

**CITY COUNCIL MEETING  
JUNE 13, 2022**

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**PUBLIC HEARING - 5:25 P.M.: SECTION 94 - A REQUEST FOR ECONOMIC DEVELOPMENT AND TAX INCENTIVES FOR PIP 'S SURF & TURF LOCATED AT 402 E. COMMERCE STREET.**

A Public Hearing was held in the Council Chamber of City Hall on Monday, June 13, 2022 at 5:25 p.m. for the purpose of receiving public opinion regarding Resolution 2022-19 to be considered by the City Council. Mayor Dexter McLendon called the hearing to order and City Clerk-Treasurer Dee H. Blackmon recorded the following members present: Mayor McLendon, Councilmembers Bryan Reynolds, Ed Sims, Joseph West, Jae'Ques Brown, and Boris Thigpen.

Mayor McLendon called for public comment. With no comments for or against the measure, Mayor McLendon adjourned the public hearing at 5:27 p.m.

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The Greenville City Council convened in the Council Chamber of City Hall on Monday, June 13, 2022, at 5:30 p.m. for a regular Council meeting. Mayor Dexter McLendon called the meeting to order. City Clerk - Treasurer Dee call the roll and recorded the following members present: Mayor McLendon, Councilmembers Bryan Reynolds, Ed Sims, Joseph West, Jae'Ques Brown, and Boris Thigpen. Mayor McLendon led those attending in the Pledge of Allegiance to the American Flag. Councilmember Brown delivered the invocation.

**APPROVAL OF MINUTES:**

Mayor McLendon advised each councilmember had received for review a copy of the proposed minutes for the Regular Council Meeting held on May 23, 2022. He asked if there were any additions, deletions or amendments to the minutes as presented.

**Councilmember West moved to dispense with the reading of the minutes and approve the minutes for May 23, 2022, as drafted.** Councilmember Reynolds seconded the motion. Mayor McLendon announced the **motion carried** with a unanimous vote of the Council.

**PROCLAMATIONS and PRESENTATIONS:**

**-HWASHIN AMERICA CORPORATION**

Mayor McLendon called on David Hutcheson, Executive Director of the Butler County Commission for Economic Development for the announcement. He introduced Mr. Milton Park, President, Mr. Donghwa Kwak, CFO, Ms. Kista Hinson, Human Resource Manager and Mr. Russell Gregory, Plant Manager. With the increasingly fast paced conversion of internal combustion engines to either hybrid or all electric vehicles(EV), Hwashin, in support of Hyundai and others, will begin manufacturing supply chain components at their Greenville, Alabama facility in July 2022. Their decision to expand their Greenville footprint will result in an investment of \$13 million and an additional 100 new jobs. The entry of Hwashin into EV automotive component manufacturing is a significant event for Greenville and Butler County.

As a result of their expansion plans and their purchase of the former Joyson/Key Safety Systems building in the Greenville Industrial Park, they will construct a 30,000 square foot building adjacent to the 196,000 square foot building that will house \$3 million of new advanced manufacturing equipment. The Hwashin expansion will bring new life to the building that has been vacant for over two years as a warehouse. The new building will house state of the art Ecoat equipment that will be used to paint (Ecoat) sub frame upper members for the Volkswagen ID.4 Electric SUV.

In addition to the 100 jobs that will be created, it will also result in new income (approximately \$400,000 over the next 10 years) to the Butler County School System.

Mayor McLendon asked Mr. Russell Gregory to say a few words. Mr. Gregory stated he joined the Hwashin Amercia Corporation team on the bottom floor and worked his way up to Plant Manager. He noted that 800,000 cars each year will be shipped to the new electric car plant located in Georgia. He is very excited about this new venture into the electric car realm.

**NEW BUSINESS:**

**RESOLUTION 2022-18. A RESOLUTION AUTHORIZING A TAX ABATEMENT FOR Hwashin AMERICA CORPORATION.**

Mayor McLendon asked David Hutcheson to explain Resolution 2022-18. He explained that Hwashin will result in the construction of a 30,000 square foot building on a new site to be acquired by Hwashin America Corporation. The new building will house state of the art Ecoat equipment that will be used to paint (Ecoat) sub frame upper members for the Volkswagen Id. 4 Electric SUV. This \$13,000,000.00 capital project will create 100 jobs and create new income for the Butler County School System of approximately \$400,000.00 over the next 10 years.

**Councilmember West moved to adopt Resolution 2022-18 authorizing a ten-year tax abatement to Hwashin America Corporation for the \$13,000,000.00 capital project.** Councilmember Brown seconded the motion. Mayor McLendon announced the **motion passed** with unanimous vote of the Council.

**RESOLUTION 2022-19. A RESOLUTION APPROVING MERCHANT APPLICATION AND REAL PROPERTY OWNER APPLICATION FOR THE DOWNTOWN REVITALIZATION GRANT PROGRAM AS SUBMITTED BY PIP 'S SURF & TURF LLC**

Mayor McLendon called on Dee Blackmon to explain Resolution 2022-19. She explained that the downtown revitalization grant program was adopted on June 8, 2015, which allows merchant and real property owners to be eligible for a monetary grant from the City of Greenville. The real property owner portion of the grant is the reimbursement of 4% sales tax spent on construction supplies and materials used in remodeling, when purchased within the Greenville city limits.

A new retail business which locates in the Grant Area shall be permitted to apply to the Council for a period of up to three (3) years for a monetary grant from the City in an amount up to three percent (3%) of its sales made in the City by the business each month, less a monthly administrative fee to be determined by the City Clerk and the City will commit to Ritz Promotions an amount equal to one percent (1%) of all sales made in the City by such businesses to be used and expended by the City for Promotion of the Ritz Theatre, at the discretion of the City Council.

**Councilmember Brown moved to adopt Resolution 2022-19 approving merchant application and real property owner application for the downtown revitalization grant program as submitted by Pip's Surf & Turf LLC.** Councilmember Sims seconded the motion. Mayor McLendon announced the **motion carried** with a unanimous vote of the council.

**RESOLUTION 2022-21. A RESOLUTION AMENDING THE SHERLING LAKE MANAGEMENT, LLC. CONTRACT.**

Mayor McLendon called on City Clerk-Treasurer Dee Blackmon to explain Resolution 2022-21. This resolution would amend the Management Contract and increase the amount by 3% for the purpose of managing the operation of Sherling Lake Park and Campground for the period of July 1, 2022 through September 30, 2022.

**Councilmember Reynolds moved to adopt Resolution 2022-21 amending the Sherling Lake Management, LLC Contract to increase annual amount by 3%.** Councilmember Brown seconded the motion. Mayor McLendon announced the **motion carried** with a unanimous vote of the council

**RESOLUTION 2022-22. A RESOLUTION TO AUTHORIZE APPLICATION FOR A PATRICK LEAHY BULLETPROOF VEST PARTNERSHIP GRANT FOR POLICE DEPARTMENT.**

Mayor McLendon called on Chief Justin Lovvorn to explain Resolution 2022-22. This resolution authorizes the city to apply for eight (8) bullet proof vests. The Greenville Police Department is eligible for a fifty/fifty percent grant through Patrick Leahy Bulletproof Vest.

**Councilmember Thigpen moved to adopt Resolution 2022-22 authorizing application for a Patrick Leahy Bulletproof Vest Partnership grant for Police Department and if awarded, local match in the amount of \$3,316.52 will be budgeted.** Councilmember West seconded the motion. Mayor McLendon announced the **motion carried** with a unanimous vote of the council

**RESOLUTION 2022-23. A RESOLUTION AUTHORIZING THE POLICE DEPARTMENT TO MAKE APPLICATION FOR A GRANT THROUGH MID-SOUTH RESOURCE CONSERVATION AND DEVELOPMENT COUNCIL.**

Mayor McLendon called on Chief Justin Lovvorn to explain Resolution 2022-23. This resolution authorizes the city to apply for 26 bullet proof vests, 34 - 3x10 back placards, 34 - double mag pouches, 34 - cuff pouches, and 34 - tourniquet pouches. The Greenville Police Department is eligible for a one hundred percent grant through Mid-South Resource Conservation and Development Council in the amount of \$24,463.36.

**Councilmember Reynolds moved to adopt Resolution 2022-23 authorizing the Police Department to make application for a grant through the Mid-South Resource Conservation and Development Council.** Councilmember Brown seconded the motion. Mayor McLendon announced the **motion passed** with unanimous vote of the Council.

**RESOLUTION 2022-24. A RESOLUTION AUTHORIZING THE CITY OF GREENVILLE AND POLICE DEPARTMENT TO MAKE APPLICATION FOR A GRANT THROUGH THE ALABAMA LAW ENFORCEMENT AGENCY HOMELAND SECURITY GRANT.**

Mayor McLendon called on Chief Justin Lovvorn to explain Resolution 2022-24. Chief Lovvorn stated this Homeland Security Grant application is for a \$29,609.00 for a radio repeater communication system with no local match required.

**Councilmember Brown moved to adopt Resolution 2022-25 authorizing the Police Department to make application for a grant through the Alabama Law Enforcement Agency Homeland Security Grant.** Councilmember Sims seconded the motion. Mayor McLendon announced the **motion passed** with unanimous vote of the Council.

**RESOLUTION 2022-25. A RESOLUTION AUTHORIZING THE FIRE DEPARTMENT TO MAKE APPLICATION FOR A GRANT THROUGH THE MID-SOUTH RESOURCE CONSERVATION AND DEVELOPMENT COUNCIL CPR TRAINING SYSTEM.**

Mayor McLendon called on Chief Tim Warrick to explain Resolution 2022-25. This resolution authorizes the city to apply for a CPR training system including a mannequin and Ipad. The Greenville Fire Department is eligible for a one hundred percent grant through Mid-South Resource Conservation and Development Council in the amount of \$25,000.00.

**Councilmember Brown moved to adopt Resolution 2022-25 authorizing the Fire Department to make application for a grant through the Mid-South Resource Conservation and Development Council.** Councilmember Reynolds seconded the motion. Mayor McLendon announced the **motion passed** with unanimous vote of the Council.

**RESOLUTION 2022-26. A RESOLUTION AUTHORIZING THE CITY OF GREENVILLE TO MAKE APPLICATION FOR FIRE DEPARTMENT GRANT THROUGH THE ALABAMA LAW ENFORCEMENT AGENCY HOMELAND SECURITY GRANT.**

Mayor McLendon called on Chief Warrick to explain Resolution 2022-26. Chief Warrick stated this Homeland Security Grant application is for a \$51,666.00 surveillance system with cameras and servers to monitor camera equipment with no local match required.

**Councilmember Brown moved to adopt Resolution 2022-26 authorizing The City of Greenville to make application for Fire Department grant through the Alabama Law Enforcement Agency Homeland Security Grant.** Councilmember Thigpen seconded the motion. Mayor McLendon announced the **motion carried** with a unanimous vote of the council.

**APPROVAL OF EXPENDITURES:**

**Councilmember Sims made a motion to approve the following expenditures:**

BRANUM & COMPANY, P.C. - \$33,930.00 (BUDGETED ITEM)  
2021 CITY AUDIT & PUBLIC FACILITIES COOPERATIVE DISTRICT AUDIT

STALKER RADAR APPLIED CONCEPTS, INC. - \$3,830.00 (BUDGETED ITEM)  
RADAR SYSTEM FOR POLICE DEPARTMENT

JDM SERVICES - \$3,059.00 (BUDGETED ITEM)  
PIONEER CEMETERY RESTORATION

STIVERS FORD LINCOLN - \$31,355.00 (BUDGETED ITEM)  
2022 FORD INTERCEPTOR FOR POLICE DEPARTMENT

MUNICIPAL WORKERS COMPENSATION FUND, INC. - \$8,587.00 (BUDGETED ITEM)  
FINAL BILLING FOR 2021-2022

Councilmember Brown seconded the motion. Mayor McLendon announced the **motion passed** with unanimous vote of the Council.

**WEED AND DEBRIS VIOLATIONS:**

A. JAMES WILLIAMS 011.000	213 THAMES ST	10 08 06 14 4 001
B. MICHAEL STALLINGS 003 020.000	VACANT LOT WASHINGTON ST	10 08 06 14 3

**Councilmember Reynolds moved to proceed to the next step of compliance for weed and debris violations pursuant to the City's Code of Ordinances, and thereby authorize properties to be cleared at the owners' expense and the City Clerk to bill property owner for services.**  
Councilmember Sims seconded the motion. Mayor McLendon announced the **motion carried** with a unanimous vote of the Council.

**BOARD APPOINTMENTS:**

BOARD OF ADJUSTMENT - PAT NEWBY RESIGNED, APPOINT JIMMY LAWSON TO FILL UNEXPIRED TERM

**Councilmember Brown made a motion to accept Board Appointments as presented.**

Councilmember Reynolds seconded the motion. Mayor McLendon announced the **motion carried** with a unanimous vote of the Council.

**OTHER BUSINESS:**

**ECONOMIC DEVELOPMENT ANNOUNCEMENT**

Mayor McLendon called on Tracy Salter, Executive Director of the Greenville Area Chamber of Commerce. Mrs. Salter announced a new development company, InVicTus, which is building an apartment complex located on Paul Stabler Driver past the Edge Movie Theater. Mrs. Salter called on owners Paula Rhodes and Rick Cavalieri of Tampa Florida to discuss their plans for development. Mr. Cavalieri stated the apartment complex will have 150 units. The community center will house a business center, fitness center, laundry room, and kitchen. When you step out of the community center, you will be at the pool and the playground will be to the side. The apartments will be energy efficient with open floor plans and 9-foot ceilings. The apartments will range from one bedroom approximately 750 square feet, two bedrooms approximately 950 square feet, and three bedrooms approximately 1250 square feet. InVicTus will have invested \$25,000,000 to this project and will try to buy materials locally. It would take about 15-16 months to build after closing on property.

**ANNOUNCEMENTS AND ADJOURNMENT:**

Mayor McLendon announced the next council meeting would be held Monday June 27, 2022. With no further business or announcements, Mayor McLendon adjourned the meeting at 6:10 p.m.

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Dexter McLendon, Mayor

ATTEST:

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Dee H. Blackmon, City Clerk-Treasurer