

GREENWOOD CITY COUNCIL

September 4, 2007 - 5:35 p.m.

MINUTES

PRESENT Council Members: Mayor Nicholson, Niki Hutto, Linda Edwards, Betty Boles, Herbert Vaughn, Johnny Williams and Barbara Turnburke; City Manager, Assistant City Manager, and City Clerk.

CALL TO ORDER The meeting in Council Chambers was called to order by Mayor Nicholson at 5:35 p.m. and he welcomed everyone to the meeting.

The Mayor then gave the invocation.

STATEMENT AND QUORUM Mayor Nicholson read the following statement, "In accordance with the Freedom of Information Act, Chapter 4, Title 30, Code of Laws of South Carolina, 1976, an agenda has been posted on the front door of City Hall and notification of this meeting has been given to the news media."

The Mayor then asked the City Clerk, Steffanie Dorn, if a quorum was present. She said, "Yes, Mr. Mayor, we have a quorum present."

CONSIDER Under New Business, Mayor Nicholson read the first item and recognized the Assistant City Manager.

Authorizing the City Manager and Finance Director to Set Aside Additional Funds for the One-Time Loan Pool Program Established by City Council on July 16, 2007, for the Emerald Triangle Façade.

CHARLES
BARRINEAU

"Mr. Mayor and Council, at your July meeting, you voted to set aside \$200,000 to establish a façade program for the Maxwell Avenue Project. At their August meeting, the Board Members of the Uptown Greenwood Development Corporation voted to add \$100,000; therefore, there is now \$300,000 set aside.

In the information that was sent out, there are 25 property owners that have requested loans totaling \$337,429. We're approximately \$37,000 short of where we need to be if Council wants to allocate the entire amount. Steffanie has informed me that our oldest community fund has a balance of \$270,000, so Council does have the additional funds available if you wanted to cover the balance. We're projecting the monthly revenue from payments to be around \$5,000 to \$6,000 so, in six to seven months, that additional money would be paid back. I would ask that you grant us an additional \$50,000 so that we can have an even amount.

I will tell you that the closings are set up for this Friday, September 7, 2007. We will close out all these loans and hopefully sign a construction contract Monday."

STEVEN BROWN

"Charlie, why don't you give City Council some more detailed information on what has facilitated the additional request. I think it would help them make a decision on their vote. The money we've originally asked for wasn't enough. What has happened?"

CHARLES
BARRINEAU

"Greenwood Development Corporation was going to do the scaled back renovation of the Old Dixie Hardware. They were only requesting a loan of about \$10,000 but have agreed to do the entire amount for the three percent loan. So, instead of \$30,000, I think they're going to request \$47,000."

STEVEN BROWN

"What are they going to do?"

CHARLES
BARRINEAU

"On that building, Mr. Mayor, it is going to be just that front. The marble façade is going to be removed. The roof lined cap will be replaced but nothing further than that. It's really going to solidify the front but, to be honest with you, the warehouse loading docks located in the back portion of the building is in rough shape. Hopefully, their investment in that building will encourage them to make further interior investment."

MAYOR NICHOLSON

"Did you finally get in touch with Linda Adams?"

CHARLES
BARRINEAU

"Unfortunately, I have been unable to meet face to face with Mrs. Adams."

MAYOR NICHOLSON "But you have talked to her?"

CHARLES BARRINEAU "She is now communicating with me. That's another reason why I'd like for you to give us the ability to have the \$250,000 because Linda Adams is one of the three holdouts and she may request a loan. I think she will participate."

MAYOR NICHOLSON "Okay. Is there any other discussion for Charlie? Do I have motion?"

Motion to approve was made by Niki Hutto, seconded by Linda Edwards.

"Is there any further discussion? All in favor raise your right hand. So moved."

Motion passed unanimously.

CHARLES BARRINEAU "Mr. Mayor I wanted to let you know that hopefully we can get all the loans closed Friday and sign the construction contract on Monday. The Contractor tells me that he can mobilize within 30 days which will estimate the completion to be probably at the end of September 2008. He needs 365 calendar days."

MAYOR NICHOLSON "I see Oregon is coming along pretty good."

CHARLES BARRINEAU "Oregon is coming along. I've had a lot of people ask why they haven't been working in over a week. Their foreman over the job had surgery, so he had to leave. I guess they're trying to get another foreman in, but that's what has slowed them down."

MAYOR NICHOLSON "Do I have a motion that we go out of special meeting into the work session?"

Motion was made by Linda Edwards, seconded by Niki Hutto.

"All in favor raise your right hand. So moved."

The motion passed unanimously.

Meeting adjourned at 5:45 p.m.

Floyd Nicholson, Mayor

ATTEST:

City Clerk and Treasurer