



**ORDINANCE 33-2018**

**APPROVING A PROJECT AGREEMENT FOR TRIBE513 PROPERTIES E POINSETT, LLC, AND GREER POINSETT PROPERTIES, LLC DOWNTOWN DEVELOPMENT; AUTHORIZING THE ACQUISITION AND DISPOSITION OF REAL PROPERTY; AUTHORIZING THE EXPENDITURE OF FUNDS; AUTHORIZING THE EXECUTION AND DELIVERY OF ADDITIONAL DOCUMENTS; AND OTHER RELATED MATTERS.**

WHEREAS, South Carolina law authorizes municipalities to take actions not inconsistent with the Constitution and general laws of the State, regarding any subject the municipality finds necessary and proper for the general welfare and convenience of the municipality, including to execute and deliver contracts, to assist in redeveloping blighted areas, and to expend public funds for economic development;

WHEREAS, Tribe513 Properties E Poinsett, LLC and Greer Poinsett Properties, LLC (collectively, "Developer") each own, or intend to purchase, real property in the City ("Property");

WHEREAS, on Property, Developer intends to redevelop various parcels in the City to create a corporate headquarters, privately-owned commercial facilities, a publicly-accessible walkway, place of worship, and a publicly-accessible courtyard and related infrastructure (collectively, "Development");

WHEREAS, the City intends to assist with Development by (a) acquiring and disposing of real property to be used on Development site, (b) making improvements to public infrastructure, (c) providing Developer with development grant funds, and (d) providing other assistance;

WHEREAS, the City and Developer have memorialized each party's respective commitments in an agreement, the substantially final form of which is attached as Exhibit A ("Project Agreement").

**NOW THEREFORE, CITY COUNCIL ORDAINS:**

1. The Project Agreement, with whatever changes are (a) not adverse to the City and (b) approved by the Mayor or the City Administrator (after advice of City's project counsel), is approved and is incorporated by reference in this Ordinance as if set forth fully in the Ordinance's body. The Mayor's or City Administrator's execution of the final Project Agreement is conclusive evidence of approval.

2. The Mayor and the City Administrator are, each acting alone or in concert, authorized to take whatever actions and execute and deliver whatever documents (including the Project Agreement) as either of them deems appropriate to effect this Ordinance's intent.

3. This ordinance is effective after second reading.

*[SIGNATURE PAGE AND ONE EXHIBIT FOLLOW]  
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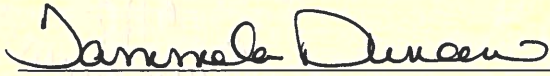
DONE in meeting duly assembled: October 9, 2018.

CITY OF GREER, SOUTH CAROLINA



Richard W. Danner, Mayor

[SEAL]  
ATTEST:



Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: September 11, 2018

Second Reading / Final Approval: October 9, 2018

APPROVED AS TO FORM:



John B. Duggan, City Attorney



**EXHIBIT A**  
**FORM OF PROJECT AGREEMENT**