



City of Greensboro

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

Meeting Minutes - Final General Government Committee

Monday, January 11, 2016

4:30 PM

Council Chamber

This General Government Committee meeting of the City of Greensboro was called to order at 4:30 p.m. on the above date in the Council Chamber of the Melvin Municipal Office Building with the following members present:

Call to Order

Present: 4 - Chairperson Yvonne J. Johnson, Vice Chair Mike Barber, Councilmember Sharon M. Hightower and Councilmember Tony Wilkins

Also present were City Manager Jim Westmoreland, City Attorney Tom Carruthers, and City Clerk Elizabeth H. Richardson.

Council Procedure for Conduct of the Meeting

Mayor Pro-Tem Johnson explained the Council procedure for conduct of the meeting.

I. CONSENT AGENDA (One Vote)

Moved by Councilmember Wilkins, seconded by Councilmember Barber to refer the Consent Agenda to Council.

Ayes, 4 - Yvonne J. Johnson, Mike Barber, Sharon M. Hightower and Tony Wilkins

1. [ID 16-0006](#) Ordinance in the Amount of \$32,000 Amending State, Federal and Other Grants Fund Budget for the Appropriation of FY 2014 Fair Housing Training Program Grant Funds
2. [ID 16-0029](#) Resolution Listing Loans and Grant for City Council Approval
3. [ID 16-0052](#) Budget Adjustments Requiring Council Approval 12/1/15-1/4/16
4. [ID 16-0053](#) Budget Adjustments Approved by Budget Officer 12/1/15-1/4/16
5. [ID 16-0011](#) Motion to Approve the Minutes of the General Government Committee Meeting of December 7, 2015

Motion to approve the minutes of the General Government Committee meeting of December 7, 2015 was adopted.

II. GENERAL BUSINESS AGENDA

6. [ID 16-0013](#) Resolution to Amend the Security and the Sequence of Payments for the Two Million Dollar Forgivable Loan Made to Self-Help Ventures Fund for the Purpose of Redevelopment of the Renaissance Shops at Phillips Avenue (Bessemer Shopping Center)

Councilmember Wilkins asked for clarification regarding the \$6 million figure for the item; and made reference to the tax records.

City Attorney Tom Carruthers spoke to a new total of the investment for the project; explained that Self-Help had qualified for New Market Tax Credits over a seven year period in a tax structure that would not require repayment of the principal; stated that the Center would exceed \$6 million rather than the \$4.5 referenced in the agreement; and verified that the City's contribution would not increase. City Attorney Carruthers continued that the City would receive an Assignment from Self-Help; stated that the documentation had been reviewed by an expert; that although the City was modifying the security, it would be in a stronger position; and emphasized the change would be a win-win situation.

Mayor Pro-Tem Johnson spoke to the work going on at the Center which was moving swiftly.

City Attorney Carruthers outlined a small modification regarding the order of payments.

Councilmember Barber inquired if the City could modify language with regard to annual accounting as a result of what the City had learned with the International Civil Rights Museum; requested clarification of the definition of an acceptable audit; suggested the City define the threshold for the audit; that the City analyze the accounting requirements to be more specific; and fine tune the auditing process based on what had been learned in the past.

City Manager Westmoreland responded that staff would review the agreement; would work with Self-Help; and stated a representative from Self-Help would be available at the Community Services Committee meeting.

Moved by Councilmember Hightower, seconded by Vice Chair Barber, to refer the resolution to Council. The motion carried on the following roll call vote:

Ayes, 4 - Yvonne J. Johnson, Mike Barber, Sharon M. Hightower and Tony Wilkins

III. INFORMATIONAL ITEMS

Matters to be discussed by the Committee members

Councilmember Wilkins requested an update on all aspects of the City's use of the hotel/motel tax.

City Manager Westmoreland responded that he would be prepared to address the issue at the upcoming goal/priority setting session on January 29th.

Councilmember Barber requested staff prepare a savings analysis as a result of lower gas prices and a lower mileage reimbursement cost as well as look at reevaluating existing contracts to help the City conserve monies.

City Manager Westmoreland spoke to the team being conservative; and confirmed that staff would look at the request.

Matters to be presented by the City Manager

City Manager Westmoreland reminded the Committee of the goal/priority setting session on January 29th; and spoke to the information he would provide at that time with regard to the health/state of the organization.

Matters to be presented by the City Attorney

There were no items for discussion by the City Attorney.

Adjournment

Moved by Councilmember Wilkins, seconded by Councilmember Hightower, to adjourn the meeting. The motion carried by voice vote.

THE CITY COUNCIL ADJOURNED AT 4:50 P.M.

ELIZABETH H. RICHARDSON
CITY CLERK

YVONNE J. JOHNSON
CHAIRPERSON