

WORK SESSION MEETING

OCTOBER 31ST, 2017

The Bessemer City Council met in work session on Tuesday, October 31st, 2017 at 3:00PM in the Council Chambers of City Hall. Proper notice was given.

Call to Order

Mayor Becky S. Smith called the meeting to order.

Members Present

Mayor Becky Smith, Council Members: Donnie Griffin, Alfred Carpenter, Kay McCathen, Dan Boling, Joe Will, and Howard Jones were all present. Visiting guest included: Donnie Hicks of Gaston County Economic Development, Guru Naganat, and Bobby Williams & Jim Prosser of Centralina Council of Governments (CCOG). Also present were City Manager, James Inman, and department heads.

Hawthorne Development Presentation-Osage Mill

Economic Development Officer, Josh Ross informed Council that the following presentation is an update of the potential redevelopment of the Osage Mill. Mr. Ross led the presentation by providing project statistics regarding retail and residential units. Mr. Ross stated if approved, the Osage Redevelopment project would offer 175 residential units and 30,000 square feet of retail commercial space. Additionally, Mr. Ross informed Council that the project would aim to practice sustainability by utilizing geothermal energy and adhering to the national green building standards.

Hawthorne Development Representative, Guru Naganat addressed Council regarding the project mission and vision. Mr. Guru stated Hawthorne Development is housed in Chicago, Illinois and it has been a pleasure working with City staff. Furthermore, Mr. Guru expressed Hawthorne's interest in the potential redevelopment.

Centralina Council of Government (CCOG) Executive Director, Jim Prosser concluded the presentation by providing an explanation of possible funding sources of the project. Mr. Prosser stated the purpose and work of the CCOG is to provide support and resources to local municipalities. Furthermore, Mr. Prosser provided an overview of funding logistics for Council. Mr. Prosser stated that the property closing date is tentatively set for March 2018 with a bond closing date of October 2018. In total the project would be around \$36 million through a mixture of loans and available tax credits.

Light discussion was held.

Department Head Reports

Department Heads gave reports on their department status. Parks & Recreation Director Franklin provided Council with an update on the playground swing sets, the success of the Halloween festival, and Community Christmas Tree Lighting. Police Chief Ellis addressed Council regarding the COPS grant and a recent seizure. Chief Ellis stated that the COPS grant has proven to be very beneficial to the City, as it allows the City to retain quality officers. During a routine traffic stop, an officer seized over 11 pounds of marijuana with an estimated tax value of \$24,000.

Light discussion was held.

City Manager's Report

City Manager, Inman reviewed Council's monthly calendar of events and stated that Tosaf, ADS, and Hunter Douglas, all industries in South Ridge Parkway are looking to expand.

City Council General Discussion

Mayor Smith opened the floor for Council general discussion. Council member Alfred Carpenter commended Police Chief Ellis; City Manager, James Inman; and Assistant City Manager, Jamie Ramsey for a job well done. Council member Donnie Griffin thanked City Manager, James Inman for effectively communicating with all employees. Council member Howard Jones stated that he had family who worked in the Osage Mill, and that he is happy to see redevelopment efforts underway. Council Member Joe Will commended the City on passing such a progressive Tobacco Free, Smoke Free ordinance. He stated that Cherryville has done the same thing to follow in the steps of Bessemer City.

Adjourn

Being no further business to come before the board, the meeting was adjourned at 3:58 PM by motion of Joe Will and unanimous vote.

Becky S. Smith, Mayor

Hydeia Y. Hayes, Deputy City Clerk