

1 - Work Session Agenda

Documents:

[1 - WORK SESSION AGENDA.PDF](#)

2 - SRT Bridge Proposal Update (REVISED)

3 - Merrill Gardens Development Agreement

Documents:

[3 - MERRILL GARDENS PRESENTATION FOR CITY COUNCIL\[41\].PDF](#)



CITY COUNCIL OF THE CITY OF GREENVILLE WORK SESSION MEETING

Monday, July 12, 2021 - 3:00 p.m.

Meeting Location:
Greenville Convention Center
1 Exposition Drive, Room 102

The city of Greenville seeks input from citizens while adhering to public health and safety guidelines. All attendees at the location will be subject to a temperature screening. Attendees will be required to wear a covering over their mouth and nose, unless it violates a religious tenant or belief or causes difficulty breathing.

Citizens may also access the meeting at the following web address:

<https://www.greenvillesc.gov/1694/Online-Meetings>

CITY COUNCIL: Mayor Knox White; Councilmember Wil Brasington; Councilmember John DeWorken, Councilmember Dorothy Dowe, Councilmember Lillian Flemming; Councilmember Ken Gibson; Councilmember Russell Stall

CITY STAFF: City Manager John McDonough; City Attorney Michael S. Pitts; City Clerk Camilla G. Pitman

AGENDA

- 1. Call to Order** **3:00 p.m.**
- 2. Trails and Greenways - SRT Bridge Proposal Update** **3:00 p.m.**
(Presented by Parks, Recreation and Tourism Director Angie Prosser and Mobility Coordinator Calin Owens)
- 3. Merrill Gardens Development Agreement** **3:30 p.m.**
(Presented by Deputy City Manager Eden Freeman)
- 4. Executive Session:** **3:45 p.m.**
NOTE: City Council will leave the Work Session to conduct an Executive Session which is not open to the public. The Work Session meeting will adjourn following the completion of the Execution Session. No action will be taken prior to adjourning the meeting.
 - a. Economic Development / Legal Briefing**
 - 1. Bowater Building Update** **3:45 p.m.**
(Presented by City Manager John McDonough)
 - 2. Unity Park Property Swap** **4:15 p.m.**
(Presented by City Manager John McDonough)
 - 3. Village of West Greenville Parking** **4:30 p.m.**
(Presented by Deputy City Manager Eden Freeman)
 - 4. UCB PPP** **4:45 p.m.**
(Presented by Assistant City Manager Shannon Lavrin)
 - 5. Unclassified Evaluations Process** **5:00 p.m.**
(Presented by Human Resources Director Athena Miller)
- 5. Adjourn** **5:30 p.m.**

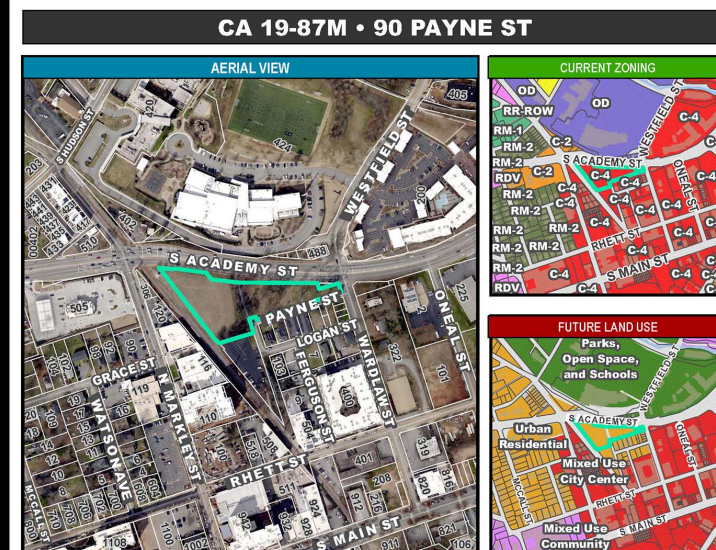
Merrill Gardens at Greenville



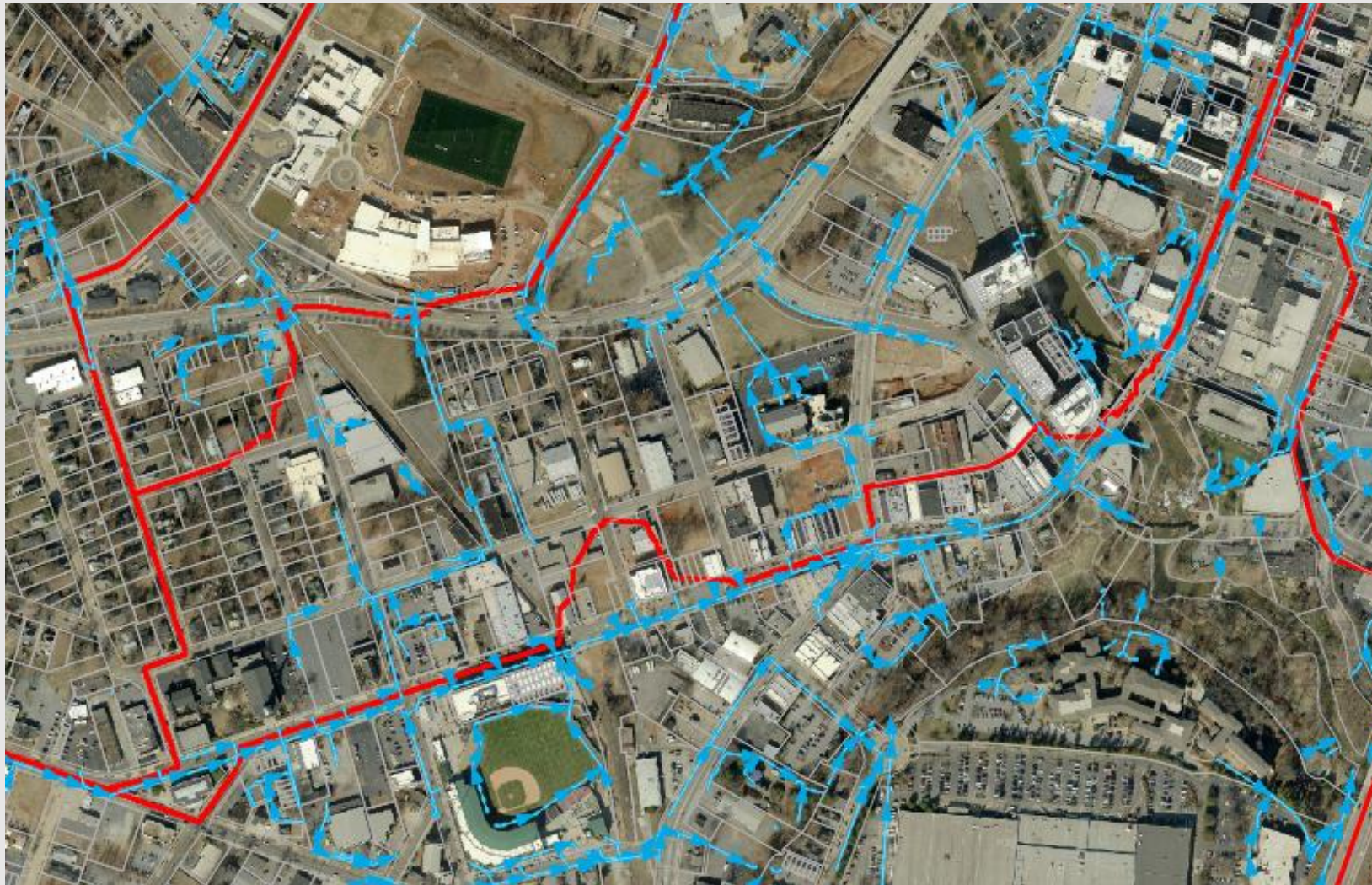
Merrill Gardens



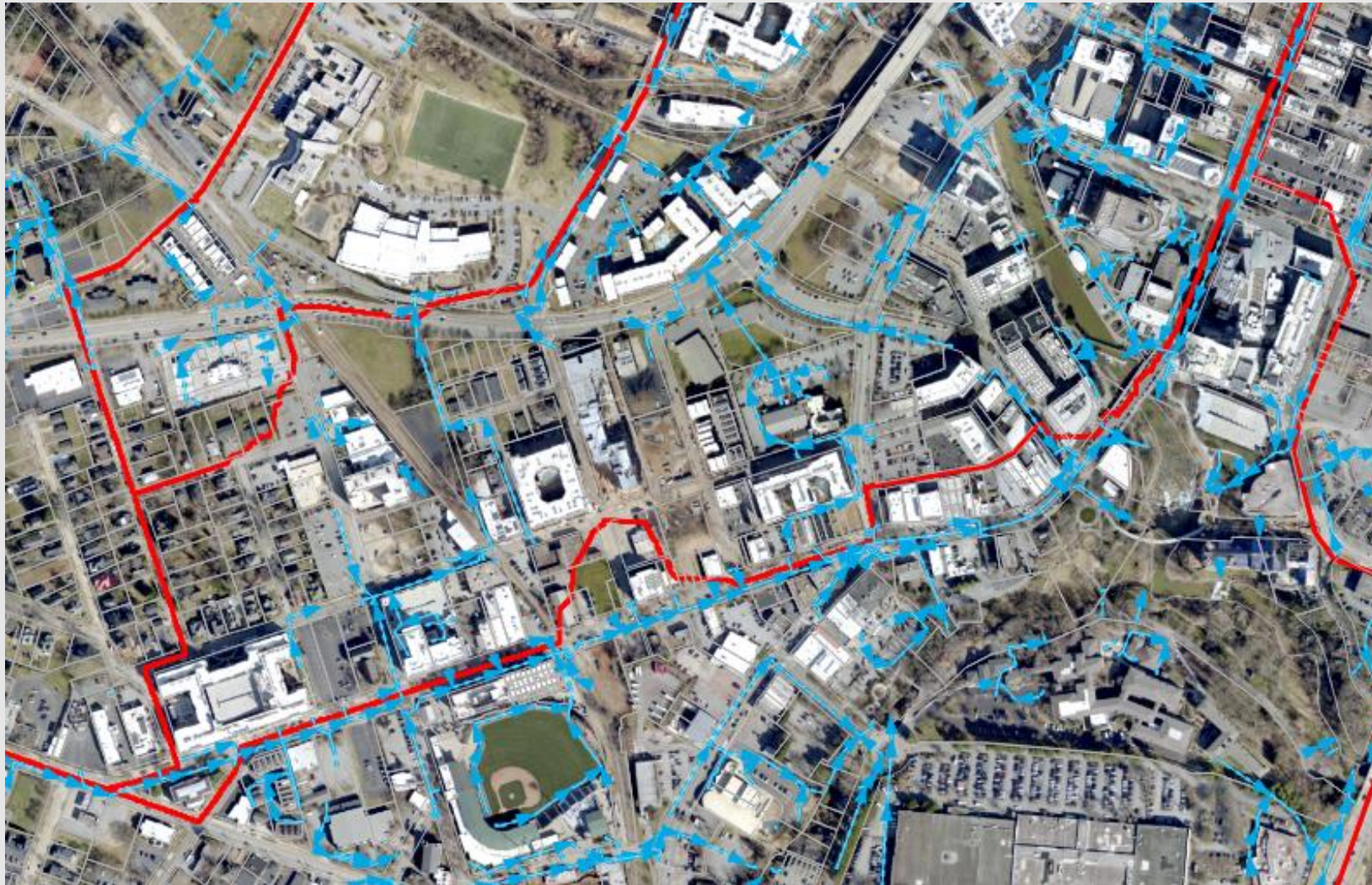
- S Academy St/Wardlaw St/Payne St
- 138 unit assisted living facility; 6 stories; 69 surface parking spaces
- 450+/- construction jobs
- 35+/- full-time employees
- Total investment: \$50M+/-
- Opening 2023

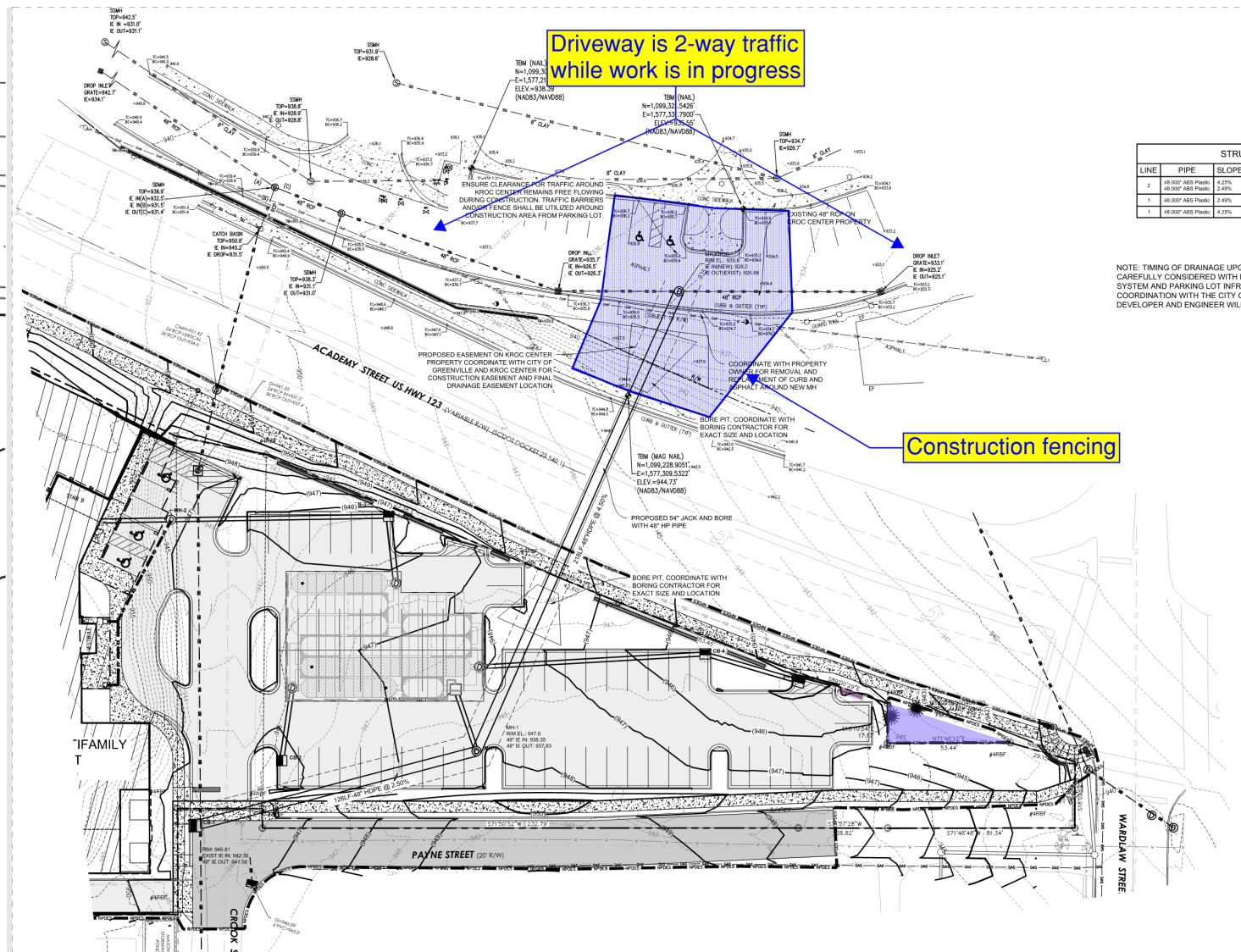


Rhett Street Stormwater CIP - 2011 View



Rhett Street Stormwater CIP - 2021 View







Merrill Gardens Potential Public-Private Partnership

Scope of Improvements:

- 350 LF of 48-inch Storm Sewer
- 100 LF of 54-inch Bore Under Academy Street

Proposed City Contribution:
\$362,503

Permit Value:
\$36,251,866

Price of Property Purchase:
\$5,150,000



Criteria for Public-Private Partnerships

The following principles are for evaluating city investments:

1. Project Compatibility with City Master Plans, Comprehensive Plans, and Communities
Consistent with City Council priority for Economic Development and Stormwater 2.0 CIP Prioritization
2. Job Creation and/or Retention Potential – all companies in project are looking to grow
3. Potential to Serve as Catalyst for the Area
4. Ability to Enhance the City's Current Investments
5. Overall Return to City (such as taxes and business license fee revenues)
6. Determination of Economic Feasibility of Project and Developer Capacity
7. Ability to Enhance Greenville's Quality of Life/Livability
8. Diversity in project team and tenants/project users