



City of Greensboro

Melvin Municipal Building
300 W. Washington Street
Greensboro, NC 27401

Meeting Minutes - Final City Council

Thursday, July 2, 2020

3:30 PM

VIRTUAL

VIRTUAL MEETING

Call to Order

This Virtual Special meeting of the City of Greensboro was called to order at 3:30 p.m. on the above date with the following members present:

Present: 8 - Mayor Nancy Vaughan, Mayor Pro-Tem Yvonne J. Johnson, Councilmember Marikay Abuzuaiteer, Councilmember Sharon M. Hightower, Councilmember Nancy Hoffmann, Councilmember Justin Outling, Councilmember Tammi Thurm and Councilmember Goldie F. Wells

Absent: 1 - Councilmember Michelle Kennedy

Also present were Assistant City Manager Kimberly Sowell, City Attorney Chuck Watts, and Deputy City Clerk Tebony Rosa.

I. PUBLIC HEARING AGENDA

Moved by Councilmember Abuzuaiteer, seconded by Councilmember Thurm, to excuse Councilmember Kennedy from attendance at the meeting. The motion carried on the following roll call vote, 8-0.

Ayes: Mayor Nancy Vaughan, Mayor Pro-Tem Yvonne J. Johnson, Councilmembers Marikay Abuzuaiteer, Sharon Hightower, Nancy Hoffmann, Justin Outling, Tammi Thurm, and Goldie Wells.

Nays: None

1. [ID 20-0510](#) Public Hearing for a Resolution Authorizing an Urban Development Investment Grant not to Exceed \$80,000 to Double G Properties, LLC

Mayor Vaughan stated this was the time and place set for a public hearing to consider item #1/ID 20-0510 a Public Hearing for a Resolution Authorizing an Urban Development Investment Grant not to Exceed \$80,000 to Double G Properties, LLC; and recognized Assistant City Manager Kimberly Sowell.

Assistant City Manager Sowell made a PowerPoint Presentation (PPP); highlighted the downtown Greensboro Bourbon Bowl center and restaurant; spoke to economic development; to patio enhancements; to job creation; to a tax base increase; to the incentive criteria; and to streetscape improvements.

Being no one to speak to the item, it was the consensus of Council to close the public hearing.

Discussion ensued regarding emoluments; the state law public purpose provision; construction timeline; application deadlines; staff review process and scoring matrix; the incentive package; and previous funding requests.

Councilmember Outling voiced concerns regarding the enhancements; itemized expenditures; spoke to a schematic design; and to accessibility.

Assistant City Manager Sowell explained the enhancements would include trees, a water feature, and pavers to enhance the streetscape.

Zack Matheny, President of Downtown Greensboro Inc. (DGI), spoke to incentive requests; and to the accessibility of the bowling alley, restaurant and patio.

Councilmember Thurm requested a review of the Urban Development Incentive Guidelines (UDIG) regulations and criteria.

Councilmember Hightower spoke to the funding request; to obtaining financial security or a lien; to investments in designated food deserts; and to the Minority and Women's Business Enterprise (M/WBE) process.

Assistant City Manager Sowell outlined the grant; spoke to the clawback provision; to the occupancy timeline; and to M/WBE goal setting.

Mr. Matheny highlighted good faith efforts; and the developer participation in the M/WBE process.

Mayor Vaughan spoke to the blighted property; to development opportunities; to supporting small businesses; and to drawing young professionals to the downtown area.

Discussion took place regarding the of the project; incentive monies; esthetically enhancing the downtown area; and recouping tax revenue.

Councilmember Thurm voiced concerns regarding the clawback provision; COVID-19 restrictions; and requested an amendment to the loan stipulations.

Assistant City Manager Sowell confirmed staff would modify the clawback provision.

Councilmember Outling reiterated legal and policy perspectives; emoluments; city incentives regarding beautification, public enhancements and private improvement; and investment risks.

Councilmember Hightower voiced concerns regarding future project investments in east Greensboro.

(A copy of the PPP is filed in Exhibit Drawer C, Exhibit No. 17, which is hereby referred to and made a part of these minutes.)

Moved by Councilmember Abuzuaiter, seconded by Mayor Pro-Tem Johnson, to adopt the resolution as amended. The motion carried on the following roll call vote:

Ayes, 6 - Nancy Vaughan, Yvonne J. Johnson, Marikay Abuzuaiter, Nancy Hoffmann, Tammi Thurm and Goldie F. Wells

Nays, 2 - Sharon M. Hightower and Justin Outling

Absent, 1 - Michelle Kennedy

188-20 RESOLUTION AUTHORIZING AN URBAN DEVELOPMENT INVESTMENT GRANT NOT TO EXCEED \$80,000.000 TO DOUBLE G PROPERTIES, LLC FOR THE REDEVELOPMENT OF PROPERTIES AT 531 AND 535 SOUTH ELM STREET

WHEREAS, pursuant to City Charter § 4.55 and other urban and economic development authority, the City is authorized to provide economic development incentive grants to approved projects;

WHEREAS, Double G Properties, LLC has committed \$3,606,918 of private capital to the redevelopment of properties at 531 and 535 South Elm Street in downtown Greensboro's Central Business District;

WHEREAS, but for public participation from the City of Greensboro in the amount of an \$80,000.00 grant, this project would not be financially feasible;

WHEREAS, the purpose of this grant will be to assist with enhancements to the outdoor patio space at 535 South Elm Street, property which City Council finds will have a significant effect on the commercial prospects, new employment, and revitalization of the Central Business District;

WHEREAS, the \$80,000.00 grant is to be funded in FY 20/21 and is to be paid from the City's Infrastructure Improvements Fund to Double G Properties, LLC;

WHEREAS, if Double G Properties, LLC, fails to invest at least \$3,686,918 in the project by December 31, 2020, or fails to create 20 new full-time equivalent jobs and 35 part-time equivalent jobs within one year of issuance of a certificate of occupancy for the building at 531 South Elm Street and maintain at least those number of jobs until such time as the City's investment is recouped from prospective ad valorem property tax, sales tax or other revenues, then the grant will be subject to a clawback and Double G Properties, LLC will repay the grant to the City;

WHEREAS, Double G Properties, LLC will comply with the City's Minority/Women Business Enterprise Program Plan as it pertains to economic development projects;

WHEREAS, a public hearing was held on July 2, 2020 in accordance with N.C.G.S. 158-7.1 setting out the particulars of the request and the public benefits to be derived from said improvements; and

NOW, THEREFORE, the City Council for the City of Greensboro finds that in accordance with the City's Urban Development Investment Guidelines and City Charter § 4.55, a grant not to exceed \$80,000.00 and participatory agreement between the City of Greensboro and Double G Properties, LLC to redevelop the properties at 531 and 535 South Elm Street and the ultimate creation of new jobs and capital investment resulting from the completion of the urban development project is hereby approved, and authorizes the City Manager to execute the appropriate grant agreement in accordance with the terms and conditions listed above.

(Signed) Marikay Abuzuaiter

Moved by Councilmember Abuzuaiter, seconded by Councilmember Thurm, to go into closed session to consider the performance and conditions of appointment of certain employees, to preserve the attorney-client privilege between the City's attorneys and the City Council, and to consider and to give instructions to the City's attorneys concerning the handling of a matter in litigation, specifically the case involving, in addition to the City of Greensboro, Mary Smith and George Smith, Officers Justin Payne, Robert Duncan, Michael Montalvo, Alfred Lewis, Christopher Bradshaw, Lee Andrews, Douglas Strader, and Jordan Bailey, and Paramedics Ashley Abbott, and Dylan Alling, as well as the Guilford County EMS. The motion carried on the following roll call vote, 8-0.

Ayes: Mayor Nancy Vaughan, Mayor Pro-Tem Yvonne J. Johnson, Councilmembers Marikay Abuzuaiter, Sharon Hightower, Nancy Hoffmann, Justin Outling, Tammi Thurm, and Goldie Wells.

Nays: None

Absent: Councilmember Michelle Kennedy

Council recessed to closed session at 4:37 p.m.

Mayor Vaughan requested a motion to return to open session. Moved by Councilmember Abuzuaiter, seconded by Mayor Pro-Tem Johnson to reconvene into open session at 5:49 p.m. The motion carried on the following roll call vote with all members in attendance, except for Councilmember Michelle Kennedy.

Ayes: Mayor Nancy Vaughan, Mayor Pro-Tem Yvonne J. Johnson, Councilmembers Marikay Abuzuaiter, Sharon Hightower, Nancy Hoffmann, Justin Outling, Tammi Thurm, and Goldie Wells.

Nays: None

Adjournment

Moved by Councilmember Wells, seconded by Councilmember Hightower, to adjourn the meeting. The motion carried on the following roll call vote, 8-0.

Ayes: Mayor Nancy Vaughan, Mayor Pro-Tem Yvonne J. Johnson, Councilmembers Marikay Abuzuaiter, Sharon Hightower, Nancy Hoffmann, Justin Outling, Tammi Thurm, and Goldie Wells.

Nays: None

Absent: Councilmember Michelle Kennedy

THE CITY COUNCIL ADJOURNED AT 5:51 P.M.

TEBONY C. ROSA
DEPUTY CITY CLERK

NANCY VAUGHAN
MAYOR