

Administration Department



TO: Mayor and City Council

FROM: B. Todd Glover, City Administrator

DATE: October 23, 2015

SUBJECT: Agenda for Special Called Meeting and Public Hearings of October 26, 2015

PUBLIC HEARINGS

ITEM 1. ECONOMIC DEVELOPMENT: Consideration of a development agreement by and among the City of North Augusta, Greenjackets Baseball LLC, Ackerman-North Augusta Hotel Company, LLC, Greenstone Hammond's Ferry, LLC, and North Augusta Riverfront Company, LLC

A public hearing has been scheduled and duly advertised for October 26, 2015, at 7:00 P.M. in the Council Chambers on the third floor of the North Augusta Municipal Center located at 100 Georgia Avenue.

The purpose of the hearing is to receive comments from the citizens of North Augusta pertaining to the consideration of a development agreement by and among the City of North Augusta, Greenjackets Baseball LLC, Ackerman-North Augusta Hotel Company, LLC, Greenstone Hammond's Ferry, LLC, and North Augusta Riverfront Company, LLC.

Please see **ATTACHMENT "PH-1"** for the text of the public hearing notice as published on October 14, 2015.

- ITEM 2. FINANCE: **Installment purchase transaction between the City of North Augusta, South Carolina (the “City”) and the North Augusta Public Facilities Corporation (the “Corporation”) regarding the financing of a multi-purpose municipal stadium, conference facilities, structured and other parking, public park elements including, without limitation, landscaping and hardscape construction to enhance the City’s Greenway, and certain infrastructure including, without limitation, storm drainage, utilities (water, sanitary, electric, fiber, and gas), asphalt paving construction, sidewalks, and street lighting and the refinancing of the recently completed parking deck which supports the new Medac, Inc. office building adjacent to the Municipal Building (collectively, the “Project”) on certain real property to be owned by the City (except in the case of the aforementioned conference facilities, which will be owned by the City, but will be part of an integrated hotel facility on land owned by the hotel developer) and located in the area generally bound by the Savannah River to the south, Georgia Avenue to the east, the brick ponds to the north and the Hammond’s Ferry subdivision to the west, North Augusta, South Carolina, and the proposed issuance by the Corporation of a not exceeding \$75,000,000 Installment Purchase Revenue Bonds (North Augusta Project), Series 2015 (the “Bonds”)****

A public hearing has been scheduled and duly advertised for October 26, 2015, at 7:00 P.M. in the Council Chambers on the third floor of the North Augusta Municipal Center located at 100 Georgia Avenue.

The purpose of the hearing is to receive comments from the citizens of North Augusta pertaining to the installment purchase transaction between the City of North Augusta, South Carolina (the “City”) and the North Augusta Public Facilities Corporation (the “Corporation”).

Please see **ATTACHMENT “PH-2”** for the text of the public hearing notice as published on October 14, 2015.

- ITEM 3. FINANCE: **Establishment of the Ballpark Village Municipal Improvement District****

A public hearing has been scheduled and duly advertised for October 26, 2015, at 7:00 P.M. in the Council Chambers on the third floor of the North Augusta Municipal Center located at 100 Georgia Avenue.

The purpose of the hearing is to receive comments from the citizens of North Augusta pertaining to the establishment of the Ballpark Village Municipal Improvement District.

Please see [ATTACHMENT "PH-3"](#) for the text of the public hearing notice as published on October 14, 2015.

SPECIAL CALLED MEETING

ITEM 4. ZONING: North Augusta Development Code, Proposed Text Amendments (Application RZT 15-002) – Amendment C, Option 1 – Ordinance, Third and Final Reading – Remove from Table

An ordinance was prepared for Council's consideration on third and final reading amending Article 3, Zoning Districts, related to the Director of Planning and Development's discretion for development standards waivers in the North Augusta Development Code, Chapter 18 of the City of North Augusta, South Carolina Code of Ordinances at the October 5, 2015 City Council meeting and was tabled.

A motion to remove this item from the table is in order at this time, if Council desires.

Please see the minutes of the September 21, 2015 meeting for the ordinance text.

ITEM 5. FINANCE: Approval of Master Development Agreement Related to Project Jackson – Ordinance, First Reading – Remove from Table

An ordinance was prepared for Council's consideration on first reading regarding the approval of a development agreement in connection with what is commonly referred to as Project Jackson at the October 19, 2015 City Council meeting and was tabled.

A motion to remove this item from the table is in order at this time, if Council desires.

Please see [ATTACHMENT #5](#) for the proposed ordinance text.

ITEM 6. FINANCE: Authorization of the City of North Augusta to Enter into an Installment Purchase Transaction Not to Exceed \$75,000,000.00 Related to Project Jackson – Ordinance, First Reading – Remove from Table

An ordinance was prepared for Council's consideration on first reading regarding the approval of a bond financing to defray the costs of public

infrastructure in connection with what is commonly referred to as Project Jackson at the October 19, 2015 City Council meeting and was tabled.

A motion to remove this item from the table is in order at this time, if Council desires.

Please see [ATTACHMENT #6](#) for the proposed ordinance text.

ITEM 7. FINANCE: **Authorizing the Creation of a Municipal Improvement District Related to Project Jackson— Ordinance, First Reading – Remove from Table**

An ordinance was prepared for Council's consideration on first reading regarding the approval of a Municipal Improvement District to defray the cost of public infrastructure in connection with what is commonly referred to as Project Jackson at the October 19, 2015 City Council meeting and was tabled.

A motion to remove this item from the table is in order at this time, if Council desires.

Please see [ATTACHMENT #7](#) for the proposed ordinance text.