

**City Council of the City of Greenville
Work Session – Annual Retreat**

**Friday, February 13, 2026
8:30 a.m.**

**Meeting Location:
Greenville Transit Authority, 205 Arcadia Drive**

MINUTES

CITY COUNCIL: Mayor Knox White; Councilmembers John M. DeWorken, Lillian B. Flemming, Ken Gibson, Wil Brasington, Tina Belge, and Dorothy Dowe

CITY STAFF: City Manager Shannon Lavrin; City Attorney Leigh Paoletti; City Clerk Camilla G. Pitman

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

Welcome, Introduction and Overview, presented by City Manager Shannon Lavrin

Ms. Lavrin welcomed everyone to the second day of retreat and provided an overview of yesterday's meeting, as provided in the presentation, including the following discussions: GVL 2024 including missing middle housing, open space and density minimums; Wheel Sports Park; Police Department update including low crime and funding a low crime center; permit and plan review update; Fire Department update; façade improvement program; Parks, Recreation and Tourism; Greenville City Zoo; and recommending low cost, big impact projects such as art in alleyways.

Ms. Lavrin reminded Council of the current demographics and population of 79,205, which is a 35% percent increase over the past 25 years. Ms. Lavrin provided an overview of the 2025 annexation highlights, including 1,086.07 acres, \$4.5 million increase in yearly gross revenue, 3,200 employees on annexed sites, 33 businesses, and 2,375 units added, under construction or planned. Ms. Lavrin also provided annexation goals for the coming year including (1) working to achieve GVL2040 comp plan goals, (2) completing annexation of heritage textile sites, (3) improving commercial corridors, (4) additional multifamily development, (5) continued population growth, and (6) additional economic development sites.

Mayor White suggested providing a welcome letter and package to newly annexed property owners and to return to the property following the annexation to review city services, roads, sidewalks and the like. Councilmember Brasington requested a map showing the current donut holes within the City and recommended working to annex those areas. Councilmember DeWorken reminded Council that the doughnut holes are controlled by state legislation and suggested the City become more engaged in moving the matter forward. Council shared comments regarding the information presented and expressed their opinions.

Executive Session

Legal Trends Impacting the City of Greenville, presented by City Attorney Leigh Paoletti and Deputy City Manager Logan Wells

During the open Work Session, Mayor White asked for a motion to go into Executive Session. Councilmember Gibson moved, seconded by Councilmember DeWorken, to go into Executive Session. The motion carried unanimously.

City Attorney Leigh Paoletti recommended going into Executive Session under S.C. Code §30-4-70 (a)(2) to receive legal advice covered under attorney-client privilege regarding emerging issues shaping Greenville's future.

(Executive Session)

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

Break: City Council recessed for a 10 minute break and reconvened the meeting.

GCEDC: Leading-Edge Economic Development for a Global City presented by GCEDC CEO Sam Konduros

Mr. Konduros shared an overview of GCEDC's 2025 achievements, business plan highlights, strategic priorities, and execution for future success, as provided in the presentation. Mr. Konduros provided a summary of core mission areas in conjunction with the GVL2040 Comprehensive Plan and introduced the Greenville City Economic Development Corporation (GCEDC) staff and the Board of Directors.

Councilmember Dowe joined the meeting.

Mr. Konduros reviewed the target industry sectors including (1) life sciences and healthcare, (2) industrial applications and advanced materials, (3) IT and digital solutions, and (4) signature retail. Mr. Konduros also reviewed the target project types including (1) corporate headquarters, (2) regional headquarters, (3) research and development centers and lab space, and (4) advanced manufacturing technologies. Mr. Konduros provided strategic priorities for internal and external efforts and shared that the number one priority for FY26 is building infrastructure and equipping the GCEDC. Mr. Konduros commented on the GCEDC Founding Circle recently introduced to the public to assist with funding opportunities. Mr. Konduros shared an overview on how the GCEDC Team is executing organizational goals and manages the projects.

Mr. Konduros advised that GCEDC has 130 active economic development opportunities currently in the pipeline and shared strategies and incentives that GCEDC is currently using and anticipates in the future. Mr. Konduros stated that he plans for additional work through (1) accelerating economic mobility through global business recruitment, (2) innovation and entrepreneurship, (3) accelerating economic mobility through small business development, (4) curate and catalyze downtown retail, (5) revenue generation and investor platform, and (6) strengthening partnerships.

Councilmember Gibson asked that GCEDC maintain focus on the poverty rate in the City and continue to work to reduce poverty in the City. Mr. Konduros suggested meeting with each Councilmember to discuss needs for each neighborhood. Councilmember Dowe commented on the interest in not only reaching the larger businesses but providing attention to the smaller businesses as well. Council shared comments regarding the information presented and expressed their opinions.

Curating Greenville's Entrepreneur Network presented by Executive Director Eric Weissmann

Mr. Weissmann commented on the challenges for Greenville, as provided in the presentation, including low per capita income, significant talent shortage, and business conditions needing to evolve with the market. Mr. Weissman shared solutions that included bringing in higher paying jobs, becoming a magnet across multiple industries, and fostering a culture of collaboration. Mr. Weissman shared stories from a few NextGEN participants and stated its vision is in helping the entrepreneurs build and grow. Council shared comments regarding the information presented and expressed their opinions.

Councilmember Brasington exited the meeting.

Ensuring Business Continuity: The Role of IT in Disaster Recovery presented by Information Technology Director Mike Jann

Mr. Jann shared information on staffing for both IT and GIS, departmental responsibilities, and the changes that have occurred since 2010, as provided in the presentation. Mr. Jann advised that the City currently has 175 servers and have closed approximately 15,000 Helpdesk tickets received in 2025.

Mr. Jann discussed information regarding disaster recovery, risk assessment and analysis, and how to maintain security and organizational access. Mr. Jann expressed the need for a disaster recovery and business continuity plan as a third party to address possible exposures and to develop concrete actions. Mr. Jann advised that Enterprise Resource Planning (ERP) was originally implemented in 1995 and recommended it be replaced. Regarding AI/Camera analytics, Mr. Jann commented on IT's work with traffic engineering and parking services and the anticipation of similar work with the parking deck roofs and a Real Time Crime Center. Council shared comments regarding the information presented and expressed their opinions.

Break: City Council recessed for a 20 minute lunch break and reconvened the meeting.

Skies Above and Beyond: Expansion of the Drone Program presented by Engineering Services Director Clint Link, Assistant City Engineer Nick DePalma and Capital Projects Manager Greg Dawkins

Mr. Link introduced the session, and Mr. Dawkins shared an overview of the drone program, including its implementation as well as current and future uses, as provided in the presentation. Mr. Dawkins commented on airspace limitations in the City due to Greenville Downtown Airport, Greenville Spartanburg International Airport, and Donaldson Center Airfield. Mr. Dawkins advised that the drone program has flown over 800 missions since 2019 and has served as support for PRT, Planning, Communications, and Public Works Departments. Mr. DePalma shared the benefits of the program and referred to future uses, including post-construction in sections, survey and pre-construction activity, as-built versus design, and LiDAR. Mr. DePalma commented on orthomosaic software that is being used and which assists with providing more in-depth information.

Strengthening Our Foundations: Investing in Stormwater Infrastructure by Paul Dow, City Engineer

Mr. Dow shared information on stormwater CIP funding, including the annual CIP, current funding, and outstanding funding, as provided in the presentation. Mr. Dow focused his discussion on funded projects including the Reedy River at the closed landfill, Southernside stream restoration, Rhett Street drainage and wastewater, and stormwater asset management which is ongoing. Mr.

Dow referred to unfunded projects including Greenville Spartanburg Richland Creek greenway, Laurens Road drainage, Timmons Park/White Oak, and August Street drainage. Council shared comments regarding the information presented and expressed their opinions.

Councilmember Brasington rejoined the meeting.

Evaluating Future Assets: The Scoring Matrix for Property Acquisitions as presented by Principal Urban Designer Edward Kinney

Mr. Kinney shared information regarding recommended property acquisitions by the City in the GVL2040 Comprehensive Plan, as provided in the presentation. Mr. Kinney commented on the matrix of determining available property, the quality of the property, and the potential use of the property. Mr. Kinney advised that parcels can be used for open space and environmental, affordable housing opportunities, and transportation and mobility. Mr. Kinney stated since 2023, the City has made four major purchases of property with a fifth purchase under consideration. Council shared comments regarding the information presented and expressed their opinions.

Ms. Lavrin advised that she would forward to Council the criteria that is currently being used in determining the matrix on available property.

Revamping Our Routes: Enhancing Bus Stops and Fleet U Upgrades presented by Greenlink Director James Keel

Mr. Keel shared an overview of Greenlink and the Greenville Transit Authority, as provided in the presentation. Mr. Keel commented on the 2026 Transit Development Plan, infrastructure/bus stop improvement update, fleet status, including vehicle useful life and fixed route status, and Trolley update. Mr. Keel comments on the condition of the fleet and types of buses used, schedule improvements, implementation of new equipment, and ridership and routes on the trolley. Mr. Keel recommended schedule amendments for the downtown trolley. Mr. Keel introduced four routes launched in January 2026 with 30 minutes service launches and provided information regarding anticipated bus service to the Greenville Spartanburg International Airport, with service anticipated to launch in 2027-2028. Mr. Keel also introduced the potential use of autonomous vehicles and stated he was currently keeping an eye on the matter. In closing, Mr. Keel suggested an opportunity to rebuild and modernize the current downtown transit center. Council shared comments regarding the information presented and expressed their opinions.

Setting the State for 2026 and Establishing Our Priorities presented by City Manager Shannon Lavrin and Deputy City Manager Brandon Madden

Ms. Lavrin introduced the session and recognized Deputy City Manager Brandon Madden to mediate a discussion on Council's Priorities, as provided in the presentation. Mr. Madden provided an overview of City Council's current priorities and welcomed comments from City Council regarding their current effectiveness and importance. Council shared comments regarding the information presented and expressed their opinions.

1. Public Safety and Engagement
Suggestions to include Public Works as a part of public safety.
2. Mobility and Transportation
Suggestions to include additional forms of mobility and transportation such as the transit center and smart technologies. Recommendation to create an introductory statement that recognizes a journey forward and continued enhancement of services.

3. Recreation, Open Space, and Sustainability
No additional comments.
4. Neighborhoods and Affordable Housing
No additional comments.
5. Economic Development
No additional comments.

Following discussions, Mr. Madden affirmed City Council's comments to maintain the same priorities for the coming year. Ms. Lavrin stated that she is hearing from Council the terms smart growth, infrastructure, resiliency, technology and inclusion. Ms. Lavrin also stated that the Resolution providing Council's priorities has not been updated since 2023, and she wants to bring an updated Resolution to Council providing any additional language to bring the priorities current. Ms. Lavrin suggested tweaking the language to assist with better explaining the priorities and possibly adding a preamble of explanation. Council questioned the use of tourism within one of the priorities. Ms. Lavrin commented that what she is hearing is to stick with the GVL2040 Comp Plan in determining and maintaining priorities. In summary, Ms. Lavrin stated that staff will draft the Resolution and provide it to Council for review. Ms. Lavrin requested that Council continue to consider priorities during upcoming budget discussions.

With no further discussions, City Council adjourned at 2:56 p.m.

Camilla G. Pitman, MMC, Certified PLS
City Clerk

Meeting notice posted on February 11, 2026, at 7:15 a.m.