



MINUTES GREENVILLE COUNTY COUNCIL

Committee of the Whole

March 15, 2016

4:33 p.m.

County Square – Conference Room D

COUNCIL MEMBERS

Mr. Bob Taylor, Chairman
Mr. Butch Kirven, Vice Chairman
Mr. Joe Dill
Mr. Joe Baldwin
Mr. Willis Meadows
Mr. Sid Cates

Mr. Jim Burns
Mrs. Xanthe Norris
Mrs. Liz Seman
Mrs. Lottie Gibson **ABSENT**
Mr. Lynn Ballard
Mr. Fred Payne

Pursuant to the Freedom of Information Act, notice of the meeting date, time, place and agenda was posted on the bulletin board at the County Square and made available to the newspapers, radio stations, television stations and concerned Citizens.

COUNCIL MEMBER(S) ABSENT:

Lottie Gibson, District 25

STAFF PRESENT:

Joe Kernell, County Administrator
John Hansley, Deputy County Administrator
Mark Tollison, County Attorney
Dean Campbell, Deputy County Attorney
Theresa Kizer, Clerk to Council
Regina McCaskill, Deputy Clerk to Council
Paula Gucker, Assistant County Administrator, Public Works
Bob Mihalic, Governmental Relations Officer
Sandra Yudice, Assistant to the County Administrator

OTHERS PRESENT

None

CALL TO ORDER

Chairman Bob Taylor

INVOCATION

Councilor Sid Cates

Item (3) APPROVAL OF MINUTES

ACTION: Councilor Norris moved to approve the minutes of the March 1, 2016 Regular Committee of the Whole Meeting.

Motion carried unanimously by Council Members present.

Item (4) BOARDS AND COMMISSIONS INTERVIEWS

(a) Greenville Technical College Area Commission (2 vacancies)

The following individuals appeared before the Committee of the Whole and gave their personal presentations:

1. Hunter **Howard** - *At-large seat*
2. David **Stafford** - *At-large seat*

ACTION: Councilor Dill moved to elect by acclamation Hunter Howard and David Stafford and to forward their names to full Council.

Item (5) ARENA DISTRICT PRESENTATION

Presented by Beth Paul

Overview:

- Projected to host 135 events this year.
- Generally average 110-120 events per year.
- Greater this year partially due to the Clemson basketball games.
- Hosted 24 concerts, 53 sporting events, 29 family shows and approximately 30 other or non-ticketed events, such as graduations.
- Ice hockey is a great contribution for our community.
- Clemson basketball was a non-recurring event but the partnership with Clemson has been very beneficial to the Arena District.
- Important to have recurring events like Disney on Ice, Harlem Globetrotters and the circus to provide a stable revenue stream.
- Recurring events help forecast future revenues.
- The concert market is much more volatile and difficult to plan.
- The Community Outreach Plan allows non-profit groups and other groups to utilize the Arena District in non-traditional ways.
- The Arena District is very appealing to the public mainly due to Council-approved renovations.
- Community events combined with commercial events gives the Arena District an 83% utilization rate.

Finances:

- There would be a decline in revenue as Clemson would not be playing basketball in the Arena District next year.
- Operating Revenues - \$2.2 million profit through the end of FY 2016.
- Last year generated revenues were \$1.6 million.

- Revenue increase due to non-recurring event income as well as suite rentals and sponsorships.
- Expenses have remained fairly flat.
- A reserve fund for capital projects and other needs has been established.
- Refinanced 2009 C-debt at a lower interest rate which will result in a savings of about \$175,000 annually.
- FY 2017 budget would focus on replacing revenue from the Clemson basketball games as well as the political campaigns.
- Arena District will focus on Financial Soundness, Experience, Long-term capital plan, Community Impact, and Economic Impact.

Ms. Paul introduced the Arena District Board Members who were present: Dante Russo, Dee Benedict, Jack Bacot and Paul Kearns.

Councilor Baldwin asked if there was a possibility the NCAA tournament would return the Arena.

Ms. Paul stated the possibility was greater now that the Confederate Flag issue has been resolved. She added the Arena District would be active in the bidding process.

Councilor Baldwin asked how far in advance were the bids awarded.

Ms. Paul stated host venues had been established through 2018; the next bids that were awarded would be for the years 2019 – 2021.

Councilor Cates inquired if the \$75-\$85 million projected impact on the community was calculated using a standard formula used by convention centers.

Ms. Paul stated industry standard variables were used to calculate the projected impact.

Councilor Burns stated in the past, capital projects had been deferred for cost reasons. He inquired if the Arena District was current on those projects.

Ms. Paul stated the Arena District was caught up on most capital projects. The roof had been replaced with a 20-year guarantee and the floor would be replaced in the summer of 2016 with a lifetime guarantee. Other repairs had been completed recently.

Councilor Meadows asked when the Centerplate contract was up for renewal. Councilor Meadows also thanked Ms. Paul, the Arena Staff and the Board for all of their hard work. He stated he could remember when reports on the Arena District were not nearly as positive as the information Ms. Paul had shared.

Ms. Paul stated Centerplate was up for renewal in 2019.

Councilor Payne commended Ms. Paul, the Arena Staff and the Board for all of their hard work and inquired about an ice skating event that was held in Greensboro, NC a couple of years ago. He asked if Greenville could compete with cities like Greensboro to attract such events.

Ms. Paul stated those types of events required community support in terms of transportation, hotel rooms, etc. She added Greenville could certainly compete for those types of events.

Councilor Payne stated a study was completed recently to determine if Greenville needed to create a new conference center. He stated the study concluded there was not enough space available to create an all-inclusive conference center, it was too expensive, and there was uncertainty that Greenville could be competitive with other cities. Councilor Payne asked if the Arena could effectively function as a conference center.

Ms. Paul stated the space the Arena Board currently owned could not support an all-inclusive conference center but added there was space to complete some level of expansion. She added they would be speaking with industry experts to determine market demands and evaluate ways to compete more aggressively.

Chairman Taylor asked if the Arena District would be participating in the State Games.

Ms. Paul stated she was not aware of any coordination with the State Games.

Item (6) EXECUTIVE SESSION

ACTION: Councilor Kirven moved to go into Executive Session for the discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase of property, the receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the County in other adversary situations involving the assertion against the County of a claim regarding 2009-CP-23-4696, 2014-CP-23-6065 and 301 River Street.

Motion carried and the Committee of the Whole entered into Executive Session at 5:05 p.m.

RECONVENE

Mr. Tollison reported Greenville County Committee of the Whole out of Executive Session stating no action was taken during the session.

The meeting reconvened at 5:31 p.m.

Item (7) RESOLUTION OF 2009-CP-23-4696 AND 2014-CP-23-6065

ACTION: Councilor Seman moved to direct the County Attorney to settle 2009-CP-23-4696 pursuant to the terms discussed in executive session.

Motion carried unanimously by Council Members present.

ACTION: Councilor Seman moved to direct the County Attorney to settle 2014-CP-23-6065 pursuant to the terms discussed in executive session.

Councilor Baldwin recused himself from the discussion and voting on the item due to a business conflict.

Motion carried unanimously by Council Members present with Councilor Baldwin recusing.

Item (8) RESOLUTION SUPPORTING EFFORTS IN THE GENERAL ASSEMBLY REGARDING COMMUNITY SERVICE SENTENCING OF NON-VIOLENT OFFENDERS

ACTION: Councilor Dill moved for adoption a resolution supporting efforts in the General Assembly to adjust sentencing requirements to provide judges with increased flexibility to sentence non-violent offenders to public service work in order to help communities address the issue of litter.

Motion carried unanimously by Council Members present.

Item (9)

ADJOURNMENT

ACTION:

Councilor Seman moved to adjourn the meeting at 5:35 p.m.

Motion to adjourn carried unanimously by Council Members present.

Respectfully submitted:

Theresa B. Kizer, Clerk to Council