

**CITIZENS' HEARING – 5:30 P.M.**

Alexander Jennings, 211 Rock Street, addressed the City Council regarding stormwater.

**EXECUTIVE SESSION**

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, the Mayor and Council went into Executive Session to discuss four matters. None of these matters are scheduled to appear on the agenda except for the second item. The matters were to discuss the employment of a City employee, to receive legal advice concerning the proposed Southside TIF, to receive legal advice regarding a City Council issue, and to consider the extension of City services and proposed economic development incentives within the Riverview Road area.

**REGULAR SESSION - 6:00 P.M.**

Council met in regular session with Mayor Gettys, Mayor Pro Tem Pender and Councilmembers Black, Jackson, Lindsay, Reno, and Sutton. Also present were City Manager David Vehaun, Deputy City Manager Jimmy Bagley, Deputy City Manager Steven Gibson, City Attorney Paul Dillingham, and Municipal Clerk Anne P. Harty. Rachel Richardson from CN2 was also in attendance.

**HELD A PUBLIC HEARING REGARDING THE CITY'S REDISTRICTING PLAN**

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, the City Council held a public hearing regarding the City's Redistricting Plan. There was an opportunity for members of the public to speak in favor of or in opposition to the plan.

Frank Rainwater, Executive Director of the South Carolina Revenue and Fiscal Affairs Office, presented the item to the City Council.

Norma Gray, representing the Rock Hill Branch of the NAACP and the Saluda Corridor Business District, addressed the City Council.

With no one further wishing to address the item and without objection, the public hearing was closed.

**HELD A PUBLIC HEARING REGARDING THE SOUTHSIDE REDEVELOPMENT PLAN PURSUANT TO SECTIONS 31-6-10 THROUGH 31-6-120 OF THE SOUTH CAROLINA CODE OF LAWS 1976, AS AMENDED**

Without objection, the City Council held a public hearing regarding the Southside Redevelopment Plan pursuant to Sections 31-6-10 through 31-6-120 of the South Carolina Code of Laws 1976, as amended. There was an opportunity for members of the public to speak in favor of or in opposition to the plan.

Following City Council's approval of a resolution to send letters of intent to York County and Rock Hill School District Number 3 on 8/23/2021, the City and Clinton ConNEXTion have been actively working to establish the Southside Tax Increment Financing (TIF) district. This public hearing provided an opportunity for the public to provide input and speak in favor of or in opposition to the Southside Redevelopment Plan.

Lisa Brown, Office of Strategy Management Director, presented the item to the City Council.

Drew Nations, 960 Landmark Drive, Atlanta, GA, addressed the City Council with questions related to the plan.

Bill Dunlap, 2080 Dunlap Roddey Road, Catawba, addressed the City Council regarding the plan.

Mike Duralia, 390 Pitts Road, addressed the City Council regarding the plan.

Norma Gray, representing the Rock Hill Branch of the NAACP, addressed the City Council regarding the plan.

Sam Foster, 4065 York Hwy, addressed the City Council regarding the plan.

Christi Cox, 755 E. Rambo Road, addressed the City Council regarding the plan.

Ragin Craig, 895 Auten Road, addressed the City Council regarding the plan.

Dale Johnson, 724 Enzo Road, addressed the City Council regarding the plan.

Cindy Helms, 2276 Williford Road, addressed the City Council regarding the plan.

With no one further wishing to address the item and without objection, the public hearing was closed.

**HELD A PUBLIC HEARING WITH RESPECT TO HOUSING  
AUTHORITY OF THE CITY OF ROCK HILL MULTIFAMILY HOUSING  
REVENUE NOTES OF NOT TO EXCEED \$17,600,000 (MAGNOLIA TERRACE  
APARTMENTS)**

Without objection, the City Council held a public hearing with respect to Housing Authority of the City of Rock Hill Multifamily Housing Revenue Notes of not to exceed \$17,600,000 (Magnolia Terrace Apartments). There was an opportunity for members of the public to speak in favor of or in opposition to the item.

The Housing Authority of the City of Rock Hill is seeking to issue multifamily revenue bonds, not to exceed \$17,600,000, for the financing of 156 tax-credit apartments (Magnolia Terrace Apartments) located at 805 and 811 Heckle Boulevard. City Council, as the elected legislative body which appoints the Board of Commissioners of the Housing Authority, has been asked to hold the public hearing and also consider a resolution with respect to the bonds to satisfy Internal Revenue Code and Treasury regulations. The City's participation

through considering the resolution does not obligate the City in any way for the repayment of the bonds or the project.

Dewayne Alford, Housing Authority Executive Director, presented the item.

With no one wishing to address the item and without objection, the public hearing was closed.

**HELD A PUBLIC HEARING WITH RESPECT TO HOUSING AUTHORITY OF THE CITY OF ROCK HILL MULTIFAMILY HOUSING REVENUE NOTES OF NOT TO EXCEED \$25,000,000 (THE PARK AT WILKERSON ROAD)**

Without objection, the City Council held a public hearing with respect to Housing Authority of the City of Rock Hill Multifamily Housing Revenue Notes of not to exceed \$25,000,000 (The Park at Wilkerson Road). There was an opportunity for members of the public to speak in favor of or in opposition to the plan.

The Housing Authority of the City of Rock Hill is seeking to issue multifamily revenue bonds, not to exceed \$25,000,000 for the financing of 136 age-restricted, tax-credit units (The Park at Wilkerson Road) located off Riverview Road. City Council, as the elected legislative body which appoints the Board of Commissioners of the Housing Authority, has been asked to hold the public hearing and also consider a resolution with respect to the bonds to satisfy Internal Revenue Code and Treasury regulations. The City's participation through considering the resolution does not obligate the City in any way for the repayment of the bonds or the project.

Dewayne Alford, Housing Authority Executive Director, presented the item.

Keith Bower, developer, Atlanta, GA, addressed the City Council regarding the item.

Emily Luther, attorney for the developer, addressed the City Council regarding the item.

Anne Blake, 818 Wilkerson Road, addressed the City Council regarding the item.

Joyce Arnold, 805 Wilkerson Road, addressed the City Council regarding the item.

With no one further wishing to address the item and without objection, the public hearing was closed.

**HONORED SAM FOSTER'S CONTRIBUTIONS TO THE CITY OF ROCK HILL WITH A KEY TO THE CITY**

The City Council honored Sam Foster's contributions to the City of Rock Hill with a Key to the City.

Sam Foster's contributions to the City of Rock Hill and community-at-large include being the last Principal at Emmett Scott High School, the first Principal at Northwestern High School, and a former member of the South Carolina legislature.

Sam Foster, 4065 York Hwy, was present to accept a Key to the City.

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, the City Council approved the following two consent agenda items:

**MINUTES OF WORK SESSION OF SEPTEMBER 27, 2021**

**MINUTES OF SPECIAL SESSION OF SEPTEMBER 27, 2021**

**ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL CODE, CHAPTER 1: GENERAL PROVISIONS AND CHAPTER 3: ZONING DISTRICTS, TO ESTABLISH A DESIGN OVERLAY DISTRICT (DOD) AND TO APPLY IT TO THE PROPERTIES LISTED THEREIN** - Adopted

An ordinance entitled ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL CODE, CHAPTER 1: GENERAL PROVISIONS AND CHAPTER 3: ZONING DISTRICTS, TO ESTABLISH A DESIGN OVERLAY DISTRICT (DOD) AND TO APPLY IT TO THE PROPERTIES LISTED THEREIN was given second reading and adopted upon a motion by Councilmember Sutton, which was duly seconded and approved.

Since first reading, additional information was provided based on feedback from City Council including landscaping/tree standards, truck docks, and expectations of currently unincorporated areas.

Leah Youngblood, Planning and Development Director, presented the item to the City Council.

**ORDINANCE ESTABLISHING THE SOUTHSIDE REDEVELOPMENT PROJECT AREA AS A REDEVELOPMENT PROJECT AREA UNDER SECTION 31-6-10 ET. SEQ. OF THE SOUTH CAROLINA CODE OF LAWS 1976, AS AMENDED (THE "ACT"); APPROVING A SOUTHSIDE REDEVELOPMENT PLAN FOR THE SOUTHSIDE REDEVELOPMENT PROJECT AREA IN ACCORDANCE WITH THE ACT; AND OTHER MATTERS RELATING THERETO** – First Reading

An ordinance entitled ORDINANCE ESTABLISHING THE SOUTHSIDE REDEVELOPMENT PROJECT AREA AS A REDEVELOPMENT PROJECT AREA UNDER SECTION 31-6-10 ET. SEQ. OF THE SOUTH CAROLINA CODE OF LAWS 1976, AS AMENDED (THE "ACT"); APPROVING A SOUTHSIDE REDEVELOPMENT PLAN FOR THE SOUTHSIDE REDEVELOPMENT PROJECT AREA IN ACCORDANCE WITH THE ACT; AND OTHER MATTERS RELATING THERETO was given first reading upon a motion to delay second reading until after discussions had been held with York County and Rock Hill School District, by Councilmember Lindsay, which was duly seconded and approved upon a vote of 6-1, with Councilmember Black dissenting.

First reading of this ordinance provides preliminary approval to the Southside Redevelopment Plan. There will likely be changes to the ordinance, redevelopment plan, parcels, and map between first and second reading – largely dependent upon active annexations. City staff recommended approval.

Lisa Brown, Office of Strategy Management Director, presented the item to the City Council.

**GENERAL BOND ORDINANCE AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF MUNICIPAL IMPROVEMENT DISTRICT REVENUE BONDS (PANTHERS PROJECT) OF THE CITY OF ROCK HILL, SOUTH CAROLINA; PRESCRIBING THE FORM OF BONDS; PROVIDING FOR THE PAYMENT OF THE BONDS FROM THE SOURCES PROVIDED HEREIN; CREATING CERTAIN FUNDS AND PROVIDING FOR PAYMENTS INTO SUCH FUNDS; AND MAKING OTHER COVENANTS AND AGREEMENTS IN CONNECTION WITH THE FOREGOING** – First Reading

An ordinance entitled GENERAL BOND ORDINANCE AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF MUNICIPAL IMPROVEMENT DISTRICT REVENUE BONDS (PANTHERS PROJECT) OF THE CITY OF ROCK HILL, SOUTH CAROLINA; PRESCRIBING THE FORM OF BONDS; PROVIDING FOR THE PAYMENT OF THE BONDS FROM THE SOURCES PROVIDED HEREIN; CREATING CERTAIN FUNDS AND PROVIDING FOR PAYMENTS INTO SUCH FUNDS; AND MAKING OTHER COVENANTS AND AGREEMENTS IN CONNECTION WITH THE FOREGOING was given first reading upon a motion by Councilmember Pender, which was duly seconded and unanimously approved.

The General Bond Ordinance provides the framework for the issuance of first-lien revenue bonds by the City from time to time (including refunding bonds) to pay the costs of public infrastructure in connection with the Panthers Training Facility development. The Bonds will be secured by a first lien on Panthers Net Park Fees (a portion of the Fees in Lieu of Tax paid by property owners at the site), and up to \$7.5 million in Limited Assessments. Specific series of revenue bonds will be authorized by the City pursuant to Supplemental Ordinances enacted by the City from time to time.

Paul Dillingham, City Attorney, presented the item to the City Council.

**FIRST SUPPLEMENTAL ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF CITY OF ROCK HILL, SOUTH CAROLINA, MUNICIPAL IMPROVEMENT DISTRICT REVENUE BONDS (PANTHERS PROJECT), IN ONE OR MORE SERIES, IN THE PRINCIPAL AMOUNT OF NOT EXCEEDING \$290,000,000; AUTHORIZING THE CITY MANAGER TO DETERMINE CERTAIN MATTERS WITH RESPECT TO THE BONDS; PRESCRIBING THE FORM AND DETAILS OF SUCH BONDS; AND OTHER MATTERS RELATING THERETO** - First Reading

An ordinance entitled FIRST SUPPLEMENTAL ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF CITY OF ROCK HILL, SOUTH CAROLINA, MUNICIPAL IMPROVEMENT DISTRICT REVENUE

BONDS (PANTHERS PROJECT), IN ONE OR MORE SERIES, IN THE PRINCIPAL AMOUNT OF NOT EXCEEDING \$290,000,000; AUTHORIZING THE CITY MANAGER TO DETERMINE CERTAIN MATTERS WITH RESPECT TO THE BONDS; PRESCRIBING THE FORM AND DETAILS OF SUCH BONDS; AND OTHER MATTERS RELATING THERETO was given first reading upon a motion by Councilmember Reno, which was duly seconded and unanimously approved.

The First Supplemental Ordinance authorizes the issuance of first-lien revenue bonds, in one or more series, in the amount of up to \$290,000,000 to pay the costs of public infrastructure in connection with the Panthers Training Facility development. Certain details relating to the issuance of the bonds will be determined at the offering, sale and closing of the bonds based on then-current market factors. The bonds are payable solely from the Panthers Net Park Fees and Limited Assessments, and are not secured by a general obligation pledge of the full faith, credit or taxing power of the City.

Paul Dillingham, City Attorney, presented the item to the City Council.

**APPROVED A RESOLUTION APPROVING THE ISSUANCE BY THE HOUSING AUTHORITY OF THE CITY OF ROCK HILL OF ITS MULTIFAMILY HOUSING REVENUE BONDS OR NOTES (MAGNOLIA TERRACE APARTMENTS), AS REQUIRED BY SECTION 147 (F) OF THE INTERNAL REVENUE CODE, IN THE MAXIMUM PRINCIPAL AMOUNT OF \$17,600,000**

Upon a motion by Councilmember Reno, which was duly seconded and approved upon a vote of 5-2 with Councilmembers Black and Sutton dissenting, approved a resolution approving the issuance by the Housing Authority of the City of Rock Hill of its multifamily housing revenue bonds or notes (Magnolia Terrace Apartments), as required by Section 147 (F) of the Internal Revenue Code, in the maximum principal amount of \$17,600,000.

The Housing Authority of the City of Rock Hill is seeking to issue multifamily revenue bonds, not to exceed \$17,600,000, for the financing of 156 tax-credit apartments (Magnolia Terrace Apartments) located at 805 and 811 Heckle Boulevard. City Council, as the elected legislative body which appoints the Board of Commissioners of the Housing Authority, was asked to hold the public hearing and also consider a resolution with respect to the bonds to satisfy Internal Revenue Code and Treasury regulations. The City's participation through considering the resolution does not obligate the City in any way for the repayment of the bonds or the project.

Dewayne Alford, Housing Authority Executive Director, presented the item.

**REJECTED A RESOLUTION APPROVING THE ISSUANCE BY THE HOUSING AUTHORITY OF THE CITY OF ROCK HILL, SOUTH CAROLINA OF ITS NOT TO EXCEED \$25,000,000 REVENUE BONDS OR NOTES (THE PARK AT WILKERSON ROAD), IN ONE OR MORE SERIES, TAXABLE OR TAX-EXEMPT, PURSUANT TO THE PROVISIONS OF SECTION 147(F) OF THE INTERNAL REVENUE CODE**

Upon a motion by Councilmember Jackson, which was duly seconded and rejected upon a vote of 3-4 with Councilmembers Black, Reno, Sutton, and Pender dissenting, rejected a resolution to approve the issuance by the Housing Authority of the City of Rock Hill, South Carolina of notes not to exceed \$25,000,000 revenue bonds or notes (The Park at Wilkerson Road), in one or more series, taxable or tax-exempt, pursuant to the provisions of Section 147(F) of the Internal Revenue Code.

The Housing Authority of the City of Rock Hill is seeking to issue multifamily revenue bonds, not to exceed \$25,000,000 for the financing of 136 age-restricted, tax-credit units (The Park at Wilkerson Road) located off Riverview Road. City Council, as the elected legislative body which appoints the Board of Commissioners of the Housing Authority, has been asked to hold the public hearing and also consider a resolution with respect to the bonds to satisfy Internal Revenue Code and Treasury regulations. The City's participation through considering the resolution does not obligate the City in any way for the repayment of the bonds or the project.

Dewayne Alford, Housing Authority Executive Director, presented the item.

#### **APPROVED CRITERIA FOR THE DEVELOPMENT OF A REDISTRICTING PLAN**

Upon a motion which included redistricting criteria of adhering to the court ordered constitutional requirement of one person, one vote by maintaining a population deviation of less than 4% ; adhering to the 1965 Voting Rights Act as amended and by controlling court decisions, ensuring that the districts are contiguous; respecting communities of interest as identified by Council; attempting to maintain constituent consistency; attempting to avoid splitting voting precincts; and to solicit public input by Councilmember Sutton, which was duly seconded and unanimously approved, approved criteria for the development of a Redistricting Plan.

This was a request for City Council to consider approving the criteria for the City's redistricting plan as recommended by Mr. Frank Rainwater, Executive Director of the South Carolina Revenue and Fiscal Affairs Office.

#### **APPROVED REALLOCATION OF 2020-2021 SOUTH CAROLINA ACCOMMODATIONS TAX MARKETING AND PROMOTIONS FUND (65%) TO THE ADVERTISING AND PROMOTION SPECIAL FUND (30%)**

Upon a motion by Councilmember Pender, which was duly seconded and unanimously approved, approved reallocation of 2020-2021 South Carolina Accommodations Tax Marketing and Promotions Fund (65%) to the Advertising and Promotion Special Fund (30%).

In June 2020, City Council awarded accommodation tax grants that had mandatory matching funds. Of all grants awarded, some recipients did not use their full funding on applicable marketing and promotion expenditures. Therefore, City Council reallocated the total \$64,093 (which includes the interest carryover of \$443) towards bid fees, sports marketing, new upcoming events, tradeshow,

and event security. The South Carolina Tourism Expenditure Review Committee stated the reallocation of these funds is allowable upon approval of the City's local advisory committee (Rock Hill Tourism Commission) and Rock Hill City Council. Staff, along with the Tourism Commission, recommended approval of this reallocation.

Mark Sexton, Parks Recreation and Tourism Operations Supervisor, presented the item to the City Council.

**ANNOUNCED SMARTSWITCH WINNER**

This month's SmartSwitch winner, chosen at random by computer, is Devin Porter. This customer will receive a \$100 credit on their next utility bill.

**CITY COUNCIL COMMITTEE REPORTS**

There were no City Council committee reports.

**MISCELLANEOUS BUSINESS**

There was no miscellaneous business.

**RETURNED TO EXECUTIVE SESSION**

**RETURNED TO REGULAR SESSION**

The City Council returned to Regular Session and Mayor Gettys reported that no action was taken.

There being no other further business the meeting was adjourned.

Minutes approved and adopted this \_\_\_\_\_ day of \_\_\_\_\_ 2021.

\_\_\_\_\_  
Anne P. Harty, Municipal Clerk