

**City Council of the City of Greenville
Work Session**

**Monday, March 13, 2023
3:00 p.m.**

**Meeting Location:
Greenville City Hall, 206 S. Main Street**

MINUTES

CITY COUNCIL: Mayor Knox White and Councilmembers John M. DeWorken, Lillian B. Flemming, Kenneth C. Gibson, L. Wil Brasington, Russell H. Stall, and Dorothy H. Dowe

CITY STAFF: City Manager John F. McDonough; City Attorney Leigh B. Paoletti;
City Clerk Camilla G. Pitman

Mayor White called the meeting to order for the purpose of discussing the following matters.

Acquisition/Disposition of City Property

City Manager John McDonough introduced Earle Furman and Keith Jones with NAI Earle Furman who provided a presentation on the City Hall Request for Proposal (RFP), including negotiations involving the current location at 206 South Main Street and a potential relocation of City Hall to the Bowater Building at 55 Camperdown Way.

Mr. McDonough reviewed the City's facility upgrades over the past few years including new fire stations on Verdae Boulevard and Augusta Road, the new Public Works facility on Fairforest Way, and the recent purchase of property on Halton Road for Police, Fire, and Municipal Court. Mr. McDonough stated this matter is a continuation of Council's interest in municipal facilities.

Mr. Jones provided a summary of the RFP process and the responses received. Mr. Jones referred to the M Peters Group as being the recommended selection and shared an overview of the proposed redevelopment of City Hall. Mr. Jones also presented a proposal for renovating the Bowater Building, including a layout of the office space utilizing two floors, an acquisition of the additional property located in front of the building, and available parking options. Mr. Jones compared both options and shared figures regarding space footage, expenses, and revenue. Mr. Jones stated renovations of City Hall would cost \$15,970,174 with June 2026 as a projected completion date and the Bowater Building proposal, including sale of the current City Hall, would cost \$14,277,131 with June 2024 as a projected completion date.

As to the next steps, Mr. Jones recommended (1) awarding the RFP to M. Peters Group and beginning negotiations on the terms of the Purchase Sale Agreement, (2) authorizing further negotiations on the terms of the PSA for purchase of a portion of 55 Camperdown Way, and (3) drafting an RFP for design and renovation of 55 Camperdown Way.

Councilmember Stall asked if both deals are contingent upon one another, and Mr. Jones responded yes. Mayor White commented on both options moving Council Chambers to the first floor of the building. Councilmember Dowe asked if the rest room located outside of City Hall in the green space is reconciled. Mr. McDonough responded that the item is being discussed along with some additional items.

Councilmember Dowe referred to the Bowater location being the last piece of available property in the area along the Reedy River and stated by purchasing the property, the City can preserve and secure this important piece of land. Councilmember DeWorken referred to the opportunity of touring economic development prospects along the Reedy Falls area and sharing the importance of the location with them. Mayor White stated the location will provide for better access and parking for those attending municipal events and meetings.

Developer Mark Peters shared a few words about the proposed project and stated he is excited about the renovations.

Motion - Executive Session

During the open Work Session, Mayor White asked for a motion to go into Executive Session. City Attorney Leigh Paoletti recommended going into executive session under S.C. Code §30-4-70(a)(2) to discuss a proposed road construction project near County Square and (a)(5) to discuss economic development projects including an expansion of services at SCTAC and development of a new elementary school in the City.

Councilmember Gibson moved, seconded by Councilmember Flemming, to go into Executive Session. The motion carried unanimously.

(Executive Session)

There being no further discussions, Councilmember DeWorken moved, seconded by Councilmember Dowe, to go out of Executive Session. The motion carried unanimously. No action was taken.

With no further discussions, the meeting adjourned at 5:00 p.m.

Camilla G. Pitman, MMC, Certified PLS
City Clerk

Meeting notice posted on March 10, 2023.