

**AGENDA**  
**OF THE SIMPSONVILLE CITY COUNCIL**  
**BUSINESS MEETING**  
**February 9, 2021**  
**6:30pm**  
**Virtual Go To Meeting**

1. **CALL TO ORDER**..... Mayor Shewmaker
2. **ROLL CALL**..... City Clerk, Phyllis Long
3. **PUBLIC HEARING**
  - a. Greenville County Redevelopment Authority 2021 Program Year Annual Action Plan.....Imma Nwobodu
4. **APPROVAL OF MINUTES** – January 12, 2021
5. **CITIZEN COMMENTS**
6. **BUSINESS**
  - a. Resolution #2021-01 CDBG/Home Funds FY2021.....City Administrator, Dianna Gracely
  - b. Award ECM Solutions as our Insurance Broker.....City Administrator, Dianna Gracely
  - c. Accommodations Tax Grants.....City Administrator, Dianna Gracely
  - d. Appointment of Kimber Strong as Ministerial Recorder.....City Administrator, Dianna Gracely
7. **ADJOURN**

**PLEASE NOTE: This Agenda is accurate as of the Friday immediately preceding the Council meeting but is subject to change until twenty-four (24) hours prior to the meeting. Please contact the City Clerk the day of the meeting for the latest agenda information.**

**NOTICE OF PUBLIC HEARING FOR  
GREENVILLE COUNTY PROGRAM YEAR 2021  
ANNUAL ACTION PLAN / CITY OF SIMPSONVILLE**

The City of Simpsonville participates in the Greenville County Community Development Block Grant (CDBG) Program and HOME Investment Partnerships Program funded by the U.S. Department of Housing and Urban Development. The Greenville County Redevelopment Authority is preparing its Annual Action Plan for the 2021 program year (7/1/21-6/30/22).

A virtual public hearing will be held on Tuesday, February 9, 2021 at 6:30 PM. To watch Simpsonville City Council meetings, subscribe to the City of Simpsonville YouTube channel. Community development and housing needs and activities eligible for funding under the CDBG and HOME programs will be discussed. Public comment and proposals will be invited on the County's strategy for the City of Simpsonville, including objectives and projected uses of funds. An estimated \$226,630 in CDBG fund and \$80,108 in HOME fund will become available in July. An estimated \$4,000 in CDBG program income and \$12,000 in HOME program income are also expected to become available through the program year. Comments are also invited on past and present housing and community development performance and needs. CDBG funds can be used to assist low- and moderate-income persons, prevent or eliminate slums and blight, or to meet an urgent community need where no other funding is available. HOME funds are used to increase the supply of decent, safe, sanitary, and affordable housing for low- and moderate-income persons.

Written comments may also be sent to John Castile, Executive Director, Greenville County Redevelopment Authority, 301 University Ridge, Suite 2500, Greenville SC 29601, until Friday, May 7<sup>th</sup>, 2021.

**Greenville County  
Redevelopment Authority**

**Greenville County  
Annual Action Plan FY 2021**

**City of Simpsonville  
Public Hearing February 9, 2021**



**GCCRA**

# FY 2021 Annual Action Plan

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The Annual Action Plan is Greenville County's Application to the Federal Government (US Department of Housing and Urban Development) proposing the use of Community Development Block Grant (CDBG), HOME and Emergency Solutions Grant (ESG).

FY 2021 funds is for the period beginning July 1, 2021 to June 30, 2022.

This funding period also marks the 2<sup>nd</sup> year allocation of funds and activities for the Greenville County's 2020-2024 Consolidated Plan.

# Community Development Block Grant (CDBG)

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- At least 70% must be used for activities that benefit individuals with low to moderate incomes.
- All activities must meet one of three national objectives:
  - Benefit low- and moderate-income persons (by area or for limited clientele or presumed benefit).
  - Prevention or elimination of slums or blight
  - Urgent community development need (there must be an immediate threat to the health or welfare of community)

## Home Investment Partnership (HOME)

- A Federal grant program designed to help jurisdictions expand the supply of decent and affordable rental and homeownership housing for low- and very low-income families and households.

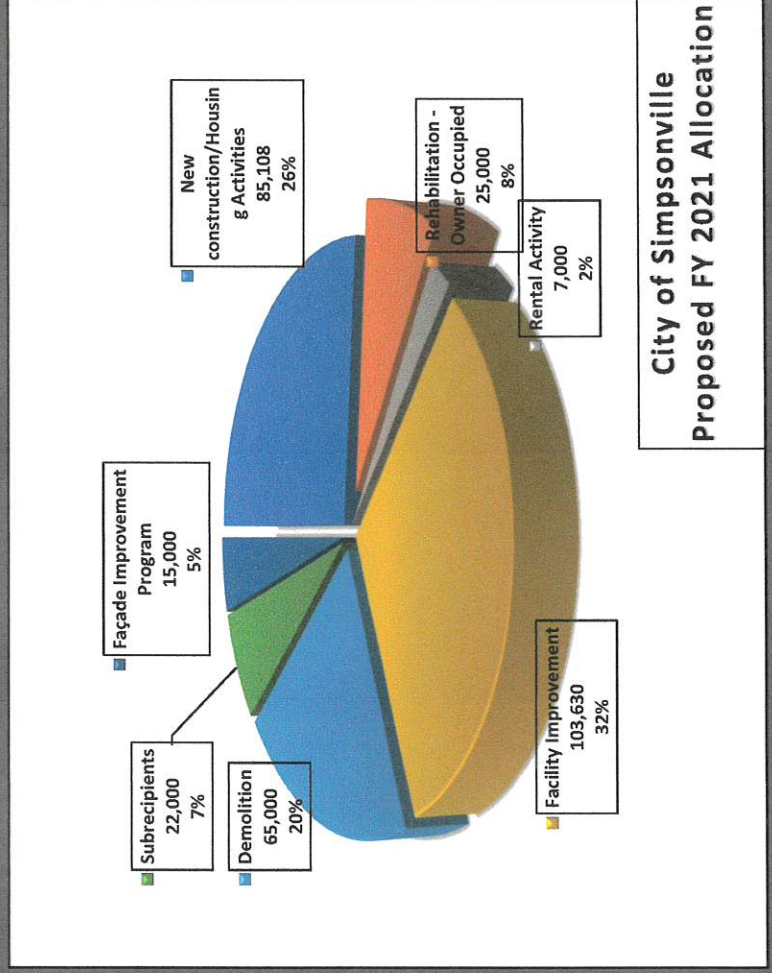


# Simpsonville Allocations

Fund type	Final 2019	Final 2020	Proposed 2021
CDBG	\$194,886	\$226,630	\$226,630
CDBG - PI	\$40,000	\$2,000	\$4,000
HOME	\$74,800	\$80,108	\$80,108
HOME - PI	\$16,000	\$8,000	\$12,000
Total	\$325,686	\$316,738	\$322,738

# City of Simpsonville FY 2021 proposed allocation - \$322,738

<u>PROJECT / ACTIVITY</u>	<u>TOTAL</u>	<u>Percent</u>
New construction/Housing Activities	85,108	26
Rehabilitation - Owner Occupied	25,000	8
Rental Activity	7,000	2
Facility Improvement	103,630	32
Demolition	65,000	20
Subrecipients	22,000	7
Façade Improvement Program	15,000	5
<b>TOTAL ALL FUNDING SOURCES</b>	<b>322,738</b>	<b>100</b>





# **GCRA – Housing Activities**

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## **Housing Activities**

- 1. Homeownership Units (New & Rehabbed - GCRA and Housing Partners)**
- 2. Rental Units – (New and Rehabbed - GCRA & Housing Partners)**
- 3. First Time Homebuyers Program (DPT & Closing Cost Assistance – CWC)**
- 4. Rental Assistance - Homelessness Prevention – At risk of homelessness**
- 5. Rental Assistance - Homelessness-Rapid Rehousing – Literally homeless**
- 6. Minor Home Repair Program (GCRA/Rebuild/Habitat)**
- 7. Investor Program- Rental Rehab**
- 8. Major – Homeowner Rehab – Program - GCRA**
- 9. MLF-Permanent Financing – GCRA funded homes**

**GCRA- Community  
& Economic  
Development  
Activities**

- Infrastructure improvement**
- Facility Improvement**
- Demolition – address slum & blight**
- Public Service activities – CDBG Subrecipients**
- Neighborhood capacity building – GAP funds**

**Economic Development**

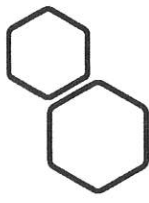
- Small Business Loans**
- Façade Improvement Program**

# **GCRA- COVID Financial Relief Assistance**

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## **COVID-19 Assistance**

- 1. Rental Assistance**
- 2. Utility Assistance**
- 3. Mortgage Assistance**
- 4. Business Assistance**
- 5. Food Supplies**
- 6. Medical and safety supplies**



**Public Works  
Activity:  
Simpsonville**

Woodside Sidewalk Project





Joint Project with GCRA

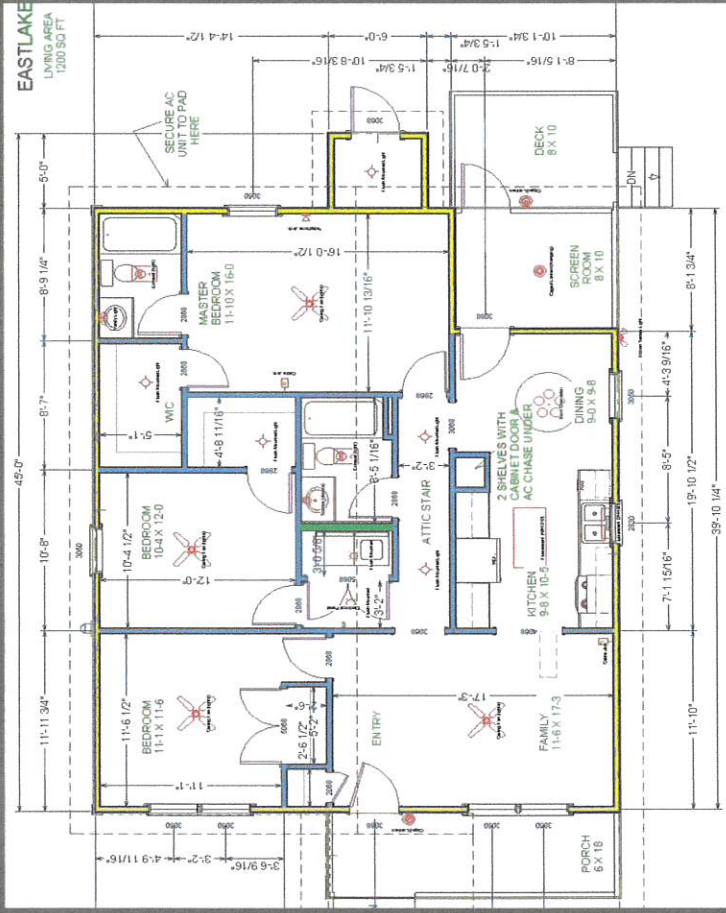
Total Units: 13 units

GCRA: 3 Units

Habitat: 10 Units

**HABITAT WOODSIDE PROJECT - SIMPSONVILLE 13 HOMEOWNERSHIP UNITS**

# Sample design



# HUD Income Limits



## GREENVILLE COUNTY - FY 2020

	# of Persons in Family							
	1	2	3	4	5	6	7	8
<b>Extremely Low 30% Income Limits (\$)</b>	\$15,750	18,000	20,250	22,450	24,250	26,050	27,850	29,650
<b>Very Low 50% Income Limits (\$)</b>	\$26,250	30,000	33,750	37,450	40,450	43,450	46,450	49,450
<b>Low 80% Income Limits (\$)</b>	\$41,950	47,950	53,950	59,900	64,700	69,500	74,300	79,100

**Questions?**

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**City of Simpsonville**  
**SAMPLE RESOLUTION**

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
CITY OF SIMPSONVILLE

RESOLUTION 2021-01

ALLOCATION OF GREENVILLE COUNTY  
CDBG AND HOME FUNDS  
FOR PROGRAM YEAR 2021

WHEREAS, the City of Simpsonville participates in the Greenville County Urban County Program; and

WHEREAS, the funds received by the Greenville County available for allocation by the City of Simpsonville are as follows:

	<u>CDBG</u>	<u>HOME</u>
City Allocation	\$226,630	\$80,108
Program Income	\$4,000	\$12,000
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Total	\$230,630	\$92,108

WHEREAS, the HOME funds may only be used to increase the supply of decent affordable housing for modest income persons, and CDBG funds may only be used to assist low- and moderate-income persons, reduce or eliminate slum and community blight, or meet an urgent community need where no other funding is available; and

WHEREAS, the Mayor and Council of the City of Simpsonville have discussed and reviewed projects for which these funds should be allocated by the Greenville County;

NOW, THEREFORE, IT IS HEREBY RESOLVED that the City of Simpsonville accepts the allocation of funds as set forth above and budgets use of the funds as follows:

HOME funds in the amount of \$92,108 or such other amount as may be received in HOME funds in the 2021 program year to be used for housing development and rental reserve activity for eligible property and assisting low- and moderate-income households in the City of Simpsonville;

CDBG funds in the amount of \$230,630 or such other amount as may be received in CDBG funds in the 2021 program year to be used on the following activities: \$22,000 in CDBG to be allocated to Public Service programs; 103,630 for any eligible Facility Improvement project; \$25,000 for Owner-occupied Rehabilitation; \$65,000 for demolition to address slum and blight and \$15,000 for Façade Improvement Program in the City of Simpsonville.

ANY CHANGE in CDBG and HOME funding allocations by the Greenville County Redevelopment Authority and the U.S. Department of Housing and Urban Development, increase or decrease in funding, will be distributed on a pro rata basis to all activities.

PASSED, ADOPTED AND APPROVED, by the Council of the City of Simpsonville on this \_\_\_\_\_ day of \_\_\_\_\_ 2021.

Attest:

\_\_\_\_\_  
Paul Shewmaker, Mayor

\_\_\_\_\_  
Phyllis Long, City Clerk

Reviewed:

\_\_\_\_\_  
Dianna W. Gracely, City Administrator

## Memorandum

**To:** City Council  
**From:** Dianna Gracely  
**Date:** January 19, 2021  
**Subject:** Health Insurance Broker

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I was contacted by a health insurance consulting and brokerage firm, and occasionally receive inquiries. Because we've been represented by the same broker for a number of years, I thought it would be a good idea to study the trends in the industry and ensure that we were receiving the best representation for the City. I will attach the three responses to this memorandum for your information. After the Human Resources Director and I evaluated and met with all three, our recommendation is to stay with ECM, our current broker. Below are summations of the three responding brokers:

### Southern Benefit Systems – K2 Advisors Group

Located in Fountain Inn  
10 years of experience  
Dedicated account manager  
System ties to all vendors  
Implementing discounts for using Proactive MD  
2 Health Fairs per year  
Quarterly admin meetings for 3-5 year planning model  
Strong savings language for financial impact (5 year return 3.3 million)

### Southeastern Insurance Consultants

20 years experience  
Located in Greenville  
Dedicated team for City  
Graphs lean toward self-funded plan  
Previous experience with Steve Brown in Travelers Rest (very responsive service)

### ECM Solutions

35 years experience  
Located in Greenville  
Suggest move to Self-Funded or Value Based plan  
Disease Management Program  
Medical claims down 36%, Prescriptions down 48%  
Onsite health coaching programs  
Great Proactive MD numbers and testimonials  
Current Loss Ratio is 50.2%, best is 3 years  
Emphasis on Prescription Costs

Please let me know if you have any questions about how we arrived at our recommendation.

City of Simpsonville  
Accommodations Tax Committee  
Fiscal Year July 1, 2021 - June 30, 2022

**Funds Requested**

Organization Name	Project	Funds Awarded 2017-2018	Funds Awarded 2018-2019	Funds Awarded 2019-2020	Funds Requested 2020-2021 Expensed 2021-2022	Staff Recommendations **	A-Tax Committee Recommendations to Council	Approved by Council
SC Koi & Goldfish Show	South Carolina Koi & Goldfish Show	\$3,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$ 10,000.00	
City of Simpsonville - Parks & Recreation	Celebrate Simpsonville			\$35,000.00	\$35,000.00	\$35,000.00	\$ 35,000.00	
<b>Carry Forward Balance from previous year (COVID)</b>								
City of Simpsonville	Renovation of Hendricks Pavilion	N/A	N/A	N/A	\$70,000.00	\$65,000.00	\$ 65,000.00	
City of Simpsonville	Food Truck Rodeo with Live Music	N/A	N/A	\$10,000.00	\$10,000.00	\$7,000.00	\$ 7,000.00	
Simpsonville Area Chamber of Commerce	Halloween at Heritage Park	N/A	\$2,500.00	\$4,500.00	\$6,000.00	\$4,500.00	\$ 4,500.00	
Simpsonville Area Chamber of Commerce	Sipping in Simpsonville Oktoberfest Beer Tasting	\$5,250.00	\$7,000.00	\$7,000.00	\$8,500.00	\$7,000.00	\$ 7,000.00	
Simpsonville Area Chamber of Commerce	Sipping in Simpsonville Spring Wine Tasting	\$5,250.00	\$7,000.00	\$7,000.00	\$8,500.00	\$7,000.00	\$ 7,000.00	
Simpsonville Area Chamber of Commerce	Promotional Brochure-Annual Update	N/A	N/A	N/A	\$2,000.00	\$2,000.00	\$ 2,000.00	
Simpsonville Arts Foundation (SAF)	SAFI Concert Series	\$7,000.00	N/A	\$15,000.00	\$15,000.00	\$8,000.00	\$ 8,000.00	
Simpsonville Arts Foundation (SAF)	Oktoberfest	N/A	N/A	N/A	\$5,000.00	\$5,000.00	\$ 5,000.00	
Simpsonville Garden Club	SC fence garden in Heritage Park	\$9,449.00	N/A	\$1,500.00	\$1,500.00	\$1,500.00	\$ 1,500.00	
South Greenville Fair	Planting on Main Street	\$4,500.00	N/A	\$4,500.00	\$2,500.00	\$2,500.00	\$ 2,500.00	
	South Greenville Fair	\$34,449.00	\$26,500.00	\$94,500.00	\$174,000.00	\$154,500.00	\$ 154,500.00	\$0.00
<b>TOTAL</b>								

**Total Amount Available for Allocation 2021-2022**  
**\$155,000.00**

\*\*Staff recommendations are based on previous years' allocations, amounts documented and spent in previous years, and necessary reductions to meet available funding.