

REVISED
MINUTES
GREENVILLE COUNTY COUNCIL
COMMITTEE ON FINANCE
AUGUST 22, 2022
5:00 P.M.

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

The Finance Committee met on-site and remotely to handle requests submitted to the committee for consideration.

COUNCIL MEMBERS PRESENT:

CHAIRMAN, DAN TRIPP
VICE CHAIRMAN, LIZ SEMAN
ENNIS FANT
WILLIS MEADOWS
STAN TZOUVELEKAS

COUNCIL MEMBERS ABSENT:

OTHER COUNCIL MEMBERS PRESENT:

JOE DILL
BUTCH KIRVEN

STAFF PRESENT:

JOHN HANSLEY, DEPUTY COUNTY ADMINISTRATOR
JOE KERNELL, COUNTY ADMINISTRATOR
REGINA MCCASKILL, CLERK TO COUNCIL
MARK TOLLISON, COUNTY ATTORNEY
NICOLE WOOD, ASSISTANT COUNTY ADMINISTRATOR

CALL TO ORDER:

Chairman Tripp called the Finance Committee meeting to order at 5:19.

INVOCATION:

Councilor Meadows provided the invocation.

APPROVAL OF MINUTES:

Councilor Tzouvelekas moved to approve the regular minutes of August 8, 2022. The motion carried unanimously.

AMERICAN RESCUE PLAN ACT (ARPA) FUNDING OPTIONS:

The Finance Committee held a workshop earlier on August 22 where staff presented options regarding the use of ARPA funds to address various public health programs and other needs to benefit the citizens of Greenville County.

Joe Kernell, County Administrator was present to answer questions of the committee.

After some discussion, Councilor Tzouvelekas moved to approve the list of funding requests as presented in the agenda packet. (See attached list). Councilor Tzouvelekas also requested that the terms for Prisma be increased to 15 years.

Joe Kernell, County Administrator stated that there was not enough money left to fund the entire list included in the packet. This was just a list of funding requests which totaled about \$22,000,000.

Chairman Tripp stated that non-profit groups had received funding previously through the CARES Act funding. He also stated that no formal request for proposal was done for this pot of money. He stated it would be unfair to fund the non-profits on the list and would give them an unfair advantage over the other non-profit groups.

Councilor Tzouvelekas stated his motion could be amended to remove some of the requests on the list.

AMERICAN RESCUE PLAN ACT (ARPA) FUNDING OPTIONS CON'T:

Councilor Meadows stated all the requests on the list were good, but there was not enough money to fund them all. He stated he would like to amend the motion to give \$4,000,000 for Metro Sewer and the amount left would go to Prisma and the Emergency Operations Center. He stated all the other requests should be able to find other funding.

Councilor Seman requested clarification on the amount of funds for the Emergency Operations Center.

Joe Kernell, County Administrator stated that the allocations could be reduced across the board. The EOC could be reduced to \$2,000,000, Metro Sewer - \$3,000,000 and the remaining for Prisma.

Councilor Meadows moved to amend the motion to approve the following: \$13,492,980 for Prisma, \$2,000,000 for Emergency Operations Center (EOC), and \$3,000,000 for Metro Connects for a total of \$18,492,980. The amendment was approved. The motion as amended was approved and carried unanimously.

AFFORDABLE HOUSING INCENTIVE POLICY:

County staff, along with outside counsel, developed a Workforce Housing Incentive Policy at the direction of County Council. The policy creates a strategy to promote workforce housing within the County, including encouraging the development of workforce housing units within multi-family developments and providing financial incentives to developers to construct affordable workforce housing.

Joe Kernell, County Administrator stated that a while ago in Executive Session County Council had received a request for a Pilot for an apartment complex where they requested a reduction in taxes. There were no guidelines in place and staff was requested to look at some options to address this type of request. He stated this was a group effort with Mr. Hansley and Mr. Tollison to come up with some options to address this. The intent is to have some parameters in place when a developer comes to the County seeking abatement for affordable or workforce housing. This policy would set some guidelines as well as filter out requests that did not meet the criteria or parameters.

Mr. Tollison stated he believed the policy was a good foundation and a vehicle for extending credit; evaluating and setting the bar for these type of projects.

AFFORDABLE HOUSING INCENTIVE POLICY CON'T:

Chairman Tripp asked how this policy would work with the table of parameters established under GADC. He also asked where this policy would be housed; the County or GADC.

Mr. Kernell stated the decision would be left up to County Council. He also stated that GADC is where this should be housed at some point, but would require additional staff to do so.

Councilor Seman asked what other parties had input in establishing the policy.

Mr. Tollison responded this was mostly done internally, but he reached out to an attorney with Haynsworth, Sinkler Boyd.

Mr. Kernell added that he also spoke with John Castile, GCRA Director. Mr. Castile believed the policy was good.

Councilor Tzouvelekas asked who made the request. Mr. Kernell responded the request came from County Council. He also asked some questions regarding funding and zoning in regards to the policy. Councilor Tzouvelekas asked Mr. Kernell to help him not pick winners and losers. Mr. Kernell responded the policy would help accomplish not picking winners or losers. The criteria set in the policy would somewhat even the playing field.

Councilor Meadows stated this did not level the playing field in his opinion. He believes this was government subsidizing for the developer at the expense of the taxpayer. He stated that citizens in his district, Councilor Fant's district and Councilor Tzouvelekas' district would pay for this. He stated he does not believe that it's right to subsidize. The City requires the developers to do this so, it's a hit on their bottom line. Mr. Meadows stated in essence, we are picking winners and losers. Councilor Meadows stated he asked how much funding was coming from the City and found out that the City was not contributing anything. He stated as it relates to affordable housing, the City of Greenville created their own problem by moving people out of the City. Councilor Meadows stated when he worked at Greenville High School, all the houses behind the high school were affordable housing. These were houses that the people could afford ranging from \$25,000 to \$30,000. Homes in that same area today are priced at \$400,000 to \$500,000. Councilor Meadows stated that the City created their own problem by not having affordable housing available and they now want the County to solve the problem. He also stated that the State had made some changes regarding incentives that would help the

AFFORDABLE HOUSING INCENTIVE POLICY CON'T:

counties level the playing field by lowering the rate from 10% to 6%. He also stated County Council's role was to ensure public health and public safety, not solve the problems of a developer or builder. He stated as it stands, a developer's tax bill could be reduced from \$765,000 to around \$365,000 annually if the developer received a fee in lieu of tax agreement. Councilor Meadows stated that is a lot of money for the County to lose; and that amount is based on today's value. He believes to subsidize the citizens in his district or any other district is wrong. Councilor Meadows would like to have some questions asked before making a decision on the policy.

Councilor Fant stated he has been in favor of workforce housing for as long as he has been on County Council. He stated there are studies which show that in order for a city to be viable, citizens who work in the city, should also be able to live there. The benefit of this is, when people live where they work, it gives them the opportunity to also bond with people they live and work with. He stated he grew up in a segregated neighborhood, but the kids he played with were the same kids he went to school with and there was bonding there. Councilor Fant stated the same thing happened when he went to college, there was bonding with college mates. There's a mental health advantage as well; when you work where you live, it lessens the need for fossil fuel burning vehicles. This reduces the carbon footprint which we need to be mindful of. You are able to walk, ride a bike or Uber to work. He also stated you can't say you're for law enforcement, fire fighters, school teachers, and nurses and be against workforce housing. He also stated you can't be against sprawl; if we keep building in the country north and south, there will be no more green in Greenville. If we don't do high density urban development, where are you going to go. With 250,000 people moving to Greenville over the next 20 years, how will we handle this without doing high density in field in our urban centers. Councilor Fant also mentioned the mental stress of having to make a 45 minute commute to and from work every day. He also stated that as it relates to the policy, developers can use it or not use it. Council always has the option to approve or not approve any of these projects. Lastly, Councilor Fant stated we can't have it both ways; can't be against sprawl and also be against urban high density development. He stated Council has to make a choice.

Councilor Seman stated that she would like for the policy to move forward. Councilor Seman moved to approve the Affordable Housing Incentive Policy and forward it to the Committee of the Whole. The motion carried unanimously.

LAKE CUNNINGHAM FIRE DISTRICT MILLAGE REQUEST:

This is a request from the Lake Cunningham Fire District to increase its current millage rate one and seven tenths (1.7) of a mill from 35.5 to 37.2 mills. This represents an increase in the millage rate which equates to an increase of \$13.60 for the owner of a \$200,000 home.

John Hansley, Deputy County Administrator was present to answer questions of the committee.

Councilor Meadows moved to approve the millage increase of 1.7 mills for the Lake Cunningham Fire District. The motion carried unanimously.

COMMUNITY PROJECT APPLICATION – GREENVILLE COUNTY FIRE CHIEF'S ASSOCIATION - STRATEGIC PLANNING PROJECT:

This is a Community Project Application from the Fire Chief's Association in the amount of \$10,000. The funds will be used to assist with the development of a strategic plan for fire service in Greenville County.

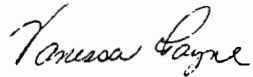
John Hansley, Deputy County Administrator was present to answer questions of the committee.

Councilor Tzouvelekas moved to approve the Community Project Application in the amount of \$10,000 for the Greenville County Fire Chief's Association. The motion carried.

ADJOURNMENT:

There being no additional business to come before the Finance Committee, the meeting adjourned at 6:06.

Respectfully submitted,



Vanessa Payne
Executive Assistant

ARPA Funding Requests

ARPA Funding Available \$18,492,980

Emergency Operations Center \$4,000,000

External Requests	Amount	Purpose	Eligibility Criteria
North Greenville Hospital/Prisma	\$15,000,000	Reopen Emergency Room at Prisma's North Greenville Hospital	Yes - under Public Health
MetroConnects	\$4,000,000	Mills and Dunean Mills local match for rehab of sewer lines	Yes - explicit in Final Rule for Sewer Infrastructure
COVID Quarantine Shelter (United Housing Connections and Prisma Health)	\$628,000	In order to remain open through March 2023	Yes - under Public Health in Final Rule/Congregate Living/Response to COVID-19
988 (Mental Health America)	\$400,000	Shortage of funds from 2021 for 988 - Suicide prevention line for 2022-2023	Yes -explicit under Public Health Behavioral Health
Safe Harbor	\$250,000	Capital fund for new shelter	Yes - under Public Health in Final Rule/Congregate Living/Response to COVID-19 & disproportionately impacted and located in a QCT
YMCA	\$2,000,000	\$1.5M Capital for Eastside Expansion/Childcare and \$500,000 for additional resources across the County	Partial - Negative economic impacts/Childcare facilities
Center for Educational Equity	\$450,000	Building Improvements and Operationa Support	Partial - Responding to Negative Economic Impacts/Disproportionately Impacted Non-Profits (located in a QCT)
Broadband	TBD	Expansion in North and South - areas identified	Yes - explicit in Final Rule