

Special Meeting of the
Greenville City Council
held in the Council Chambers
On Monday, November 23, 2009

Call to Order: The special meeting of the City Council was called to order on November 23, 2009 at 7:10 p.m. by Mayor Alan Gaffner.

Roll Call: Present: Mayor Alan Gaffner, Councilmen Will Boyd, Kenny Hampton, Matt Roadman, and Roger Sanders.

Also Present: City Manager David Willey, Assistant City Manager Lisa Stephens and City Clerk Sue Ann Nelson.

Pledge of Allegiance: The pledge of allegiance to the United States flag was recited.

Special Meeting: Notice of the special meeting having been given as provided by law, said meeting was called for the consideration of the following agenda:

Revolving Loan Approval for Proposed Restaurant
TIF Agreement Approval for Proposed Restaurant
Executive Session: Purchase of Real Estate, Section 2 (c) (5)
Sale of Real Estate, Section 2 (c) (6)
Pending Litigation, Section 2 (c) (11)
Personnel, Section 2 (c) (1) of the
Open Meetings Act.

Adjournment

Proposed New Restaurant: Assistant City Manager Lisa Stephens provided an overview of a proposed restaurant project in Greenville. Vicki and Robert Ellsworth are proposing to build a new 1,800 square foot restaurant that would operate as a Huddle House franchise. The new business would be located next to the Ellsworth's Super 8 Motel in the vacant lot. The proposed business would employ ten full-time employees and fifteen part-time employees. Vicki and Robert Ellsworth answered questions by the council regarding the proposed development. The council expressed enthusiasm for the project.

Revolving Loan Request: Vicki and Robert Ellsworth are requesting a \$150,000 loan with an interest rate of 3% and a 10-year fully amortized loan term. The loan would be secured by a second mortgage on the real estate and second position on the equipment in the restaurant. Loans will be personally guaranteed by Vicki and Robert Ellsworth. All costs associated with the loan will be paid by the borrowers and deducted from the loan proceeds. Loan request was unanimously recommended by the Revolving Loan Fund Committee.

Moved by Hampton, seconded by Sanders to approve the request by Vicki and Robert Ellsworth for a \$150,000 loan with the terms outlined above.

Ayes: Hampton, Sanders, Boyd, Roadman, Gaffner
Nays: None
Absent: None

Motion carried.

**TIF Agreement
Request:**

Before the council for consideration was a Tax Increment Financing Agreement between the City of Greenville and RVE Diners dba Huddle House of Greenville. The TIF agreement would extend for 18 years and the developer would be entitled to 75% of the annual tax increment received for full payment of reimbursable qualified project costs not to exceed \$108,000.

Moved by Roadman, seconded by Boyd to approve the TIF agreement between the City and RVE Diners dba Huddle House of Greenville.

Ayes: Roadman, Boyd, Hampton, Sanders, Gaffner
Nays: None
Absent: None

Motion carried.

**Recess to Executive
Session and
Adjournment:**

At 7:25 p.m., moved by Roadman, seconded by Sanders to recess to executive session for Purchase of Real Estate, Section 2 (c) (5); Sale of Real Estate, Section 2 (c) (6); Pending Litigation, Section 2 (c) (11); Personnel, Section 2 (c) (1) of the Open Meetings Act. The meeting was adjourned at 8:47 pm at the close of the executive session.

Ayes: Roadman, Sanders, Boyd, Hampton, Gaffner
Nays: none
Absent: none

Motion carried.

City Clerk