. Upstate Regional WMD SWAT Team Grant**

A grant award in the amount of \$10,000.00 for the Upstate Regional WMD SWAT Team Grant from the Office of Homeland Security. There is no County Match. The funds will be used for training purposes for the Upstate Regional WMD SWAT Team. Staff recommends approval.

**Action:** Councilor Tzouvelekas moved to approve the Upstate Regional WMD SWAT Team Grant.

Motion carried unanimously.

**d. EMS Grant-in-Aid 2021-2022**

A grant award in the total amount of \$34,798.11 for Greenville County EMS Division. The State portion is \$32,884.21 with a County Match of \$1,913.90. The funds would allow the Emergency Medical Services Division to be able to provide training and acquire equipment. Staff recommends approval.

**Action:** Councilor Meadows moved to approve the EMS Grant-in-Aid 2021-2022.

Motion carried unanimously.

**e. Greenville Women Giving Grant**

**Action:** Vice-Chairman Seman moved to approve the Greenville Women Giving Grant.

Motion carried unanimously.

**Item (5)      TEFRA Host Approval**

Presented by:    Shawn Williams, *CEO, City of Greenville Housing Authority*  
                         Travis Paul, *M. Peters Group*

A resolution to provide “host approval” as required by Section 147(t) of the IRS Code for the issuance of multifamily housing revenue bonds in an amount not to exceed \$28,000,000 by The City of Greenville Housing Authority for a 116-unit multifamily housing development located in the unincorporated area of Greenville County at 100 Gordon Street Extension and known as the Gordon Street Mill Project (the "Project"). Approval request by The City of Greenville Housing Authority, South Carolina (“Issuer”) and Gordon Street Affordable, LP (“Borrower”).

**Action:**            Vice-Chairman Seman moved to approve the resolution.

Motion carried unanimously.

**Item (6)      Community Project Applications**

**a.      Devenger Special Tax District Study**

A Community Project Application in the amount of \$12,000 to provide the Devenger Special Tax District monies to pay for a detailed feasibility analysis for the Devenger Community’s Family Center property. The study will be completed by the Clemson Masters in Real Estate Development class will be conducting the study. (Councilor Harrison)

**b.      Slater Marietta Christmas Parade**

A Community Project Application in the amount of \$1,000 for the Slater Marietta Christmas Parade. (Councilor Dill)

**c.      City of Travelers Rest Christmas Parade**

A Community Project Application in the amount of \$2,000 for the Slater Marietta Christmas Parade. (Councilor Dill and Councilor Meadows)

**Action:**            Vice-Chairman Seman moved to approve the Community Project Applications.

Motion carried unanimously.

**Item (7)      MDH Partners (formerly Project Ice Cube)**

Presented by:    Stephanie Few, *Womble Bond Dickenson*

A request to approve a resolution authorizing and ratifying the partial assignment and assumption of a fee in lieu of tax agreement by and among Greenville County, South Carolina, Southchase Wilson Bridge, LLC NHT Southchase LLC and MDH F1 Greenville Southchase, LLC; and, an ordinance authorizing an amendment to a fee in lieu of tax agreement by and among Greenville County, South Carolina, NHT Southchase, LLC and MDH F1 Greenville Southchase, LLC.

**Action:**            Councilor Meadows moved to hold the item.

Motion to hold carried unanimously.

**Item (8)            Executive Session**

**Action:** Vice-Chairman Seman moved to go into Executive Session for the discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body as it relates to Projects Leaf, Augusta Arbor Way Speculative Building, ABB-Dodge, Mirror, Android and Ott.

Motion carried unanimously and the Committee on Finance entered Executive Session at 4:22 p.m.

**Reconvene**

County Attorney Mark Tollison reported the Committee on Finance out of Executive Session stating no action was taken during that session. The regular Committee of the Whole meeting reconvened at 5:05 p.m.

**Item (9)            Project Leaf**

**Action:** Councilor Meadows moved to approve Project Leaf.

Motion carried unanimously.

**Item (10)          Project Augusta Arbor Way Speculative Building**

**Action:** Vice-Chairman Seman moved to approve Project Augusta Arbor Way Speculative Building.

Motion carried unanimously.

**Item (11)          Project ABB-Dodge**

**Action:** Vice-Chairman Seman moved to approve Project ABB-Dodge.

Motion carried unanimously.

**Item (12)          Project Mirror**

**Action:** Vice-Chairman Seman moved to approve Project Mirror.

Motion carried unanimously.

**Item (13)          Project Android**

**Action:** Vice-Chairman Seman moved to approve Project Mirror.

Motion carried unanimously.

**Project (14)       Project Ott**

**Action:** Councilor Tzouvelekas moved to hold the item.

Vice-Chairman Seman stated it appeared the developers had done due diligence; she would like to see her colleagues weigh in on the item.

Councilor Meadows stated he would be willing to approve the item; however, it could be held at later if there remained questions.

Vice-Chairman Seman stated she would like to see the item move to full Council in order to get “more eyes on it.”

Councilor Tzouvelekas stated there were still a number of questions remaining about the item. It appeared as if Council was being asked to help purchase the land and deal with the contamination issue.

Vice-Chairman Seman stated the Executive Session was the opportunity to ask questions.

Councilor Tzouvelekas stated he liked the project but he still had concerns.

Councilor Fant stated he was prepared to hold the item as he had concerns about the SSR call back. That question was resolved for him during Executive Session and he was in favor of approval. However, he was not opposed to holding it if Councilor Tzouvelekas wanted to do so.

Vice-Chairman Seman stated any concerns could be "ironed out" as the item moved forward.

Chairman Tripp asked if Mr. Tzouvelakas' primary concern was the first "whereas clause." He suggested Mr. Tzouvelekas work with Mr. Tollison on a possible amendment.

Councilor Tzouvelekas requested Mr. Tollison address his concerns about the purchase of the land and the contamination issue.

Mr. Tollison stated the assistance would be through special source revenue credits not by actual property ownership.

Councilor Tzouvelekas stated given the information provided by Mr. Tollison, he had a better understanding of the project.

Councilor Tzouvelekas withdrew the motion to hold.

**Action:** Vice-Chairman Seman moved to approve the item.

Motion carried unanimously.

**Item (15)**      **Adjournment**

**Action:** Councilor Meadows moved to adjourn the meeting.

Motion carried unanimously the meeting adjourned at 5:15 p.m.

Respectfully submitted:

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Jessica M. Stone  
Deputy Clerk to Council