



CITY OF SPARTANBURG

SOUTH CAROLINA

CITY COUNCIL AGENDA

City Council Meeting
City Council Chambers
145 W. Broad Street
Monday, November 27, 2023
5:30 PM

- I. Moment of Silence**
- II. Pledge of Allegiance**
- III. Approval of the Minutes of the November 13, 2023 Meeting**
- IV. Approval of the Agenda of the November 27, 2023 Meeting**
- V. Public Comment**
Public Comment Forms are available at the door and should be submitted to the Clerk prior to the start of the meeting
- VI. Consent Agenda**
 - A. An Ordinance Authorizing the Execution of a Development Agreement with Palmetto Operating Company, LLC**
Presenter: Chris Story, City Manager
 - B. An Ordinance Amending the Business License Ordinance of the City of Spartanburg to Update the Class Schedule as Required by Act 176 of 2020.**
Presenter: Robert P. Coler, City Attorney
- VII. Resolution**
 - A. Certifying a Building as an Abandoned Building Site Pursuant to the South Carolina Abandoned Building Revitalization Act, Title 12, Chapter 67, Section 12-67-100 et seq., of the South Carolina Code of Laws (1976), as amended, regarding the property located at 641 East Main Street, Spartanburg, South Carolina bearing Tax Map # 7-12-08-131.00**
Presenter: Chris Story, City Manager
- VIII. Approval of the 2024 City Council Meeting Calendar**
Presenter: Christie Lindsey, City Clerk
- IX. Staff Updates**
- X. City Council Updates**

As required by the Americans with Disabilities Act, the City of Spartanburg will provide interpretive services for the City Council Meetings. Requests must be made to the Communications & Marketing Office (596-2020) 24 hours in advance of the meeting. This is a Public Meeting and notice of the meeting was posted with the Media 24 hours in advance according to the Freedom of Information

XI. Executive Session

**A. Pursuant to Section 30-4-70(a)(1) of the South Carolina Code of Laws
Concerning A Personnel Matter**

XII. Adjournment.

City Code Sec. 2-57. Citizen Appearance. Any citizen of the City of Spartanburg may speak at a regular meeting on any matter pertaining to City Services and operations germane to items within the purview and authority of City Council, except personnel matters, by signing a Citizen's Appearance form prior to the meeting stating the subject and purpose for speaking. No item considered by Council within the past twelve (12) months may be added as an agenda item other than by decision of City Council. The forms may be obtained from the Clerk and maintained by the same. Each person who gives notice may speak at the designated time and will be limited to a two (2) minute presentation.



**City Council Meeting
City Council Chambers
145 W. Broad Street
Monday, November 13, 2023
5:30 p.m.**

(These minutes to be approved at the November 27, 2023 Council Meeting)

City Council met this date with the following Councilmembers present: Mayor Jerome Rice, Jr, Mayor Pro Tem Rob Rain, Councilmembers Erica Brown, Jamie Fulmer, Ruth Littlejohn, Meghan Smith and Janie Salley. City Manager Chris Story, Deputy City Manager Mitch Kennedy, Assistant City Manager Kevin Limehouse and City Attorney Robert P. Coler were in attendance. Notice of the meeting was posted with the Media 24 hours in advance according to the Freedom of Information Act. All City Council meetings are live streamed/recorded. To view the video for a complete transcript, please visit <https://www.cityofspartanburg.org/city-council>

I. Moment of Silence – observed

II. Pledge of Allegiance - recited

III. Approval of the Minutes of the October 23, 2023 City Council Meeting –
Councilmember Littlejohn made a motion to approve the minutes as received.
Councilmember Smith seconded the motion, which carried unanimously 7 to 0.

IV. Approval of the Agenda for the November 13, 2023 City Council Meeting -
Councilmember Salley made a motion to approve the agenda as received.
Councilmember Fulmer seconded the motion, which carried unanimously 7 to 0.

V. Public Comment –

**Citizen Appearance forms are available at the door and should be submitted to the City Clerk*

- 1. Colin Bauer**
- 2. Omar Dawkins**
- 3. Sevi Alvarez**
- 4. Cassandra Janet Chatonda**

VI. Proclamation Recognizing November 16, 2023 as Homelessness Awareness Day
Presenter: Jerome Rice, Jr., Mayor
Mayor Rice presented Beth Rutherford, Colin Bauer and Sarah Daniel with the proclamation recognizing November 16, 2023 as Homelessness Awareness Day.

VII. Consent Agenda

- A. An Ordinance to Authorize the City Manager to Execute the Lease of Various City Owned Aircraft Hangars at the Spartanburg Downtown Memorial Airport**
Presenter: Robert P. Coler, City Attorney
Councilmember Brown made a motion to approve the consent agenda.
Councilmember Smith seconded the motion, which carried unanimously 7 to 0.

VIII. West Main Street Strategic Growth Corridor Project

Presenter: Jay Squires, Public Works Director

Council received presentation as information only.

IX. Ordinance

A. An Ordinance Authorizing the Execution of a Development Agreement with Palmetto Operating Company, LLC.

Presenter: Chris Story, City Manager

Councilmember Salley made a motion to approve the ordinance as presented.

Councilmember Smith seconded the motion, which carried unanimously 7 to 0.

B. An Ordinance Amending the Business License Ordinance of the City of Spartanburg to Update the Class Schedule as Required by Act 176 of 2020.

Presenter: Robert P. Coler, City Attorney

Councilmember Brown made a motion to approve the ordinance as presented.

Councilmember Littlejohn seconded the motion, which carried unanimously 7 to 0.

X. Staff Updates

XI. City Council Updates- Each Councilmember gave updates on their activities since the previous council meeting.

XII. Executive Session-

A. Pursuant to Section 30-4-70(a)(1) of the South Carolina Code of Laws Concerning A Personnel Matter

Councilmember Salley made a motion to enter into Executive Sessions at 6:34 p.m.

Councilmember Brown seconded the motion, which carried unanimously 7 to 0.

XVI. Adjournment – Councilmember Salley made a motion to adjourn the meeting.

Councilmember Littlejohn seconded the motion, which carried unanimously 7 to 0. The meeting adjourned at 6:53 p.m.

Christie B. Lindsey

Christie B. Lindsey, City Clerk



REQUEST FOR COUNCIL ACTION

TO: Spartanburg City Council

FROM: Chris Story, City Manager

SUBJECT: Resolution Certifying Abandoned Building Site 641 E. Main Street

DATE: November 22, 2023

The attached resolution certifies 641 E. Main Street as meeting the state code requirements for an Abandoned Building Site in accordance with the SC Abandoned Buildings Revitalization Act. This certification allows the planned redevelopment of the site to benefit from certain credits against state taxes. This site and project meet all criteria. The certification has no impact on city revenues. The resulting redevelopment, valued in excess of \$1.6 million, will bring a positive addition to East Main Street.

We recommend your approval and welcome any questions you may have.

City of Spartanburg Resolution No.2023-_____

Certifying a building as an Abandoned Building Site pursuant to the South Carolina Abandoned Buildings Revitalization Act, Title 12, Chapter 67, Section 12-67-100 et seq., of the South Carolina Code of Laws (1976), as amended, regarding the property located at 641 East Main Street, Spartanburg, Spartanburg County, South Carolina TMS #7-12-08-131.00.

WHEREAS, the South Carolina Abandoned Buildings Revitalization Act (the "Act") was enacted in Title 12, Chapter 67 of the South Carolina Code of Laws (1976), as amended, to create an incentive for the rehabilitation, renovation and redevelopment of abandoned buildings located in South Carolina; and

WHEREAS, the Act provides that restoration of abandoned buildings into productive assets for the communities in which they are located serves a public and corporate purpose and results in job opportunities; and

WHEREAS, Section 12-67-140 of the Act provides that a taxpayer who rehabilitates an abandoned building is eligible either for a credit against certain income taxes, license fees or premium taxes, or a credit against local property taxes; and

WHEREAS, 641 East Main, LLC is the owner and developer of certain real property located at 641 East Main Street, City of Spartanburg, South Carolina 29302, (the "Property") and is identified by the Spartanburg County Tax Map Number 7-12-08-131.00; and

WHEREAS, the Property is located within the City of Spartanburg, South Carolina;

WHEREAS, 641 East Main, LLC, also known as the "Taxpayer," has requested that the City certify that the Property is eligible as an abandoned building site as defined by Section 12-67-120.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPARTANBURG, SOUTH CAROLINA, this ____ day of _____, 2023, as follows:

Section 1. The Taxpayer has submitted to the City a request to certify that the abandoned building site was an abandoned building as defined in Section 12-67-120(1) and that the geographic area of the abandoned building site is consistent with Section 12-67-120(2), pursuant to Section 12-67-160 of the Act (the "Request to Certify").

Section 2. The City has reviewed the Request to Certify and supporting documentation, conferred with the Taxpayer, and conducted its own review of the Property.

Section 3. The City hereby certifies that (i) the abandoned building site is an abandoned building as defined by Section 12-67-120(1) of the Act, and (ii) the geographic area of the abandoned building site is consistent with Section 12-67-120(2) of the Act.

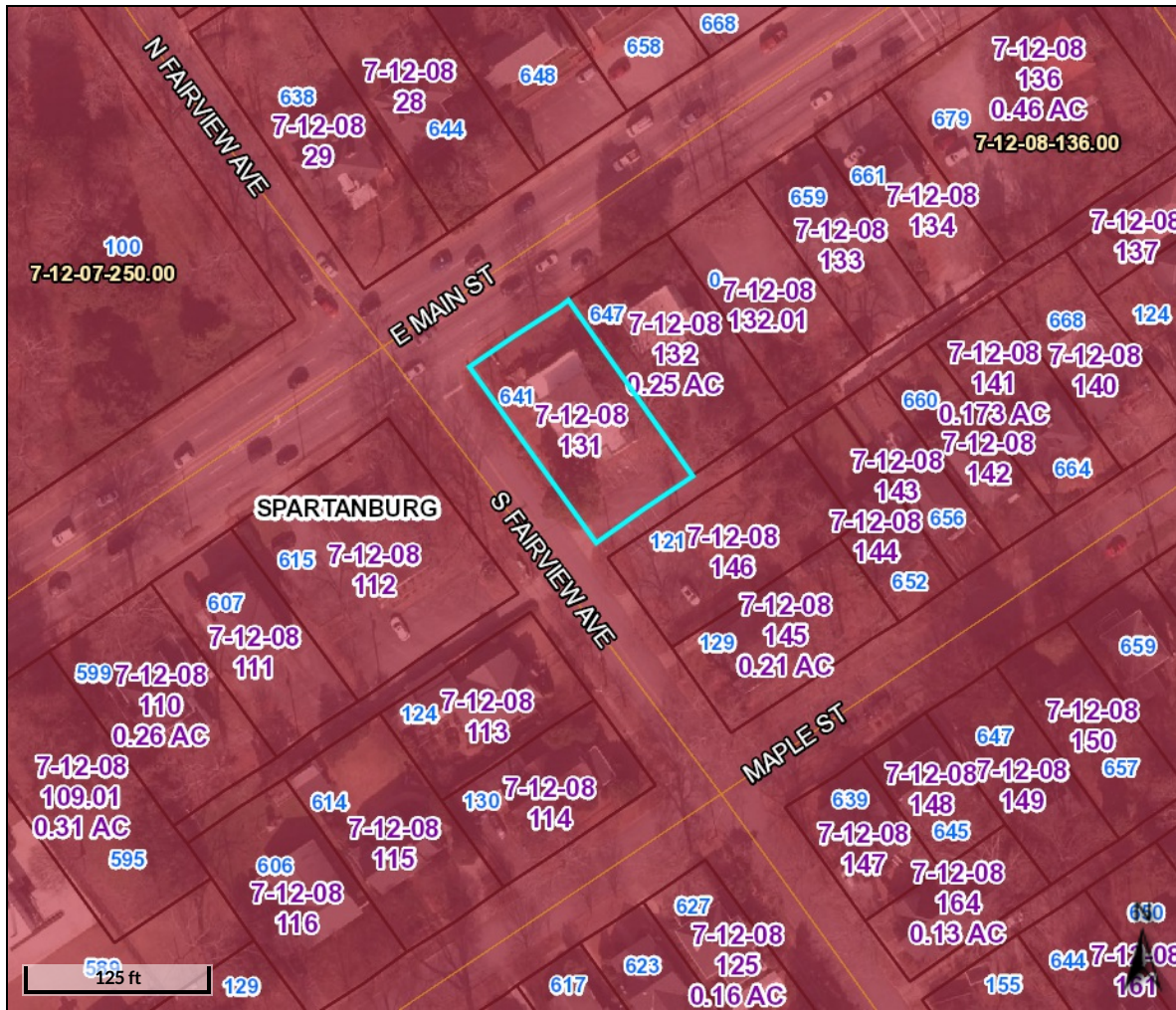
Jerome Rice, Jr.
Mayor

ATTESTED:

City Clerk

APPROVED AS TO FORM:

City Attorney



Overview



Legend

- ☐ Parcels
Parcel Numbers
Address Numbers

Parcel ID	7-12-08-131.00	Alternate	144773	Owner	FIRST PIEDMONT FEDERAL SAVINGS & LOAN
Sec/Twp/Rng	n/a	ID		Address	ASSOCIATION
Property	641 E MAIN ST	Class	Non-Qualified Regular Commercial		PO BOX 1900
Address	SPARTANBURG		Improved		GAFFNEY, SC 29342
		Acreage	n/a		
District			n/a		
Brief Tax Description			LOTS 25 26 & PT OF 24 BLK 3 CONVERSE HGTS DB 62A-132 136 140 144 DB 72J-529-539 77R-821 PB 2-94 PB 153-994		
			(Note: Not to be used on legal documents)		

Date created: 5/17/2022

Last Data Uploaded: 5/17/2022 9:17:49 AM

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2024 City Council Meeting Schedule

January S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	February S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29	March S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31
April S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	May S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	June S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30
July S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	August S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	September S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30
October S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	November S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	December S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

City Council Meetings-2nd and 4th Monday of the Month
One meeting in December on 2nd Monday

2023 NLC Conferences
Congressional Cities Conference/Washington DC
March 11-13, 2024

City Summit/Tampa FL
November 13-16, 2024

City Hall Holidays-City Hall Offices CLOSED
Jan 1- New Year's Day
Jan 15- Martin Luther King Jr. Day
Feb 19- Presidents' Day
May 27- Memorial Day
July 4- Independence Day
Sept 2-Labor Day
Nov 28 & 29- Thanksgiving Holidays
Dec 24 & 25- Christmas Holidays