



City of Greensboro

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

Meeting Minutes - Final City Council Work Session

Tuesday, April 4, 2017

3:45 PM

Plaza Level Conference Room

Call To Order

This Work Session of the City of Greensboro was called to order at 3:49 p.m. on the above date in the Plaza Level Conference Room of the Melvin Municipal Office Building with the following members present: Mayor Pro-Tem Yvonne Johnson, Councilmembers Marikay Abuziater, Mike Barber, Sharon Hightower, Nancy Hoffmann, Justin Outling and Tony Wilkins.

Absent: Mayor Nancy Vaughan and Councilmember Jamal Fox.

Also present were City Manager Jim Westmoreland, City Attorney Tom Carruthers and Deputy City Clerk Angela Lord.

2. Presentations

1. [ID 17-0217](#) 2016 Bond Program Discussion (Program Priorities and Financing)

City Manager Jim Westmoreland recognized Assistant City Manager Chris Wilson who provided information regarding the bonds; an overview of the schedule; and reviewed current projects and debts.

Assistant City Manager Wilson recognized Finance Director Rick Lusk who presented a Power Point Presentation (PPP).

Mr. Lusk spoke to bond authorizations for 2006 through 2009; provided an allocation of funds; and outlined the remaining funds to be spent.

Councilmember Wilkins asked if the review included Mackay Road and Sumner School.

Mr. Lusk recognized Budget and Evaluation Director Larry Davis who spoke to the bonds; and where the funds would be allocated from in future projects.

Mr. Lusk provided an overview of the 2016 General Obligation (GO) Bonds; discussed the future allocation of funds; introduced the proposed GO Bond; and elaborated on the possible tax rate increase.

Discussion ensued regarding the allocation of bond money; tax increases to accommodate bond allocation; City regions that would receive bond money; the allocation of bond money for East Greensboro; bond allocations to housing; funds that would be saved; debt services; concerns and feasibility of a tax increase; the need for transparency regarding the decision-making process; a Council vote to increase the tax rate; and clarification regarding a potential tax increase.

Mr. Lusk provided information regarding a possible tax increase; clarified that bond money would be allocated for housing; provided examples from other cities for how money had been allocated; feedback about the debt service timeline; spoke of the post-2016 graduated interest rate; provided clarity between an immediate tax increase opposed to an incremental tax increase; spoke to the benefits of an incremental tax increase; and to the most effective processes.

City Manager Westmoreland spoke to the impacts of a tax increase on future projects; and explained how current projects would cease without the proposed tax increase.

Council discussed the need for Lee Street to be a priority; concerns for the direction of projects; the tax bonds from 2006 through 2008; previous years' tax increase; avoiding a tax increase; the need for transparency; concerns for projects being postponed to future years; presentation of a proposal for an upcoming agenda; and solutions for how to address public concerns regarding a tax increase.

Mr. Lusk outlined upcoming bond projects; addressed tax increases in relation to postponed projects; spoke to the bond's rate of growth; provided additional information on the 2016 GO Bonds; presented the Capital Improvement program summary by funding source; and outlined the bond package allocations.

2. [ID 17-0219](#) Downtown Greensboro, Inc. (DGI) Update

Downtown Greensboro, Inc. (DGI) President Zack Matheny introduced a Power Point Presentation (PPP); requested Council release BID tax funds for projects; discussed ongoing and future improvement projects; presented an overview of completed Downtown projects; highlighted future projects that could begin with said bid tax money; spoke to achievements made in the last thirty years; discussed growth and revitalization; emphasized Downtown enhancements impacted all districts; spoke to economic development; quality of life; to public space development; the impacts of First Friday and seasonal events; expressed enthusiasm for upcoming events; and spoke of the progress made through Minority and Women Business Enterprises collaborations.

(Copies of the Handouts and PowerPoint Presentations are filed in Exhibit Drawer Z, Exhibit No. 12 which are hereby referred to and made a part of these minutes.)

3. [ID 17-0238](#) Recess to Closed Session

Moved by Councilmember Abuziater, seconded by Councilmember Hightower to go into closed session to preserve the attorney-client privilege between the City Attorney and Council and to instruct the City's staff concerning negotiations of the price and other material terms of a contract for acquisition by purchase of real property pursuant to N.C.G.S. 143-318.11(a) (3) & (a) (5). The motion carried by voice vote.

Council recessed to closed session at 4:50 p.m.

Council reconvened into open session at 6:16 p.m. with all members in attendance except Mayor Vaughn.

Moved by Councilmember Abuziater, seconded by Councilmember Outling to return to open session. The motion carried by voice vote.

3. Adjournment

Moved by Councilmember Abuziater, seconded by Councilmember Outling to adjourn to the Work Session. The motion carried by voice vote.

THE CITY COUNCIL ADJOURNED AT 6:16 P.M.

ANGELA LORD
DEPUTY CITY CLERK

YVONNE JOHNSON
MAYOR PRO-TEMPORE