

GREENVILLE COUNTY COUNCIL  
COMMITTEE ON FINANCE  
DECEMBER 4, 2023  
3:30 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.

**COUNCIL MEMBERS PRESENT:**

CHAIRMAN, BUTCH KIRVEN  
VICE CHAIRMAN, LIZ SEMAN  
BENTON BLOUNT  
ENNIS FANT  
CHRIS HARRISON  
DAN TRIPP

**COUNCIL MEMBERS ABSENT:**

**OTHER COUNCIL MEMBERS PRESENT:**

MIKE BARNES  
RICK BRADLEY  
ALAN MITCHELL

**STAFF PRESENT:**

JOE KERNELL, COUNTY ADMINISTRATOR  
REGINA MCCASKILL, CLERK TO COUNCIL  
VANESSA PAYNE, EXECUTIVE ASSISTANT  
JESSICA STONE, DEPUTY CLERK TO COUNCIL  
MARK TOLLISON, COUNTY ATTORNEY  
NICOLE WOOD, ASSISTANT COUNTY ADMINISTRATOR  
KIM WUNDER, ASSISTANT COUNTY ATTORNEY

**CALL TO ORDER:**

Chairman Kirven called the Finance Committee meeting to order at 3:30 p.m.

**INVOCATION:**

Councilor Bradley provided the invocation.

## **APPROVAL OF MINUTES:**

Councilor Seman moved to approve the minutes of the regular meeting of November 13, 2023. The motion carried unanimously.

## **ABANDONED TEXTILE MILL SITE CERTIFICATION – 1417 HAMPTON AVENUE:**

This is a resolution to provide a certification pursuant to the South Carolina Textile Communities Revitalization Act for certain property located at 1417 Hampton Avenue Extension, Greenville, South Carolina.

Kim Wunder, Assistant County Attorney and Rob Howell, Developer were present to answer questions of the committee.

Councilor Seman moved to approve the resolution to provide a certification pursuant to the South Carolina Textile Communities Revitalization Act for certain property located at 1417 Hampton Avenue Extension, Greenville, South Carolina. The motion carried unanimously.

## **PROJECT DELANO – SPECIAL SOURCE CREDIT AGREEMENT FOR WORKFORCE HOUSING:**

Council adopted the Workforce and Affordable Housing Policy on October 18, 2022 that provides Special Source Credits to projects which reserve at least 20% of their total housing units as Workforce/Affordable units with the required mix of 40% AMI housing units, 60% AMI housing units and 80% AMI housing units.

Nicole Wood, Assistant County Administrator, Philip Land and Katie Busbee, Haynsworth Sinkler Boyd, Anthony Gibb and Krish Patel, KPWT, No Limit, LLC were present to answer questions of the committee.

Councilor Seman moved to approve the Special Source Credit Agreement, Special Source Credit Ordinance and the Multi-County Industrial Business Park Ordinance as it relates to Project Delano. The motion carried unanimously.

## **AUDIT PRESENTATION:**

Grant Davis, Mauldin & Jenkins CPAs, gave a presentation of the Annual Comprehensive Financial Report for fiscal year ended June 30, 2023 for the County of Greenville. This item was for information only and no action was required or taken.

## **GCHNRT PRESENTATION:**

A presentation of upcoming projects for Greenville County Historic Natural Resources Trust was given by Nanette Latesta. This item was for information only and no action was required or taken.

### **BOSTIK, INC – FIVE YEAR EXEMPTION REQUEST:**

This is a request to approve a five -year property tax exemption extended to Bostik, Inc. The Finance Committee has previously determined that where such property has already received tax incentives or a five-year abatement, it does not desire to provide the additional abatement from County property taxes.

Nicole Wood, Assistant County Administrator was present to answer questions of the committee.

Councilor Tripp moved to deny approval of a five-year exemption extension for Bostik, Inc. The motion carried unanimously.

### **MCIP ORDINANCE – ANDERSON – PROJECT WHITE:**

This is an ordinance to amend an agreement for the development of a Joint County Industrial and Business Park (2010 Park) of Anderson County and Greenville Counties so as to enlarge the Park to include property of Project White.

Mark Tollison, County Attorney, was present to answer questions of the committee.

Councilor Seman moved to approve the ordinance to amend an agreement for the development of a Joint County Industrial and Business Park (2010 Park) of Anderson County and Greenville Counties so as to enlarge the Park to include property of Project White. The motion carried unanimously.

### **MCIP ORDINANCE – ANDERSON – PROJECT AUSTIN:**

This is an ordinance to amend an agreement for the development of a Joint County Industrial and Business Park (2010 Park) of Anderson County and Greenville Counties so as to enlarge the Park to include property of Project Austin.

Mark Tollison, County Attorney, was present to answer questions of the committee.

Councilor Seman moved to approve the ordinance to amend an agreement for the development of a Joint County Industrial and Business Park (2010 Park) of Anderson County and Greenville Counties so as to enlarge the Park to include property of Project Austin. The motion carried unanimously.

### **MAGNA DRIVE DECOSTAR AMENDMENT:**

This is a request to approve the conversion of a 2002 Drive Automotive deal that was done under the 20-year net present value method to a non-NPV calculation as a result of the deal being amended to a 30-year FILOT last year. There is also a request to bifurcate the 2013 FILOT that included both Drive Automotive and Decostar. This action will allow the two companies to file separate tax returns, rather than having to file jointly.

## **MAGNA DRIVE DECOSTAR AMENDMENT CON'T:**

Kevin Landmesser, GADC was present to answer questions of the committee.

Councilor Tripp moved to approve an ordinance authorizing the amendment and bifurcation of a fee in lieu of ad valorem taxes and incentive agreement by and between Greenville County and Drive Automotive Industries of America, Inc, Decostar Industries Inc. and MGSC001 LLC. The motion carried unanimously.

## **COMMUNITY PROJECT APPLICATIONS:**

### **PIEDMONT DAM – SMALL AREA MASTER PLAN:**

This is a Community Project Application in the amount of \$8,000 for Piedmont Dam Area Master Plan. The funds will be used to develop a master plan of the Piedmont Dam area.

Nicole Wood, Assistant County Administrator was present to answer questions of the committee.

Councilor Seman moved to approve the Community Project Application in the amount of \$8,000 for Piedmont Dam. The motion carried unanimously.

### **PIEDMONT FIRE DEPARTMENT – CHRISTMAS LIGHTS:**

This is a Community Project Application in the amount of \$1,500 for Piedmont Holiday Lights. The funds will be used to purchase new holiday lights for the downtown streets.

Nicole Wood, Assistant County Administrator was present to answer questions of the committee.

Councilor Seman moved to approve the Community Project Application in the amount of \$1,500 for Piedmont Holiday Lights. The motion carried unanimously.

### **MAULDIN HIGH SCHOOL – 50<sup>TH</sup> YEAR CELEBRATION:**

This is a Community Project Application in the amount of \$2,000 for Mauldin High School 50<sup>th</sup> Year Celebration. The funds will be used to offset the cost of events related to the 50<sup>th</sup> Year celebration.

Nicole Wood, Assistant County Administrator was present to answer questions of the committee.

Councilor Seman moved to approve the Community Project Application in the amount of \$2,000 for Mauldin High School 50<sup>th</sup> Year Celebration. The motion carried unanimously.

**EXECUTIVE SESSION:**

The Finance Committee went into executive session at 4:24 to discuss contractual matters. The committee came out of executive session at 4:51.

**PROJECT LETO:**

Councilor Seman moved to approve a resolution authorizing the extension of the investment period under a fee agreement by and between Greenville County and Project Leto. The motion carried unanimously.

**PROJECT SHEPHERD:**

Councilor Seman moved to approve a resolution authorizing the execution and delivery of an inducement agreement by and between Greenville County and Project Shepherd. The motion carried unanimously.

**PROJECT UTC:**

Councilor Tripp moved to approve a resolution authorizing the execution and delivery of an inducement agreement by and between Greenville County and Project UTC. The motion carried unanimously.

**PROJECT EAGLE:**

Councilor Fant moved to approve a resolution authorizing the execution and delivery of an inducement agreement by and between Greenville County and Project Eagle. The motion carried unanimously.

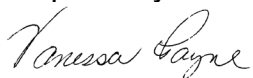
**PROJECT WINDY:**

There was no action taken on Project Windy.

**ADJOURNMENT:**

There being no additional business to come before the Finance Committee, the meeting adjourned at 4:57.

Respectfully submitted,



Vanessa Payne  
Executive Assistant