



CITY OF SPARTANBURG

SOUTH CAROLINA

CITY COUNCIL AGENDA

City Council Meeting
County Council Chambers
366 N. Church Street
Monday, February 12, 2024
5:30 PM

- I. Moment of Silence**
- II. Pledge of Allegiance**
- III. Approval of the Minutes of the January 22, 2024 Meeting**
- IV. Approval of the Agenda of the February 12, 2024 Meeting**
- V. Public Comment**
Citizen Appearance forms are available at the door and should be submitted to the City Clerk prior to the start of the meeting
- VI. Recognition of City of Spartanburg Retiree, Kay Byrnes, Administrative Assistant, Property Maintenance & Housing Inspections Team**
Presenter: Mayor Jerome Rice, Jr.
- VII. Update on Hello Family-Year 2**
Presenter: Kaitlin Watts, Director of Hello Family
- VIII. Spartanburg Divine 9 Update**
Presenter: Mitch Kennedy, Deputy City Manager
- IX. Update on Spartanburg Downtown Transportation Plan**
Presenter: Martin Livingston, Community Development Director
Ernie Boughman, Toole Design
- X. Consent Agenda**
 - A. An Ordinance Authorizing the City Manager to Execute Documents Authorizing the Sell of Property Located on Spartanburg Water Works Road bearing Tax Map Number 2-23-00-011.00**
Presenter: Robert P. Coler, City Attorney

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. Resolutions

- A. A Resolution Certifying One (1) Unit 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 254 W. Main Street, City of Spartanburg, Spartanburg County TMS # 7-12-10-026.00
Presenter: Chris Story, City Manager**
- B. A Resolution Certifying Six (6) Units 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 500 W. Main Street, City of Spartanburg, Spartanburg County TMS # 7-12-13-024.00
Presenter: Chris Story, City Manager**
- C. A Resolution Certifying Four (4) Units 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 134-136 Magnolia Street, City of Spartanburg, Spartanburg County TMS # 7-12-20-002.00
Presenter: Chris Story, City Manager**

XII. Staff Updates

XIII. City Council Updates

XIV. Executive Session

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

XV. 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, January 22, 2024
5:30 p.m.**

(These minutes to be approved at the February 12, 2024 Council Meeting)

City Council met this date with the following Councilmembers present: Mayor Jerome Rice, Jr, Mayor Pro Tem Janie Salley, Councilmembers Erica Brown, Jamie Fulmer, Ruth Littlejohn, Meghan Smith and Rob Rain. 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 December 11, 2023 and January 8, 2024 City Council Meeting –

Councilmember Fulmer 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 January 22, 2024 City Council Meeting -

Councilmember Smith made a motion to approve the agenda as received. Councilmember Littlejohn 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. Sevi Alvarez- Mr. Alvarez spoke about Medicaid in South Carolina.

2. Mayor James Talley- Mayor Talley shared memories of the current City Hall and acknowledged former Councilmembers who were in attendance for the last meeting in Council Chambers at 145 W. Broad Street. (W.C. Bain, Linda Blanchone, Lib Fleming, Robert Reeder) Former Employees (Ed Memmott, Mandy Merck and James Ledlow)

VI. Presentation of the History of Spartanburg City Hall

Presenter: Dr. Phillip Stone, Archivist, Wofford College

Dr. Stone presented historical facts and information about Spartanburg City Hall's current location at 145 W. Broad Street.

Council received as information only.

VII. FY 2023 Audit and Annual Comprehensive Financial Report

Presenter: Dennis Locke, Finance Director

Dennis shared the results of the FY 2023 Audit completed by Green, Finney, Cauley, LLP

Council received as information only.

VIII. Resolution

A. A Resolution Declaring Juneteenth as a City Holiday

Presenter: Robert P. Coler, City Attorney

Councilmember Smith made a motion to approve the resolution as presented.

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

B. A Resolution to Update the Annual Salary of the City Manager and City Attorney Pursuant to Recent Performance Reviews and the City's Recently Completed Compensation Analysis.

Presenter: Robert P. Coler, City Attorney

Councilmember Littlejohn made a motion to approve the resolution as presented.

Mayor Pro Tem Salley seconded the motion which carried unanimously 7 to 0.

IX. Ordinance

A. An Ordinance Authorizing the City Manager to Execute Documents Authorizing the Sell of Property Located on Spartanburg Water Works Road Bearing Tax Map Number 2-23-00-011.00

Presenter: Robert P. Coler, City Attorney

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

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

X. Staff Updates

City Manager Chris Story updated Council about the heating situation at Robert Smalls Housing Development. He also advised that all offices located at 145 W. Broad Street for the City have now been relocated to 187 W. Broad Street and Municipal Court has relocated to the new County Courthouse. Mr. Story provided information regarding the beginning work for demolition of 145 W. Broad Street.

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

XI. Executive Session-*Councilmember Fulmer made a motion to enter into executive session at 6:36p.m. Councilmember Smith seconded the motion, which carried unanimously 7 to 0.*

A. Pursuant to Section 30-4-70(a)(5) of the South Carolina Code of Laws to Discuss Matters Relating to "Project Knighttrider" an Economic Development Project.

B. Pursuant to Section 30-4-70(a)(2) of the South Carolina Code of Laws for Legal Advice Regarding a Development Agreement

Councilmember Littlejohn made a motion to adjourn from Executive Sessions at 7:47 p.m.

Mayor Pro Tem Salley seconded the motion, which carried unanimously 7 to 0.

XVI. Adjournment – *Mayor Jerome Rice, Jr. made a motion to adjourn the final City Council meeting at 145 W. Broad Street. Councilmember Littlejohn seconded the motion, which carried unanimously 7 to 0. The meeting adjourned at 7:48 p.m.*

Christie B. Lindsey

Christie B. Lindsey, City Clerk



REQUEST FOR CITY COUNCIL ACTION

TO: Chris Story, City Manager

FROM: Martin Livingston, Community Development Director
Ernie Boughman, Toole Design

SUBJECT: Update: Spartanburg Downtown Transportation Plan

DATE: February 12, 2024

BACKGROUND:

As downtown Spartanburg has redeveloped with an emphasis on revitalized neighborhoods, mixed use, walkability, and healthy living, the demands on the existing transportation system have changed. Adding to these demands is the successful economic development occurring outside the city increasing large truck traffic using the state-maintained roadways through the downtown.

The purpose of the Spartanburg Downtown Transportation Plan is to address holistically the current and future demands on the transportation system in downtown Spartanburg. The plan for addressing these demands will improve mobility, traffic circulation, and safety in downtown Spartanburg for all users and will identify strategies and specific projects for the short and long terms.

The Spartanburg Area Transportation Study (SPATS) and the South Carolina Department of Transportation are partners in this effort. Encompassing an area outside the city, SPATS is interested in developing a conceptual list of projects for its study area outside the Spartanburg downtown. Developing that list of priority SPATS projects is also part of this effort. Toole Design was selected to prepare a plan with recommendations. Ernie Boughman with Toole Design will provide an update to the study with final recommendations in the Spring.

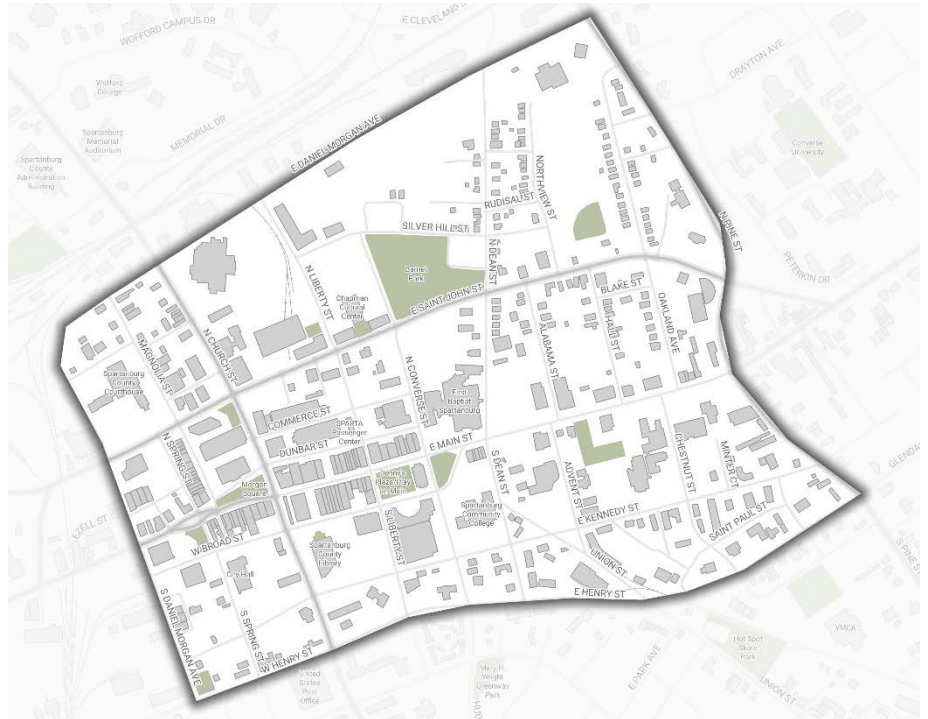
ACTION REQUESTED: No Action Requested.

BUDGET AND FINANCIAL DATA: No applicable.

SPARTANBURG DOWNTOWN TRANSPORTATION PLAN

Study Area

The study area for the Spartanburg Downtown Transportation Plan is depicted at right and is bounded by Daniel Morgan Avenue to the west and north, Pine Street to the east, and Henry Street to the south. Review of existing conditions, analyses, and recommendations will be within these boundaries, with consideration for adjacent areas.



Guiding Principles

Five Guiding Principles were established by the Project Team to direct the evaluation of alternatives and the refinement of recommendations.

- Holistically assess current and future multimodal transportation demands
- Make the most efficient use of the existing transportation network
- Improve mobility, circulation, and safety for all users
- Harmonize traffic demands with desired walkability, quality of life, and economic development
- Develop short- and long-term strategies and projects to address needs



SPARTANBURG DOWNTOWN TRANSPORTATION PLAN

Scope of Work

The scope of work for the Spartanburg Downtown Transportation Plan is comprised of 10 individual tasks. The completion of these tasks will result in a final document that provides recommendations and an implementation plan.

- 1 Project Management and Study Coordination
- 2 Review of Existing Plans and Existing Traffic Evaluation
- 3 Short-term Solutions Development
- 4 Future Trends Assessment and Long -term Solutions Development
- 5 Cost-risk and Value Engineering Analysis
- 6 Recommendations, Funding, and Implementation
- 7 Public and Stakeholder Involvement
- 8 Final Plan and Report Documentation
- 9 SPATS Conceptual Projects List
- 10 Assist with Public Involvement (Optional)

Milestone Schedule

The Spartanburg Downtown Transportation Plan is being accomplished over the course of eight months. While some aspects of the scope of work were completed earlier, other tasks had to wait for data from the South Carolina Department of Transportation. The schedule below provides key milestones of the Plan and their dates of completion.

September 2023 Existing conditions

November 2023 Draft solutions

December 2023 Solutions refinement

December 2023 Stakeholder interviews

February 2024 Recommendations, funding, implementation plan

March 2024 Draft report

April 2024 Final report



REQUEST FOR COUNCIL ACTION

TO: Spartanburg City Council

FROM: Chris Story, City Manager

SUBJECT: Resolutions Certifying Abandoned Building Site Units for Three Qualifying Redevelopment Projects in the City per SC Abandoned Buildings Revitalization Act

DATE: February 8, 2024

Your upcoming agenda includes three resolutions, each authorizing certification of abandoned building units for three qualifying redevelopment projects in the City in accordance with the SC Abandoned Buildings Revitalization Act. Abandoned building state tax credits provide a financial tool for encouraging redevelopment of underutilized properties in SC cities. The credits offset some future state taxes. While the projects will be positive for the local economy and boost the local tax base, the issuance of the credits has no impact on local revenues.

The projects are:

- 254 W. Main Street. The expansion of Main Street Pub, a locally-owned downtown restaurant into an adjacent long vacant structure.
- 500 W. Main Street. The renovation of the former Coca-Cola facility. This \$18 million investment was the subject of a previously approved development agreement which includes intent to approve this action.
- 134-136 Magnolia Street. Complete renovation of structures on the first block of Magnolia including the former Turners Variety store.

Each project qualifies for the participation in this state program. We recommend your approval and welcome any questions you may have.

City of Spartanburg Resolution No. _____

Certifying one (1) Unit 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 254 W. Main Street, City of Spartanburg, Spartanburg County TMS # 7-12-10-026.00.

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, RRS Holdings, LLC is the owner and developer of certain real property located at 254 W. Main Street, Spartanburg, SC (the “Property”) and is identified by the Spartanburg County Tax Map Number 7-12-10-026.00; and

WHEREAS, the Property is located within the city limits of Spartanburg, South Carolina; and

WHEREAS, RRS Holdings, 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 _____, 2024 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 was an abandoned building as defined by Section 12-67-120(1) of the Act, (ii) the geographic area of the

abandoned building site is consistent with Section 12-67-120(2) of the Act; and (iii) the abandoned building site will be developed by Taxpayer as one (1) Unit as defined in the Act.

Requested By:

Mayor

Approved By:

City Manager

Approved as to Form:

City Attorney

City Clerk

Introduced:

First Reading:

City of Spartanburg Resolution No. _____

Certifying six (6) Units 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 500 W. Main Street, City of Spartanburg, Spartanburg County TMS # 7-12-13-024.00.

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, Palmetto Operating Company, LLC is the owner and developer of certain real property located at 500 W. Main Street, Spartanburg, SC (the “Property”) and is identified by the Spartanburg County Tax Map Number 7-12-13-024.00; and

WHEREAS, the Property is located within the city limits of Spartanburg, South Carolina; and

WHEREAS, Palmetto Operating Company, 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 _____, 2024 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 was an abandoned building as defined by Section 12-67-120(1) of the Act, (ii) the geographic area of the

abandoned building site is consistent with Section 12-67-120(2) of the Act; and (iii) the abandoned building site will be developed by Taxpayer as six (6) Units as defined in the Act.

Requested By:

Mayor

Approved By:

City Manager

Approved as to Form:

City Attorney

City Clerk

Introduced:

First Reading:

City of Spartanburg Resolution No. _____

Certifying four (4) Units 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 134-136 Magnolia Street, City of Spartanburg, Spartanburg County TMS # 7-12-20-002.00.

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, 136 Magnolia Street, LLC is the owner and developer of certain real property located at 134-136 Magnolia Street, Spartanburg, SC (the “Property”) and is identified by the Spartanburg County Tax Map Number 7-12-20-002.00; and

WHEREAS, the Property is located within the city limits of Spartanburg, South Carolina; and

WHEREAS, 136 Magnolia Street, 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 _____, 2024 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 was an abandoned building as defined by Section 12-67-120(1) of the Act, (ii) the geographic area of the

abandoned building site is consistent with Section 12-67-120(2) of the Act; and (iii) the abandoned building site will be developed by Taxpayer as four (6) Units as defined in the Act.

Requested By:

Mayor

Approved By:

City Manager

Approved as to Form:

City Attorney

City Clerk

Introduced:

First Reading: