



County Council Committee Minutes

Personnel and Finance Committee February 17, 2020

The Personnel and Finance Committee of Spartanburg County Council met on Monday, February 17, 2020, in County Council Chambers of the County Administrative Office Building. In compliance with the Freedom of Information Act, notice of this meeting was provided in advance to the local news media and other interested parties. The following were in attendance: Honorable Bob Walker, Chairman; Honorables Jack Mabry and Whitney Farr, Committee Members; along with Honorables Manning Lynch, Michael Brown, David Britt, and Roger Nutt, Council Members. Also attending were Cole Alverson, County Administrator; Earl Alexander, Deputy County Administrator; John Harris, County Attorney; and Ginny Dupont, County Attorney.

I.

Chairman Walker called the meeting to order.

II.

- A. Mr. Madison Felder, Parker Poe, presented information in reference to a Resolution to certify the former **Valley Falls Mill property** as a Textile Mill Site under the South Carolina Textiles Communities Revitalization Act. Mr. Felder is a tax attorney with the Parker Poe Law Firm. There is a textile mill site at the former Valley Falls Mill property, and Parker Poe's client is requesting the County provide a certification that the property is an abandoned textile site, and therefore will be eligible for certain tax credits which would enable their client to attract new investors and increase the impact of the project here in the County. At this point in time, the project is in a preliminary stage. Parker Poe's client anticipates the construction would start at the earliest some time in 2021. The plan is to put a multi-family housing type development in that area. This will be greatly enhanced by the fact that the County is considering certifying that it is a textile mill site, and those tax credits will certainly be helpful to the financing of the project. In terms of the timeline of the project, they understand there is some roadwork being done that may impact the timeline. Mr.

Walker asked Mr. Felder if he could assure him that the developer is not going to sale the property without doing what is planned. Mr. Felder stated that as far as he is aware, the developer is going to doing exactly what they are talking about in Spartanburg. The credits are normally taken as income tax credits. The credits would help the company attract an outside investor. It does not necessarily have a dollar impact on the County. The County is certifying that the site itself meets the definition of an abandoned building. The credit is earned when rehabilitation expenses are undertaken. Mr. Alverson stated that what the County gets in return is that the property itself gets cleaned up of the old foundation, the pump house, and the other mechanisms that still remain on site that would represent a cost to some developer. Credits cannot be taken until those activities have been undertaken. At the end of the day, even if the property transfers hands, it is a clean property that does not have the remnants of an old mill on it, which means it is a more developable property at a lower cost to someone. Mr. Alverson stated this is a good step forward to redevelop the area. Motion made by Mr. Mabry to adopt Resolution. Motion seconded by Mr. Farr and carried.

- B. Motion made by Mr. Farr to render first reading to an Ordinance to certify the former **Valley Falls Mill property** as a Textile Mill Site under the South Carolina Textiles Communities Revitalization Act. Motion seconded by Mr. Mabry and carried.
- C. Mr. Brad Love, Haynsworth Sinkler Boyd, presented information in reference to a Resolution authorizing the **Master Lease Agreement** in the principal amount of not exceeding \$2,788,156 relating to the financing of equipment for public purposes; authorizing the execution and delivery of various documents; and other matters relating thereto. This is our annual lease purchase of Sheriff Vehicles. A variety of vehicles are being financed over four years. The interest rate is 1.85% with Truist Bank, formerly BB&T. Motion made by Mr. Farr to adopt Resolution. Motion seconded by Mr. Mabry and carried.
- D. Updated financial data and personnel vacancy reports were received.

Meeting adjourned.