



City of Greensboro Meeting Minutes - Final

City Council

February 17, 2026, 5:30 pm

Katie Dorsett Council Chamber

300 West Washington Street, Greensboro, NC 27401

Present: Mayor Marikay Abuzuaite, Mayor Pro Tem Denise Roth, Councilmember Hugh Holston, Councilmember Irving Allen, Councilmember Crystal Black, Councilmember Cecile Crawford, Councilmember April Parker, Councilmember Adam Marshall, Councilmember Tammi Thurm

Also Present: City Manager Trey Davis, City Attorney Lora Cabbage, City Clerk Tory Frink, Deputy City Clerk Destiny Stansberry, and Assistant City Clerk Carlos Castro

A. CALL TO ORDER

These City Council minutes are a true and accurate record of the actions taken by the Greensboro City Council. For full details of the discussions, the meeting video is available on the City of Greensboro website at <https://www.greensboro-nc.gov/government/city-council/council-meetings>.

This City Council meeting of the City of Greensboro was called to order at 5:30 pm in the Katie Dorsett Council Chamber of the Melvin Municipal Office Building.

Mayor Abuzuaite confirmed the Councilmembers who were in attendance.

B. MOMENT OF SILENCE

The meeting opened with a moment of silence.

C. PLEDGE OF ALLEGIANCE

Mayor Abuzuaiter recognized Councilmember Marshall to lead the Pledge of Allegiance.

D. COUNCIL PROCEDURE FOR CONDUCT OF THE MEETING

Mayor Abuzuaiter explained the Council procedure for conduct of the meeting.

E. CEREMONIAL AND/OR PRESENTATION ITEMS

Maria Hicks-Few, Deputy Human Rights Director, recognized Ethan Englehorn as the 2025 Respect, Accountability, Value, and Excellence (RAVE) Employee of the Year. The Employee Engagement Advisory Committee (EEAC), in conjunction with the Human Rights Belonging and Engagement Division, developed the RAVE program to recognize one city employee each month and an Employee of the Year. His nominator, Assistant Payroll Manager Laura Reynolds, nominated Mr. Englehorn for the December RAVE honor for his service to the payroll team in the Financial and Administrative Services Department.

F. PUBLIC COMMENT PERIOD

Public comment period is held at the first meeting of the month.

G. CONSENT AGENDA (One Vote)

Mayor Abuzuaiter asked whether anyone wished to remove any items from the consent agenda and reminded Council that any items removed from the consent agenda, other than for a recusal or to vote "No", would be placed on the next business meeting agenda as a business item.

Moved By Councilmember Black

Seconded By Councilmember Parker

Ayes (9): Mayor Abuzuaiter, Mayor Pro Tem Roth, Councilmember Holston, Councilmember Allen, Councilmember Black, Councilmember Crawford, Councilmember Parker, Councilmember Marshall, and Councilmember Thurm

Carried (9 to 0)

G.1 2026-110 Resolution Approving Bid in the Amount of \$899,510 and Authorizing Execution of Contract 2024-0130 with BW Infrastructure, LLC for the Douglas Park Spur Greenway Connection Project

Motion to adopt the resolution was approved.

Moved By Councilmember Black

Seconded By Councilmember Parker

It was recommended by the Departments of Engineering & Inspections and Planning that City Council approve the bid and award Contract 2024-0130 for the Douglas Park Spur Greenway Connection Project to BW Infrastructure, LLC for the bid amount of \$899,510.

Carried

028-26 RESOLUTION APPROVING BID IN THE AMOUNT OF \$899,510 AND AUTHORIZING EXECUTION OF CONTRACT 2024-0130 WITH BW INFRASTRUCTURE, LLC FOR THE DOUGLAS PARK SPUR GREENWAY CONNECTION PROJECT

WHEREAS, after due notice, bids have been received for Contract 2024-0130 for the Douglas Park Spur Greenway Connection Project;

WHEREAS, BW Infrastructure, LLC, a responsible bidder, has submitted the low base bid in the total amount of \$899,510, as general contractor for Contract 2024-0130 which bid, in the opinion of the City Council, is the best bid from the standpoint of the City; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the bid hereinabove mentioned submitted by BW Infrastructure, LLC is hereby accepted, and the City is authorized to enter into a contract with BW Infrastructure, LLC for the Douglas Park Spur Greenway Connection Project to the terms outlined above. The City Manager is hereby authorized to execute the contract on behalf of the City of Greensboro.

(Signed) Crystal Black

- G.2 2026 – 73 Resolution to Authorizing City Attorney to Institute Proceedings to Condemn a Portion of the Real Estate located at 410 and 406 Lindley Road in Connection with the Lindley Road Modernization Project

Motion to adopt the resolution was approved.

Moved By Councilmember Black

Seconded By Councilmember Parker

It was recommended that City Council approve a resolution authorizing the City Attorney to institute proceedings to condemn a portion of the real estate located at 410 and 406 Lindley Road in connection with the Lindley Road Modernization Project.

Carried

029-26 RESOLUTION AUTHORIZING THE CITY ATTORNEY TO INSTITUTE PROCEEDINGS TO CONDEMN A PORTION OF THE PROPERTY LOCATED AT 410 AND 406 LINDLEY ROAD IN CONNECTION WITH LINDLEY ROAD MODERNIZATION PROJECT

WHEREAS, the property located at 410, designated as Parcel No. 233379, and 406 Lindley Road, designated as Parcel No. 75217, said property being as shown on the attached map;

WHEREAS, a portion of said property is required by the City in connection with the Lindley Road Modernization Project;

WHEREAS, negotiations with the owner(s) of 410 Lindley Road at the appraised value of \$3,975.00 and the owner(s) of 406 Lindley Road at the appraised value of \$5,525.00 have been unsuccessful, and said portion of the property is necessary for said project;

WHEREAS, it is deemed necessary and in the best interest of the City that the City Attorney be authorized to institute civil proceedings to condemn said portion of the property and that the Director of Finance be authorized to issue a draft to the Clerk of Superior Court as compensation to the owner(s) in the amount of \$3,975.00 for real estate located at 410 Lindley Road and in the amount of \$5,525.00 for the real estate located at 406 Lindley Road; and

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That, pursuant to Chapter 40A of the North Carolina General Statutes, the City Attorney is hereby authorized to institute condemnation proceedings to acquire said portions of the properties, and the Director of Finance is hereby authorized to issue a draft in the amount of \$3,975.00 to the Clerk of Superior Court as compensation to the owner(s) of 410 Lindley Road and \$5,525.00 to the Clerk of Superior Court as compensation to the owner(s) of 406 Lindley Road.

(Signed) Crystal Black

G.3 2026 – 77 Resolution to Approve Guilford County Hazard Mitigation Plan Between Guilford County and City of Greensboro

Motion to adopt the resolution was approved.

Moved By Councilmember Black
Seconded By Councilmember Parker

It was recommended that City Council to approve this interlocal agreement between Guilford County and City of Greensboro.

Carried

030-26 RESOLUTION ADOPTING GUILFORD COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN

WHEREAS, the citizens and property within The City of Greensboro are subject to the effects of natural hazards that pose threats to lives and cause damage to property, and with the knowledge and experience that certain areas of the county are particularly vulnerable to hazards such as drought, extreme temperatures, hurricanes and tropical storms, thunderstorms, tornadoes, winter storms, floods, wildfires, and numerous other hazards;

WHEREAS, the County desires to seek ways to mitigate the impact of identified hazard risks;

WHEREAS, the Legislature of the State of North Carolina has in Part 6, Article 21 of Chapter 143; Parts 3, 5, and 8 of Article 19 of Chapter 160A; and Article 8 of Chapter 160A of the North Carolina General Statutes, delegated to local governmental units the responsibility to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry;

WHEREAS, the Legislature of the State of North Carolina has enacted General Statute Section 166A-19.41 (*State emergency assistance funds*) which provides that for a state of emergency declared pursuant to G.S. 166A-19.20(a) after the deadline established by the Federal Emergency Management Agency pursuant to the Disaster Mitigation Act of 2002, P.L. 106-390, the eligible entity shall have a hazard mitigation plan approved pursuant to the Stafford Act;

WHEREAS, Section 322 of the Federal Disaster Mitigation Act of 2000 states that local governments must develop an All-Hazards Mitigation Plan in order to be eligible to receive future Hazard Mitigation Grant Program Funds and other disaster-related assistance funding and that said Plan must be updated and adopted within a five year cycle;

WHEREAS, the City of Greensboro has performed a comprehensive review and evaluation of each section of the previously approved Hazard Mitigation Plan and has updated this plan as required under regulations at 44 CFR Part 201 and according to guidance issued by the Federal Emergency Management Agency and the North Carolina Division of Emergency Management;

WHEREAS, it is the intent of the City of Greensboro City Council to fulfill this obligation in order that the County will be eligible for federal and state assistance in the event that a state of disaster is declared for a hazard event affecting the County; and

NOW, THEREFORE, be it resolved that the City Council of the City of Greensboro hereby:

1. Adopts the Guilford County Multi-Jurisdictional Hazard Mitigation Plan.
2. Vests Guilford County Emergency Management with the responsibility, authority, and the means to:
 - Inform all concerned parties of this action.
 - Cooperate with Federal, State and local agencies and private firms which undertake to study, survey, map and identify floodplain areas, and cooperate with neighboring communities with respect to management of adjoining floodplain areas in order to prevent exacerbation of existing hazard impacts.
3. Appoints Guilford County Emergency Management to assure that the Hazard Mitigation Plan is reviewed annually and every five years as specified in the Plan to assure that the Plan is in compliance with all State and Federal regulations and that any needed revisions or amendments to the Plan are developed and presented to the City Council of the City of Greensboro for consideration.
4. Agrees to take such other official action as may be reasonably necessary to carry out the objectives of the Hazard Mitigation Plan.

(Signed) Crystal Black

G.4 2026 - 92 Resolution to Authorize the Award of Contract 12988 for Citywide Chiller Maintenance and Repair Services in the Estimated Amount of \$748,273.86 with Systems Contractors, Inc.

Motion to adopt the resolution was approved.

Moved By Councilmember Black

Seconded By Councilmember Parker

Carried

031-26 RESOLUTION AUTHORIZING THE AWARD OF CONTRACT 12988 TO SYSTEMS CONTRACTORS, INC. ESTIMATED IN THE AMOUNT OF \$748,273.86 FOR CITYWIDE CHILLER MAINTENANCE AND REPAIR FOR THE CITY OF GREENSBORO ENGINEERING & INSPECTIONS DEPARTMENT

WHEREAS, on December 16, 2025, the Procurement Services Division conducted an open solicitation through the Greensboro E-Procurement System for a citywide chiller maintenance and repair service contract;

WHEREAS, Systems Contractors, Inc, can offer this maintenance and repair service at a three-year contract price, estimated at \$748,273.86;

WHEREAS, the City’s Engineering and Inspections Department oversees the maintenance and repair of the City’s chillers citywide;

WHEREAS, the City can better meet the needs to offer safe and reliable chiller service for its employees and community at its various locations by utilizing chiller maintenance and repair services;

WHEREAS, this contract is anticipated to run through March 31, 2029;

WHEREAS, Systems Contractors, Inc. was selected as a qualified vendor, and the Office of Business Opportunity was involved in the process; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the City Manager is hereby authorized to enter into this contract on behalf of the City of Greensboro, a contract in the estimated amount of \$748,273.86 with Systems Contractors, Inc., for chiller maintenance and repair services.

(Signed) Crystal Black

G.5 2026 – 103 Resolution Authorizing Supplemental Agreement #3 with NC Department of Transportation for EB-5877 Farmington Drive Sidewalks

Motion to adopt the resolution was approved.

Moved By Councilmember Black

Seconded By Councilmember Parker

It was recommended that City Council approve the attached resolution authorizing Supplemental Agreement #3 with NC Department of Transportation for EB-5877 Farmington Drive Sidewalks.

Carried

032-26 RESOLUTION AUTHORIZING SUPPLEMENTAL AGREEMENT #3 WITH NC DEPARTMENT OF TRANSPORTATION FOR EB-5877 FARMINGTON DRIVE SIDEWALKS

WHEREAS, project EB-5877 will construct sidewalks on Farmington Drive from Gate City Boulevard to Holden Road;

WHEREAS, project EB-5877 will improve pedestrian safety, accessibility, mobility, and build connections between Smith High School, transit, and retail opportunities;

WHEREAS, NCDOT agreed to reimburse the City for 80% of eligible design, right-of-way, and construction costs after the Metropolitan Planning Organization (MPO) submitted the project for consideration under the Prioritization 4.0 project selection process;

WHEREAS, Supplemental Agreement #3 provides for NCDOT to reimburse the City an additional \$95,800 in federal funds with the city will providing an additional \$23,900 in local matching funds; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That said project is hereby formally approved by the City Council of the City of Greensboro and the City Manager is hereby empowered to sign and execute Supplemental Agreement #3 with the North Carolina Department of Transportation for Project EB-5877.

(Signed) Crystal Black

G.6 2026 – 106 Ordinance in the Amount of \$119,700 Increasing the Budget for Supplemental Agreement #3 with NC Department of Transportation for EB-5877 Farmington Drive Sidewalks

Motion to adopt the ordinance was approved.

Moved By Councilmember Black

Seconded By Councilmember Parker

It was recommended that City Council approve the attached ordinance increasing the budget for Supplemental Agreement #3 with NC Department of Transportation for EB-5877 Farmington Drive Sidewalks.

Carried

26-021 ORDINANCE IN THE AMOUNT OF \$119,700 INCREASING THE EB-5877 FARMINGTON DRIVE SIDEWALK PROJECT BUDGET FOR SUPPLEMENTAL AGREEMENT #3 WITH NC DEPARTMENT OF TRANSPORTATION

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1

That the appropriation for the EB-5877: Farmington Drive Sidewalk Project Budget be increased as follows:

<u>Account</u>	<u>Description</u>
<u>Amount</u>	
401-45-4599050.6015	Sidewalk Construction
\$119,700	

And, that this increase be financed by increasing the following revenues:

<u>Account</u>	<u>Description</u>
<u>Amount</u>	
401-45-4599050.7100	Federal Grant
\$ 95,800	
401-45-4599050.9492	Transfer from 2022 Bond Fund
<u>\$ 23,900</u>	

Total
\$119,700

Section 2

And, that this ordinance should become effective upon adoption.

(Signed) Crystal Black

- G.7 2026-111 Resolution for Approval of Interlocal and Fare Revenue Reimbursement Agreement for UMO System Upgrade and Regional Fare Card Implementation

Motion to adopt the resolution was approved.

Moved By Councilmember Black
Seconded By Councilmember Parker

It was recommended that the City Council adopt a resolution authorizing the City Manager to execute the Interlocal and Fare Revenue Reimbursement Agreement with the Piedmont Authority for Regional Transportation and the Cities of Burlington, High Point, and Winston-Salem.

Carried

033-26 RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE
A INTERLOCAL AND FARE REVENUE REIMBURSEMENT AGREEMENT
WITH THE PIEDMONT AUTHORITY FOR REGIONAL
TRANSPORTATION AND THE CITIES OF BURLINGTON, HIGH POINT,
AND WINSTON-SALEM FOR THE UPGRADE OF THE UMO FARE
SYSTEM AND IMPLEMENTATION OF A REGIONAL FARE CARD

WHEREAS, the Greensboro Transit Agency (GTA) has partnered with the
Piedmont Authority for Regional Transportation (PART) and the Cities of
Burlington, High Point, and Winston-Salem to provide coordinated regional
transit services;

WHEREAS, in fiscal years 2017–2018, participating agencies adopted the UMO
touchless fare collection system to improve fare payment convenience for transit
riders;

WHEREAS, the UMO system has been enhanced to support a unified regional
fare card, allowing riders to use a single fare card across multiple transit systems;

WHEREAS, implementation of the upgraded UMO system requires execution of
an Interlocal and Fare Revenue Reimbursement Agreement among the
participating agencies;

WHEREAS, the Piedmont Authority for Regional Transportation will fully fund
the costs associated with the required system upgrades;

WHEREAS, the Fare Revenue Reimbursement Agreement establishes procedures
for monitoring, reporting, and allocating fare revenues, with each participating
agency receiving 95 percent of the fare revenue collected within its respective
service area;

WHEREAS, the City Council finds that participation in the regional fare system
is in the best interest of the City of Greensboro and its transit riders; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF GREENSBORO:

That the City Manager is hereby authorized to execute an Interlocal and Fare
Revenue Reimbursement Agreement with the Piedmont Authority for Regional
Transportation and the Cities of Burlington, High Point, and Winston-Salem for
the upgrade of the UMO fare system and implementation of a regional fare card.

(Signed) Crystal Black

G.8 2026-82 Budget Adjustments Approved by Budget Officer 1/27/26 through
2/9/26

Motion to adopt the budget adjustments accepted by the Budget Officer 1/27/2026 - 2/9/2026 was approved.

(A copy of the Report is filed in Exhibit Drawer I, No. 8, which is hereby referred to and made a part of these minutes.)

Moved By Councilmember Black

Seconded By Councilmember Parker

This information was being provided to Council for informational purposes only.

Carried

- G.9 2026-83 Budget Adjustments Requiring Council Approval 1/27/26 through 2/09/26

Motion to adopt the budget adjustments requiring Council approval 1/27/2026 through 2/9/2026 over the amount of \$50,000 was approved.

(A copy of the Report is filed in Exhibit Drawer I, No. 8, which is hereby referred to and made a part of these minutes.)

Moved By Councilmember Black

Seconded By Councilmember Parker

It was recommended that City Council approve the attached budget adjustment list request in order to process the requested adjustments.

Carried

- G.10 2026 – 122 Motion to Approve the DRAFT January 20, 2026 Regular Meeting Minutes

Motion to adopt the minutes of the Regular Meeting of January 20, 2026, was approved.

Moved By Councilmember Black

Seconded By Councilmember Parker

Carried

- G.11 2026-123 Motion to Approve the DRAFT February 3, 2026 Regular City Council Meeting Minutes

Motion to adopt the minutes of the Regular Meeting of February 3, 2026, was approved.

Moved By Councilmember Black

Seconded By Councilmember Parker

Carried

- G.12 2026-112 Motion to Approve the February 5, 2026 City Council Work Session Meeting Minutes

Motion to adopt the minutes of the Work Session Meeting of February 5, 2026, was approved.

Moved By Councilmember Black

Seconded By Councilmember Parker

Carried

H. PUBLIC HEARING

- H.1 2026-91 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for the Properties Located at 3800 Pineneedle Drive and a Portion of R-O-W – .63 Acres (Hugh Latham of Centurion Buyers LLC and City of Greensboro)

Mayor Abuzuaiter stated this was the time and place set for a public hearing to consider [item H.1./ID2026-91/Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for the Properties Located at 3800 Pineneedle Drive and a Portion of R-O-W and item H.2./ID 2026-93/Public Hearing for an Ordinance for Original Zoning for 3800 Pineneedle Drive and a Portion of Pineneedle Drive R-O-W.

Mike Kirkman, Planning Manager, provided a PowerPoint presentation detailing the zoning request. He shared maps, aerial imagery, and site diagrams to illustrate the property and nearby parcels, outlined the conditions tied to the request, and reported that the Planning and Zoning Commission and staff had recommended approval.

Motion to adopt the ordinance was approved.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer I, No. 8, which is hereby referred to and made a part of these minutes.)

Moved By Councilmember Marshall

Seconded By Councilmember Crawford

The Technical Review Committee (TRC) recommended this annexation to the Planning and Zoning Commission and to the City Council at its January 8, 2026, meeting.

The Planning and Zoning Commission recommended approval of this annexation at its January 21, 2026, meeting on a vote of 9-0, and the meeting minutes are included with the associated zoning item.

Accordingly, it was recommended that the City Council hold a public hearing to receive public comment and consider adopting an ordinance annexing the above-mentioned property into the City of Greensboro.

Ayes (9): Mayor Abuzuaite, Mayor Pro Tem Roth, Councilmember Holston, Councilmember Allen, Councilmember Black, Councilmember Crawford, Councilmember Parker, Councilmember Marshall, and Councilmember Thurm

Carried (9 to 0)

26-022 AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS (PROPERTY LOCATED AT 3800 PINENEEDLE DRIVE AND A PORTION OF PINENEEDLE DRIVE RIGHT OF WAY – .63 ACRES)

Section 1. Pursuant to G.S. 160A-31 (contiguous), the hereinafter-described territory is hereby annexed to City of Greensboro:

Beginning at a point in the existing Greensboro corporate limits (as of November 30, 2025), said point being the southernmost corner of Lot 1 of Subdivision for Georgia Schoolfield, as recorded at Plat Book 72, Page 103; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS directly westward, crossing Pineneedle Drive (NCSR #2570), approximately 60 feet to a point on the western right-of-way line of said road, said point being in the eastern line of Lot 12 of Subdivision of Property of J. A. Cocklereece, as recorded at Plat Book 29, Page 21; thence with said western right-of-way line N 10° 07' E approximately 30 feet to the easternmost corner of said Lot 12; thence continuing with said western right-of-way line N 05° 26' W 81.13 feet to the northeast corner of said Lot 12; THENCE DEPARTING FROM THE EXISTING CITY LIMITS in an easterly direction, crossing Pineneedle Drive, approximately 60 feet to a point on the eastern right-of-way line of Pineneedle Drive, said point being located S 03° 19' E 135.00 feet from the northwest corner of said Lot 1; thence with said eastern right-of-way line N 03° 19' W 135.00 feet to the northwest corner of said Lot 1; thence with the northern line of said Lot 1 N 86° 41' E 162.60 feet to a point on the northwestern right-of-way line of U.S. Highway #29; thence with said northwestern right-of-way line S 32° 00' W 299.46 feet to the point and place of BEGINNING, containing approximately .63 acres, of which approximately 0.50

acres lies outside of street right-of-way. All plats referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

All plats referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

Section 2. Any utility line assessments, which may have been levied by the County, shall be collected either by voluntary payment or through foreclosure of same by the City. Following annexation, the property annexed shall receive the same status regarding charges and rates as any other property located inside the corporate limits of the City of Greensboro.

Section 3. The owner shall be fully responsible for extending water and sewer service to the property at said owner’s expense.

Section 4. From and after the effective date of annexation, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force within the City and shall be entitled to the same privileges and benefits thereof, subject to the provisions in Sections 2 and 3 above.

Section 5. From and after the effective date of annexation, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force within the City and shall be entitled to the same privileges and benefits thereof, subject to the provisions in Sections 2 and 3 above. The above-described territory shall also be subject to all municipal taxes according to the provisions of G.S 160A-58.10.

Section 6. That this ordinance shall become effective upon adoption.

(Signed) Adam Marshall

H.2 2026-93 Public Hearing for an Ordinance for Original Zoning for 3800 Pineneedle Drive and a Portion of Pineneedle Drive R-O-W – Hugh Latham of Centurion Buyers LLC and City of Greensboro

Motion to adopt the ordinance was approved.

Moved By Councilmember Marshall

Seconded By Councilmember Thurm

Councilmember Marshall moved, seconded by Councilmember Thurm stated that the Greensboro City Council believed that its action to approve the original zoning request for the property at 3800 Pineneedle Drive and a portion of Pineneedle Drive Right-of-Way from County RS-30 (Residential Single-family) to City R-3 (Residential Single-family – 3) to be consistent with the adopted

GSO2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: The request was consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; the proposed City R-3 zoning district permits uses that fit the context of the surrounding area and limits negative impacts on adjacent properties; and the request was reasonable due to the size, physical conditions, and other attributes of the area, it will benefit the property owner and surrounding community, and approval was in the public interest.

Ayes (9): Mayor Abuzuaite, Mayor Pro Tem Roth, Councilmember Holston, Councilmember Allen, Councilmember Black, Councilmember Crawford, Councilmember Parker, Councilmember Marshall, and Councilmember Thurm

Carried (9 to 0)

26-023 AMENDING OFFICIAL ZONING MAP 3800 PINENEEDLE DRIVE AND PORTION OF PINENEEDLE DRIVE RIGHT OF WAY, GENERALLY DESCRIBED AS EAST OF PINENEEDLE DRIVE AND WEST OF US HIGHWAY 29 NORTH

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by original zoning from **County RS-30** (Residential Single Family) to **City R-3** (Residential Single Family - 3)

The area is described as follows:

Beginning at a point in the existing Greensboro corporate limits (as of November 30, 2025), said point being the southernmost corner of Lot 1 of Subdivision for Georgia Schoolfield, as recorded at Plat Book 72, Page 103; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS directly westward, crossing Pineneedle Drive (NCSR #2570), approximately 60 feet to a point on the western right-of-way line of said road, said point being in the eastern line of Lot 12 of Subdivision of Property of J. A. Cocklereece, as recorded at Plat Book 29, Page 21; thence with said western right-of-way line N 10° 07' E approximately 30 feet to the easternmost corner of said Lot 12; thence continuing with said western right-of-way line N 05° 26' W 81.13 feet to the northeast corner of said Lot 12; THENCE DEPARTING FROM THE EXISTING CITY LIMITS in an easterly direction, crossing Pineneedle Drive, approximately 60 feet to a point on the eastern right-of-way line of Pineneedle Drive, said point being located S 03° 19' E 135.00 feet from the northwest corner of said Lot 1; thence with said eastern right-of-way line N 03° 19' W 135.00 feet to the northwest corner of said Lot 1;

thence with the northern line of said Lot 1 N 86° 41' E 162.60 feet to a point on the northwestern right-of-way line of U.S. Highway #29; thence with said northwestern right-of-way line S 32° 00' W 299.46 feet to the point and place of BEGINNING, containing approximately .63 acres, of which approximately 0.50 acres lies outside of street right-of-way. All plats referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

All plats referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County

Section 2. This property will be perpetually bound to the uses authorized and subject to the development standards of the **R-3 (Residential Single Family - 3)** zoning district unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 3. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 4. This ordinance shall be effective on February 17, 2026.

(Signed) Adam Marshall

H.3 2026-94 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for the Property Located at 3804 Pineneedle Drive – .5 Acres (Hugh Latham of Centurion Buyers LLC)

Mayor Abuzuaiter stated this was the time and place set for a public hearing to consider H.3/ID 2026-94/Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for the Property Located at 3804 Pineneedle Drive and H.4/ID 2026-95/Public Hearing for an Ordinance for Original Zoning for 3804 Pineneedle Drive.

Mike Kirkman, Planning Manager, provided a PowerPoint presentation detailing the zoning request. He shared maps, aerial imagery, and site diagrams to illustrate the property and nearby parcels, outlined the conditions tied to the request, and reported that the Planning and Zoning Commission and staff had recommended approval.

Moved By Councilmember Thurm

Seconded By Councilmember Crawford

The Technical Review Committee (TRC) recommended this annexation to the Planning and Zoning Commission and to the City Council at its January 21, 2026, meeting.

The Planning and Zoning Commission recommended approval of this annexation at its January 21, 2026, meeting on a vote of 9-0, and the meeting minutes are included with the associated zoning item.

Accordingly, it was recommended that the City Council hold a public hearing to receive public comment and consider adopting an ordinance annexing the above-mentioned property into the City of Greensboro.

Ayes (9): Mayor Abuzuaiter, Mayor Pro Tem Roth, Councilmember Holston, Councilmember Allen, Councilmember Black, Councilmember Crawford, Councilmember Parker, Councilmember Marshall, and Councilmember Thurm

Carried (9 to 0)

26-024 AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS (PROPERTY LOCATED AT 3804 PINENEEDLE DRIVE – .5 ACRES)

Section 1. Pursuant to Chapter 160A, Section 58.2 (noncontiguous), the hereinafter-described territory is hereby annexed to City of Greensboro:

Beginning at the northwest corner of Lot 2 of Subdivision for Georgia Schoolfield, as recorded at Plat Book 72, Page 103, said corner being on the eastern right-of-way line of Pineneedle Drive (NCSR #2570); thence N 03° 19' W 90 feet to an iron stake at the northwest corner of Centurion Buyers, LLC, as recorded at Deed Book 8993, Page 1323; thence with the northern line of Centurion Buyers, LLC N 86° 41' E 200 feet to an iron stake; thence continuing with said northern line S 54° 30' E 89.42 feet to an iron stake on the northwestern right-of-way line of U.S. Highway #29; thence with said northwestern right-of-way line S 32° 00' W 46.47 feet to an iron stake; thence with the northern line of said Lot 2 N 54° 30' W 10 feet to an iron stake; thence continuing with said northern line S 86° 41' W 233.85 feet to the point and place of BEGINNING, containing approximately 0.5 acres. All plats and deeds referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

All plats referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

Section 2. Any utility line assessments, which may have been levied by the County, shall be collected either by voluntary payment or through foreclosure of same by the City. Following annexation, the property annexed shall receive the same status regarding charges and rates as any other property located inside the corporate limits of the City of Greensboro.

Section 3. The owner shall be fully responsible for extending water and sewer service to the property at said owner's expense.

Section 4. From and after the effective date of annexation, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force within the City and shall be entitled to the same privileges and benefits thereof, subject to the provisions in Sections 2 and 3 above.

Section 5. From and after the effective date of annexation, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force within the City and shall be entitled to the same privileges and benefits thereof, subject to the provisions in Sections 2 and 3 above. The above-described territory shall also be subject to all municipal taxes according to the provisions of G.S 160A-58.10.

Section 6. That this ordinance shall become effective upon adoption.

(Signed) Tammi Thurm

H.4 2026-95 Public Hearing for an Ordinance for Original Zoning for 3804 Pineneedle Drive – Hugh Latham of Centurion Buyers LLC

Motion to adopt the ordinance was approved.

Moved By Mayor Pro Tem Roth

Seconded By Councilmember Thurm

Mayor Pro Tem Roth moved, seconded by Councilmember Thurm stated that the Greensboro City Council believed that its action to approve the original zoning request for the property at 3804 Pineneedle Drive from County RS-30 (Residential Single-family) to City R-3 (Residential Single-family – 3) to be consistent with the adopted GSO2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: The request was consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map. The proposed City R-3 zoning district permits uses that fit the context of the surrounding area and limits negative impacts on

adjacent properties. The request was reasonable due to the size, physical conditions, and other attributes of the area, it will benefit the property owner and surrounding community, and approval was in the public interest.

Ayes (9): Mayor Abuzuaiter, Mayor Pro Tem Roth, Councilmember Holston, Councilmember Allen, Councilmember Black, Councilmember Crawford, Councilmember Parker, Councilmember Marshall, and Councilmember Thurm

Carried (9 to 0)

26-025 AMENDING OFFICIAL ZONING MAP 3804 PINENEEDLE DRIVE, GENERALLY DESCRIBED AS EAST OF PINENEEDLE DRIVE AND WEST OF US HIGHWAY 29 NORTH

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by original zoning from **County RS-30** (Residential Single-family) to **City R-3** (Residential Single Family - 3)

The area is described as follows:

Beginning at the northwest corner of Lot 2 of Subdivision for Georgia Schoolfield, as recorded at Plat Book 72, Page 103, said corner being on the eastern right-of-way line of Pineneedle Drive (NCSR #2570); thence N 03° 19' W 90 feet to an iron stake at the northwest corner of Centurion Buyers, LLC, as recorded at Deed Book 8993, Page 1323; thence with the northern line of Centurion Buyers, LLC N 86° 41' E 200 feet to an iron stake; thence continuing with said northern line S 54° 30' E 89.42 feet to an iron stake on the northwestern right-of-way line of U.S. Highway #29; thence with said northwestern right-of-way line S 32° 00' W 46.47 feet to an iron stake; thence with the northern line of said Lot 2 N 54° 30' W 10 feet to an iron stake; thence continuing with said northern line S 86° 41' W 233.85 feet to the point and place of BEGINNING, containing approximately 0.5 acres.

All plats and deeds referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

Section 2. This property will be perpetually bound to the uses authorized and subject to the development standards of the **R-3 (Residential Single Family - 3)** zoning district unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 3. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 4. This ordinance shall be effective on February 17, 2026.

(Signed) Denise Roth

- H.5 2026-96 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for the Property Located at 125 Vivian Lane – 1.48 Acres (Fahad Shabbir of Fafa Properties Inc.)

Mayor Abuzuaiter stated this was the time and place set for a public hearing to consider H.5./2026-96/Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for the Property Located at 125 Vivian Lane and H.6./2026-97/Public Hearing for an Ordinance for Original Zoning for 125 Vivian Lane and Portion of Vivian Lane R-O-W

Mike Kirkman, Planning Manager, provided a PowerPoint presentation detailing the zoning request. He shared maps, aerial imagery, and site diagrams to illustrate the property and nearby parcels, outlined the conditions tied to the request, and reported that the Planning and Zoning Commission and staff had recommended approval.

Motion to adopt the ordinance was approved.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer I, No. 8, which is hereby referred to and made a part of these minutes.)

Moved By Councilmember Marshall

Seconded By Councilmember Black

The Technical Review Committee (TRC) recommended this annexation to the Planning and Zoning Commission and to the City Council at its January 8, 2026, meeting.

The Planning and Zoning Commission recommended approval of this annexation at its January 21, 2026, meeting on a vote of 9-0, and the meeting minutes are included with the associated zoning item.

Accordingly, it is recommended that the City Council hold a public hearing to receive public comment and consider adopting an ordinance annexing the above-mentioned property into the City of Greensboro.

Ayes (9): Mayor Abuzuaiter, Mayor Pro Tem Roth, Councilmember Holston, Councilmember Allen, Councilmember Black, Councilmember Crawford, Councilmember Parker, Councilmember Marshall, and Councilmember Thurm

Carried (9 to 0)

26-026 AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS (PROPERTY LOCATED AT 125 VIVIAN LANE – 1.48 ACRES)

Section 1. Pursuant to G.S. 160A, Section 58.2 (noncontiguous), the hereinafter-described territory is hereby annexed to City of Greensboro:

Beginning at an existing iron pipe in the existing Greensboro satellite corporate limits (as of November 30, 2025), said pipe being at the northwest corner of that annexation approved by City of Greensboro Ordinance #21-061, said pipe being at the northwest corner of Tract I of Amos Voyd Humble & Wife Iris B. Humble, as recorded at Plat Book 75, Page 106; THENCE DEPARTING FROM THE EXISTING CITY LIMITS in a northerly direction, crossing Vivian Lane (NCSR #3507), approximately 70 feet to the southwest corner of Lot 3 of Mrs. Vivia Humble, as recorded at Plat Book 45, Page 14; thence with the western line of said Lot 3 N 06° 59' 20" E 340.00 feet to the northwest corner of said Lot 3; thence with the northern line of said Lot 3 S 69° 35' E 188.79 feet to the northeast corner of said Lot 3; thence with the eastern line of said Lot 3, being the western right-of-way line of Humble Road, S 15° 29' 30" W 250.21 feet to the northern end of the corner right-of-way radius at the southeast corner of said Lot 3; thence in a southeasterly direction, crossing the intersection of Humble Road and Vivian Lane, approximately 110 feet to an existing iron pipe at the northeast corner of said Tract I, a point on the existing city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along the southern right-of-way line of Vivian Lane S 82° 46' 43" W 283.35 feet to the point and place of BEGINNING, containing approximately 1.48 acres, of which approximately .35 acres lies outside of street right-of-way. All plats referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

All plats referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

Section 2. Any utility line assessments, which may have been levied by the County, shall be collected either by voluntary payment or through foreclosure of same by the City. Following annexation, the property annexed shall receive the same status regarding charges and rates as any other property located inside the corporate limits of the City of Greensboro.

Section 3. The owner shall be fully responsible for extending water and sewer service to the property at said owner’s expense.

Section 4. From and after the effective date of annexation, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force within the City and shall be entitled to the same privileges and benefits thereof, subject to the provisions in Sections 2 and 3 above.

Section 5. From and after the effective date of annexation, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force within the City and shall be entitled to the same privileges and benefits thereof, subject to the provisions in Sections 2 and 3 above. The above-described territory shall also be subject to all municipal taxes according to the provisions of G.S 160A-58.10.

Section 6. That this ordinance shall become effective upon adoption.

(Signed) Adam Marshall

H.6 2026-97 Public Hearing for an Ordinance for Original Zoning for 125 Vivian Lane and Portion of Vivian Lane R-O-W – Fahad Shabbir of Fafa Properties Inc

Moved By Councilmember Marshall

Seconded By Councilmember Thurm

Councilmember Marshall moved, seconded by Councilmember Thurm stated that the Greensboro City Council believed that its action to approve the original zoning request for the property at 125 Vivian Lane and portion of Vivian Lane Right-of-Way from County AG (Agricultural) to City R-3 (Residential Single-family – 3) to be consistent with the adopted GSO2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: The request was consistent with the Comprehensive Plan’s Future Built Form Map and Future Land Use Map. The proposed City R-3 zoning district permits uses that fit the context of the surrounding area and limits negative impacts on adjacent properties. The request was reasonable due to the size, physical conditions, and other attributes of the area, it will benefit the property owner and surrounding community, and approval was in the public interest.

Ayes (9): Mayor Abuzuaiter, Mayor Pro Tem Roth, Councilmember Holston, Councilmember Allen, Councilmember Black, Councilmember Crawford, Councilmember Parker, Councilmember Marshall, and Councilmember Thurm

Carried (9 to 0)

26-027 AMENDING OFFICIAL ZONING MAP 125 VIVIAN LANE AND PORTION OF VIVIAN LANE RIGHT OF WAY, GENERALLY DESCRIBED AS NORTH OF VIVIAN LANE AND EAST OF HUMBLE ROAD

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by original zoning from **County AG** (Agricultural) to **City R-3** (Residential Single Family - 3)

The area is described as follows:

Beginning at an existing iron pipe in the existing Greensboro satellite corporate limits (as of November 30, 2025), said pipe being at the northwest corner of that annexation approved by City of Greensboro Ordinance #21-061, said pipe being at the northwest corner of Tract I of Amos Voyd Humble & Wife Iris B. Humble, as recorded at Plat Book 75, Page 106; THENCE DEPARTING FROM THE EXISTING CITY LIMITS in a northerly direction, crossing Vivian Lane (NCSR #3507), approximately 70 feet to the southwest corner of Lot 3 of Mrs. Vivia Humble, as recorded at Plat Book 45, Page 14; thence with the western line of said Lot 3 N 06° 59' 20" E 340.00 feet to the northwest corner of said Lot 3; thence with the northern line of said Lot 3 S 69° 35' E 188.79 feet to the northeast corner of said Lot 3; thence with the eastern line of said Lot 3, being the western right-of-way line of Humble Road, S 15° 29' 30" W 250.21 feet to the northern end of the corner right-of-way radius at the southeast corner of said Lot 3; thence in a southeasterly direction, crossing the intersection of Humble Road and Vivian Lane, approximately 110 feet to an existing iron pipe at the northeast corner of said Tract I, a point on the existing city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along the southern right-of-way line of Vivian Lane S 82° 46' 43" W 283.35 feet to the point and place of BEGINNING, containing approximately 1.48 acres, of which approximately .35 acres lies outside of street right-of-way. All plats referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

All plats referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County

Section 2. This property will be perpetually bound to the uses authorized and subject to the development standards of the **R-3 (Residential Single Family - 3)** zoning district unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 3. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 4. This ordinance shall be effective on February 17, 2026.

(Signed) Adam Marshall

H.7 2026 – 98 Public Hearing for FY 2026 Annual Action Plan for Housing and Urban Development (HUD)

Samuel Hunter, Housing and Neighborhood Development Director, explained that holding the public hearing was required to develop the annual action plan because the City of Greensboro received federal funding from HUD as an entitlement city. The hearing was intended to gather public input on potential activities. He clarified that this action does not finalize the plan, as additional feedback from the community and nonprofit partners would be collected before the document was completed.

Moved By Councilmember Thurm

Seconded By Councilmember Holston

It was recommended that City Council approve a public hearing for the FY 2026 Annual Action Plan at the February 17, 2026 Council meeting.

Ayes (9): Mayor Abuzuaiter, Mayor Pro Tem Roth, Councilmember Holston, Councilmember Allen, Councilmember Black, Councilmember Crawford, Councilmember Parker, Councilmember Marshall, and Councilmember Thurm

Carried (9 to 0)

H.8 2026-124 Public Hearing for an Ordinance Amending the Greensboro Land Development Ordinance – Adding Secure Detention and Custodial Facilities Use

City Attorney Cabbage explained that the proposed amendment to the Greensboro Land Development Ordinance was a citywide, neutral clarification of the zoning code and was not related to any specific property. She stated that the amendment was part of an ongoing effort to ensure the City’s ordinances were clear, transparent, and consistent.

She noted that the proposed land ordinance amendment does not target any group or interfere with federal law; rather, it expands definitions, such as those related to detention and correctional facilities, to remove ambiguity. She emphasized that the purpose was to require greater scrutiny for building uses that were neither commercial nor residential.

City Attorney Cabbage mentioned that any proposed qualifying use would require rezoning, Board of Adjustments review, and City Council review with a public hearing. She noted that the Planning and Zoning Commission had approved the proposed land ordinance amendment and that the City Council could approve, amend, or deny it. She stated that the proposed land ordinance amendment ensured multiple levels of review before such uses could be permitted.

Mayor Abuzuaiter stated that approval of the proposed amendment to the land ordinance would authorize an additional level of scrutiny if a property were purchased for a use requiring council consideration. City Attorney Cabbage highlighted aspects of the proposed land ordinance amendment, noting that it included separation regulations to ensure properties were used only for permitted purposes. Using the detention center as an example, City Attorney Cabbage explained that such facilities could not be located within 2,500 feet of residential zoning, schools, churches, hospitals, or parks, consistent with the separation requirements.

Council Member Holston asked whether approval depended on how the property was used, rather than whether it was leased or purchased. City Attorney Cabbage confirmed that approval depended on how a facility was used.

Mr. Kirkman mentioned that the ordinance added a new defined use, a secure detention and custodial facility, to the governmental facilities category. It appeared on the permitted use table with a “U” for additional standards and an “S” for a special use permit. Use was permitted only in the central business, heavy industrial, and public institutional districts and required meeting specific development standards; a variance was required if those standards could not be met.

Public Speakers:

Alejandro Lee said new zoning was needed to provide additional transparency. He stated that he wanted the city to remain committed to standing against discrimination.

Carmen Calhoun thanked the City Council for addressing public concerns. She mentioned that zoning was a start, but it was not enough. She urged the City Council to follow the lead of other cities and states that had recognized ICE as a public safety threat.

Nathan Lewis stated that he initially opposed the proposed amendment to the land ordinance, but the clarification led him to support the ordinance. He noted that the social movement that arose in the city 60 years ago was rooted in the virtues of non-cooperation. He urged the City Council and the Greensboro Police Department not to cooperate with ICE.

Reverend Julie Peeples stated that she supported the proposed amendment to the land ordinance and opposed establishing an ICE detention facility in the city. She described ICE's operation as a violation of human decency and a shredding of the US Constitution. She urged the City Council to be transparent with city residents, to remain proactive and united in opposing the expansion of any ICE operations.

Ricky Draper thanked the City Council for their efforts to pass the proposed amendment to the land ordinance. He urged the City Council to pass a resolution severing all ties with ICE.

Liz Torres Melendez stated that ICE planned to turn warehouses into detention facilities. She noted that the proposed amendment to the land ordinance built a protective barrier around the city. She mentioned a case in which ICE purchased a warehouse for operations in another city without the city's consent. However, this proposed amendment to the land ordinance would require a special-use permit, giving the city time to respond.

Marilyn Lacunza thanked City Attorney Cabbage for clarifying the proposed amendment to the land ordinance. She stated that the proposed amendment to the land ordinance made it more difficult to establish detention facilities and closed potential gaps in the classification of custodial facilities. She noted that special-use permits constrained and limited detention facility expansion.

26-030 AMENDING CHAPTER 30 (LDO) AN ORDINANCE AMENDING THE GREENSBORO CODE OF ORDINANCES WITH RESPECT TO ZONING, PLANNING AND DEVELOPMENT

Section 1. That Section 30-15-18, *Definitions – Terms Beginning with ‘S’*, is hereby amended to add the following definition:

Secure Detention and Custodial Facility

Any building, structure, or portion thereof, including warehouses, industrial buildings, or adaptive reuse facilities, used or designed to be used, whether temporarily or permanently, for the detention, confinement, housing, or custodial holding of persons who are not free to leave. This definition applies regardless of operating entity (public or private), legal classification of

detention (civil or criminal), duration of detention, or contractual arrangement with any governmental entity.

Indicators of a Secure Detention and Custodial Facility include, but are not limited to, controlled or locked ingress or egress, perimeter fencing or security barriers, on-site security staffing, surveillance or monitoring systems restricting movement. Excluded uses (narrowly construed) include licensed hospitals and medical facilities, holding rooms within active police stations used incidental to arrest, and/or residential uses expressly protected by State or Federal law.

Section 2. That Table 8-1 in Section 30-8-1, *Permitted Use Table*, is hereby amended to read as follows:

Section 3. That Section 30-8-6.6, *Government Facilities*, within the Public and Civic use group district use requirements, is hereby amended and renumbered to read as follows:

30-8-6.6 Government Facilities

Offices, storage, and other facilities for the operation of local, state, or federal government.

1. Typical Use Types

1. City, county, regional, state, and federal or other government office
2. Correctional facility, including jail and prison
3. **Secure Detention and Custodial Facility**
4. Emergency service, including EMS facility, fire station, and police station
5. Post office

1. Excluded Use Types

1. Educational facility (see Educational Uses)
2. Maintenance facility (see Light Industrial)
3. Park (see Park and Open Areas)
4. Solid and liquid waste transfer and composting (see Waste-Related Service)

5. Utility (see Utilities)

Section 4. That Section 30-8-10.2, *Additional Use Standards – Public and Civic Use Standards*, is hereby amended to add the following subsection:

30-8-10.2 Public and Civic Use Standards

1. **Secure Detention and Custodial Facility**
1. **No Secure Detention and Custodial Facility may be located within (distances measured property line to property line):**
 1. **2,500 feet of residential zoning;**
 2. **2,500 feet of schools, parks, childcare facilities, or places of religious assembly;**
 3. **2,500 feet of hospitals or licensed healthcare facilities;**
 4. **1 mile of another Secure Detention and Custodial Facility.**
2. **Maximum occupancies identified upon obtaining a Special Use Permit shall be fixed and non-expandable.**
3. **24-hour on-site security is required.**
4. **There shall be no expansion, intensification, or modification of use without obtaining a new Special Use Permit.**

Section 5. If any section, subsection, paragraph, sentence, clause, or phrase within the above adopted provisions is for any reason held to be invalid, such decision shall not affect the validity of the remaining adopted provisions. The city council hereby declares that it would have passed this ordinance, and each section, subsection, paragraph, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, paragraphs, sentences, clauses, or phrases are declared invalid.

Section 6. All ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.

Section 7. This ordinance shall become effective upon date of adoption.

Moved By Councilmember Crawford

Seconded By Councilmember Marshall

Ayes (9): Mayor Abuzuaiter, Mayor Pro Tem Roth, Councilmember Holston, Councilmember Allen, Councilmember Black, Councilmember Crawford, Councilmember Parker, Councilmember Marshall, and Councilmember Thurm

Carried (9 to 0)

H.9 2026 – 108 Ordinance Designating the Mill House at Revolution Mill a Guilford County Historic Landmark

Russ Clegg, Interim Planning Director, mentioned that items H.9 Ordinance Designating the Mill House at Revolution Mill a Guilford County Historic Landmark and item H.10 Ordinance Designating the George and Nancy Keslter House as a Guilford County Historic Landmark had been presented to the Guilford County Historic Preservation Commission, which recommended approval of both ordinances. He stated that both homes were excellent examples of how thoughtful preservation could enliven the community.

Emma Hayes, Project Manager and representative of Self-Help, spoke in support of the Mill House historic landmark designation. She stated that Self-Help had redeveloped the Revolution Mill campus since 2012 and that the remainder of the campus had been designated as a local historic landmark in 2016. Mill House had not been included at that time because redevelopment had not yet begun.

She explained that Mill House was constructed in 1915 and expanded in 1935, was historically used to store finished goods prior to railroad shipment and was included in the campus's National Register listing. She noted that the proposed designation included the building's exterior and select interior features, specifically the cast-in-place concrete columns and the original 1915 brick wall. Ms. Hayes stated that this designation would complete the campus's local landmark designation.

26-028 ORDINANCE DESIGNATING THE MILL HOUSE AT REVOLUTION MILL A GUILFORD COUNTY HISTORIC LANDMARK

WHEREAS, the Mill House at Revolution Mill, 2005 Yanceyville Street, Tax Parcel Number 26775 is owned by SHVF Mill House LLC;

WHEREAS, all the prerequisites to the adoption of the ordinance, as prescribed by Chapter 160D of the North Carolina General Statutes, have been met;

WHEREAS, the Mill House at Revolution Mill was listed on the National Register of Historic Places in 1984 and was constructed in 1915 with an expansion in 1935 including a dock added after 1950;

WHEREAS, the building was used for storage and as a cloth warehouse supporting the mill's textile production;

WHEREAS, the design and construction of the Mill House reflects advance mill design, including the use of reinforced concrete, “slow burning construction,” and improvements in lighting and ventilation;

WHEREAS, the mill is indicative of the diversification of the Southern textile industry during the late 19th and early 20th centuries and was considered to be the first flannel mill in the South and the largest exclusive flannel producer in the world by the 1930’s;

WHEREAS, the mill is associated with the Cone and Sternberger families and their influence in Greensboro and Guilford County;

WHEREAS, the entire 3.48-acre lot, the exterior of the mill house building, and specific interior features including (1) cast-in-place concrete columns and (2) brick party wall between the 1915 structure and the 1935 addition;

WHEREAS, the Guilford County Historic Preservation Commission has submitted a report, which is incorporated herein by reference, and recommended unanimously in favor of designation in a public hearing that the property described be designated as a Historic Landmark;

WHEREAS, the Guilford County Historic Preservation Commission recommends to the Greensboro City Council that the portions enumerated herein of the property listed above be designated as a Guilford County Historic Landmark property;

WHEREAS, appropriate notice has been given of the public hearing as required by law;

WHEREAS, the Guilford County Historic Preservation Commission finds that the property described herein is of historical, architectural, educational, and/or cultural significance, and its preservation should be encouraged so as to safeguard the heritage of the City and County and to promote the use and conservation for the education, pleasure and enrichment of the residents of the City and County; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

1. The City Council of the City of Greensboro accepts the findings of the Guilford County Historic Preservation Commission and adopts the recommendation of the Commission for the preservation of the subject property by the authority set forth in Chapter 160D of the North Carolina General Statutes and local ordinance adopted pursuant thereto.

2. The Mill House at Revolution Mill, constructed in 1915 with an expansion in 1935 including a dock added after 1950, is representative of the textile mill history of Guilford County and is associated with advance mill design and the Cone and Sternberger families.
3. The designation includes the entire 3.48-acre lot, the exterior of the mill house building, and specific interior features including (1) cast-in-place concrete columns and (2) brick party wall between the 1915 structure and the 1935 addition.
4. The Guilford County Landmark plaque shall be installed on the property and such sign shall indicate that the property has been designated as a Historic Landmark. Details of the display of the plaque are to be approved by the Guilford County Historic Preservation Commission before installation.
5. The procedures provided by law, including waiting period, shall be observed prior to demolition, alteration, remodeling or removal of the designated property. This includes the process of obtaining a Certificate of Appropriateness before making any changes to the property.
6. A certified copy of this ordinance is to be appropriately recorded with the Register of Deeds, the Guilford County Tax Department and City of Greensboro Engineering and Inspections Department in accordance with provisions of Chapter 160D of the North Carolina General Statutes and the local ordinance adopted pursuant thereto.
7. This ordinance shall be effective from and after its adoption.

(Signed) Tammi Thurm

Moved By Councilmember Thurm

Seconded By Councilmember Holston

Ayes (9): Mayor Abuzuaite, Mayor Pro Tem Roth, Councilmember Holston, Councilmember Allen, Councilmember Black, Councilmember Crawford, Councilmember Parker, Councilmember Marshall, and Councilmember Thurm

Carried (9 to 0)

H.10 2026-107 Ordinance Designating the George and Nancy Keslter House as a Guilford County Historic Landmark

Public Speakers:

Joyce Hobson Johnson addressed the City Council to request support for preserving the Beloved Community Center Hospitality House, historically known as the George and Nancy Kestler House at 437 Arlington Street. She acknowledged the passing of Reverend Jesse Jackson, honoring his Greensboro roots and legacy of justice.

She described the Beloved Community Center Hospitality House as a unifying space where people from different backgrounds came together to resolve conflicts and strengthen the community, including a significant 1990s labor dispute that resulted in increased wages and economic benefits for Greensboro. She emphasized the center's role in training leaders and fostering human relations grounded in justice and equity. Ms. Johnson urged the City Council to vote in favor of preserving the building, not only for its historical value but for its lasting impact on the heart and soul of Greensboro.

Samantha Stewart of Gate City Preservation stated that the George and Nancy Kestler House was one of the few pre-1880 buildings remaining, noting its well-preserved architectural features. She noted that designating the George and Nancy Kestler House as a historic landmark and listing the home on the National Registry of Historic Places made it eligible for historic tax credits.

Jeff Thigpen spoke in support, emphasizing that the George and Nancy Kestler House was a community hub for activism and civic engagement, hosting organizations like the Greensboro Citywide Poor People's Organization and public forums, and supporting movements such as the Kmart boycott. He noted Guilford County's unanimous approval and urged the City Council to preserve the house as both a historic property and a space for ongoing community leadership and inclusion.

Moved By Councilmember Allen

Seconded By Councilmember Holston

Ayes (9): Mayor Abuzuaiter, Mayor Pro Tem Roth, Councilmember Holston, Councilmember Allen, Councilmember Black, Councilmember Crawford, Councilmember Parker, Councilmember Marshall, and Councilmember Thurm

Carried (9 to 0)

26-029 ORDINANCE DESIGNATING THE GEORGE AND NANCY KESTLER HOUSE A GUILFORD COUNTY HISTORIC LANDMARK

WHEREAS, the George and Nancy Kestler House, 437 Arlington Street, Tax Parcel Number 1074 is owned by the Beloved Community Center and the designation report was prepared by Gate City Preservation, LLC;

WHEREAS, all the prerequisites to the adoption of the ordinance, as prescribed by Chapter 160D of the North Carolina General Statutes, have been met;

WHEREAS, the George and Nancy Kestler House, constructed in 1876, is locally significant to Guilford County because it is one of the few remaining Italianate style homes in the county and one of only 15 surviving homes dating from 1880 or earlier;

WHEREAS, the property retains many character-defining features of the Italianate style with many of the original materials and finishings preserved or restored including the arched wood windows, decorative porch moldings, deep overhanging eaves, and decorative brackets, and the materials continue to contribute to the character-defining features of the residence;

WHEREAS, the house is notable for cultural importance and associations with the Kestler family, is adjacent to a designated local historic landmark and National Register Property, the William Fields house, and the South Greensboro National Register Historic District and the preservation of both properties contributes to maintaining the historical fabric of the neighborhood;

WHEREAS, the designation includes the entire 0.44-acre lot and the exterior of the building;

WHEREAS, the Guilford County Historic Preservation Commission has submitted a report, which is incorporated herein by reference, and recommended unanimously in favor of designation in a public hearing that the property described be designated as a Historic Landmark;

WHEREAS, the Guilford County Historic Preservation Commission recommends to the Greensboro City Council that the portions enumerated herein of the property listed above be designated as a Guilford County Historic Landmark property;

WHEREAS, appropriate notice has been given of the public hearing as required by law;

WHEREAS, the Guilford County Historic Preservation Commission finds that the property described herein is of historical, architectural, educational, and/or cultural significance, and its preservation should be encouraged so as to safeguard the heritage of the City and County and to promote the use and conservation for the education, pleasure and enrichment of the residents of the City and County; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

1. The City Council of the City of Greensboro accepts the findings of the Guilford County Historic Preservation Commission and adopts the recommendation of the Commission for the preservation of the subject property by the authority set forth in Chapter 160D of the North Carolina General Statutes and local ordinance adopted pursuant thereto.
2. The George and Nancy Kestler House was constructed in the Italianate architectural style in 1876 and is one of only 15 historic properties in Guilford County surviving from 1880 or earlier.
3. The designation includes the entire 0.44 lot and the entire exterior of the building.
4. The Guilford County Landmark plaque shall be installed on the property and such sign shall indicate that the property has been designated as a Historic Landmark. Details of the display of the plaque are to be approved by the Guilford County Historic Preservation Commission before installation.
5. The procedures provided by law, including waiting period, shall be observed prior to demolition, alteration, remodeling or removal of the designated property. This includes the process of obtaining a Certificate of Appropriateness before making any changes to the property.
6. A certified copy of this ordinance is to be appropriately recorded with the Register of Deeds, the Guilford County Tax Department and City of Greensboro Engineering and Inspections Department in accordance with provisions of Chapter 160D of the North Carolina General Statutes and the local ordinance adopted pursuant thereto.
7. This ordinance shall be effective from and after its adoption.

(Signed) Irving Allen

I. GENERAL BUSINESS AGENDA

- I.1 2026-109 Resolution Approving Bid in the Amount of \$1,242,893 and Authorizing Execution of Contract 2018-068 (TIP# EB-5877) with Atlantic Contracting Company, Inc. for the Farmington Drive Sidewalk Project - 2026-109

Motion to adopt the resolution was approved.

Moved By Councilmember Thurm

Seconded By Councilmember Holston

Ayes (9): Mayor Abuzuaiter, Mayor Pro Tem Roth, Councilmember Holston, Councilmember Allen, Councilmember Black, Councilmember Crawford, Councilmember Parker, Councilmember Marshall, and Councilmember Thurm

Carried (9 to 0)

034-26 RESOLUTION APPROVING BID IN THE AMOUNT OF \$1,242,893 AND AUTHORIZING EXECUTION OF CONTRACT 2018-068 (TIP# EB-5877) WITH ATLANTIC CONTRACTING COMPANY, INC FOR THE FARMINGTON DRIVE SIDEWALKS PROJECT

WHEREAS, after due notice, bids have been received for Contract 2018-068 for the Farmington Drive Sidewalks Project;

WHEREAS, Atlantic Contracting Company, Inc., a responsible bidder, has submitted the low base bid in the total amount of \$1,242,893, as general contractor for Contract 2018-068, which bid, in the opinion of the City Council, is the best bid from the standpoint of the City; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the bid hereinabove mentioned submitted by Atlantic Contracting Company, Inc is hereby accepted, and the City is authorized to enter into a contract with Atlantic Contracting Company, Inc for the Farmington Drive Sidewalks Project to the terms outlined above. The City Manager is hereby authorized to execute the contract on behalf of the City of Greensboro.

(Signed) Tammi Thurm

- I.2 2026 - 116 Resolution Approving Sale and Issuance of Limited Obligation Bonds for Improvements to the City's Fleet Servicing Garage

Motion to adopt the resolution was approved.

Moved By Councilmember Holston

Seconded By Councilmember Marshall

Ayes (9): Mayor Abuzuaiter, Mayor Pro Tem Roth, Councilmember Holston, Councilmember Allen, Councilmember Black, Councilmember Crawford, Councilmember Parker, Councilmember Marshall, and Councilmember Thurm

Carried (9 to 0)

The City Council of the City of Greensboro, North Carolina met in a regular meeting in the Katie Dorsett Council Chambers of the Melvin Municipal Office

Building located at 300 W. Washington Street in Greensboro, North Carolina, the regular place of meeting, at 5:30 p.m. on February 17, 2026.

Present: Mayor Marikay Abuzuaiter, presiding, Mayor Pro Tem Roth,
Councilmember Allen, Councilmember Holston,

Councilmember Black, Councilmember Crawford, Councilmember Parker,
Councilmember Marshall and

Councilmember Thurm

Absent: None

Also Present:

* * * * *

Mayor Abuzuaiter introduced the following resolution the title of which was read and a copy of which had been previously distributed to each Council Member:

035-26 RESOLUTION APPROVING AND AUTHORIZING THE SALE AND ISSUANCE OF LIMITED OBLIGATION BONDS AND THE EXECUTION AND DELIVERY OF A SECOND SUPPLEMENTAL TRUST AGREEMENT AND RELATED DOCUMENTS IN CONNECTION WITH THE FINANCING OF VARIOUS IMPROVEMENTS TO A FLEET SERVICING GARAGE FOR THE CITY OF GREENSBORO, NORTH CAROLINA

BE IT RESOLVED by the City Council (the “City Council”) of the City of Greensboro, North Carolina (the “City”):

Section 1. The City Council does hereby find and determine as follows:

- (a) There exists in the City a need for various improvements to the City’s fleet servicing garage, including site remediation work relating thereto (collectively, the “Project”).
- (b) After a public hearing and due consideration, the City Council has determined to enter into a Second Supplemental Trust Agreement, to be dated as of March 1, 2026 (the “Second Supplemental Trust Agreement”), between the City and U.S. Bank Trust Company, National Association, as trustee (the “Trustee”), supplementing and amending a Master Trust Agreement, dated as of August 1, 2024 (the “Master Trust Agreement” and, together with the Second Supplemental Trust Agreement, the “Trust Agreement”), between the City and the Trustee, pursuant to which the City will issue limited obligation bonds thereunder in an aggregate principal amount not to exceed \$8,800,000 (the “Bonds”) to provide funds, together with any other available funds, to (i) pay the costs of the Project

and (ii) pay the fees and expenses incurred in connection with the sale and issuance of the Bonds.

(c) In order to secure the payment of principal of and interest on the Bonds and the performance of the City's obligations under the Trust Agreement, the City has executed and delivered a Deed of Trust, dated as of August 1, 2024 (the "Deed of Trust"), to the deed of trust trustee named therein for the benefit of the Trustee, granting a lien on the site of the fleet servicing garage, together with all improvements or fixtures located or to be located thereon, subject to certain permitted encumbrances.

(d) The Bonds will initially be sold to Wells Fargo Bank, National Association (the "Underwriter") pursuant to the terms of a Bond Purchase Agreement, to be dated the date of delivery thereof (the "Bond Purchase Agreement"), between the City and the Underwriter.

(e) In connection with the offering and sale of the Bonds by the Underwriter, there will be prepared and distributed to potential purchasers a Preliminary Official Statement, to be dated as of the date of delivery thereof (the "Preliminary Official Statement"), relating to the offering and sale of the Bonds and the Official Statement (hereinafter defined).

(f) There have been presented to the City Council drafts of the following documents relating to the transaction hereinabove described:

- (1) the Second Supplemental Trust Agreement, together with the form of the Bonds attached as Exhibit A thereto;
- (2) the Bond Purchase Agreement; and
- (3) the Preliminary Official Statement.

Section 2. In order to provide for the financing of the Project, the City is hereby authorized to enter into the Second Supplemental Trust Agreement and issue the Bonds thereunder in an aggregate principal amount not to exceed \$8,800,000. The actual principal amount of the Bonds shall be determined by the City at the time of execution of the Bond Purchase Agreement, such execution and delivery of the Bond Purchase Agreement to constitute approval by the City of the principal amount of the Bonds as set forth in the Bond Purchase Agreement. The principal amount of the Bonds shall be the amount that, in the best judgment of the person executing the Bond Purchase Agreement, is necessary to provide sufficient funds, together with other available funds, to pay (a) the costs the Project and (b) the fees and expenses incurred in connection with the sale and issuance of the Bonds. The interest rates on the Bonds shall be determined by the

City at the time of the execution by the City of the Bond Purchase Agreement; provided, however, that such interest rates shall not result in a true interest cost in excess of 4.50% per annum, such execution and delivery of the Bond Purchase Agreement to constitute approval by the City of the interest rates on the Bonds.

Section 3. The Bonds shall be sold to the Underwriter pursuant to the Bond Purchase Agreement. The Bonds may be sold to the Underwriter at a discount below the amount of the principal amount of the Bonds, such discount not to exceed 2% of the principal amount of the Bonds; provided, however, that if all or any of the Bonds are to be sold to the public by the Underwriters at original issue discount (resulting in lower interest costs of the interest on the Bonds), then the Bonds may be sold at a further discount in the amount necessary to cover such original issue discount. The final maturity of the Bonds shall not be later than October 1, 2045.

Section 4. The City Council hereby approves the forms of the Bonds, the Second Supplemental Trust Agreement and the Bond Purchase Agreement in substantially the forms presented at this meeting. The Mayor, the City Manager and the Finance Director or the Interim Finance Director of the City are each hereby authorized to execute and deliver on behalf of the City the Bonds, the Second Supplemental Trust Agreement and the Bond Purchase Agreement in substantially the forms presented at this meeting, containing such modifications as the person executing such documents shall approve, such execution to be conclusive evidence of approval by the City Council of any such changes. The City Clerk or any assistant or deputy City Clerk is hereby authorized to affix the official seal of the City to each of said documents and to attest the same to the extent so required.

Section 5. The City Council hereby approves the Preliminary Official Statement in substantially the form presented at this meeting and hereby approves the distribution thereof by the Underwriter in connection with the offering and sale of the Bonds. Upon the sale of the Bonds to the Underwriter, a final Official Statement, to be dated as of the date of the Bond Purchase Agreement (the "Official Statement"), will be prepared substantially in the form of the Preliminary Official Statement and will contain such information relating to the pricing terms of the Bonds and such additional information as may be necessary. The City Council hereby approves the distribution thereof by the Underwriter in connection with the offering and sale of the Bonds.

Section 6. No deficiency judgment may be rendered against the City in any action for breach of any contractual obligation under the Trust Agreement, and

the taxing power of the City is not and may not be pledged directly or indirectly to secure any moneys due under the Trust Agreement.

Section 7. The Mayor, the City Manager, the Finance Director or the Interim Finance Director and the City Attorney are hereby authorized to cooperate with the Underwriter in preparing and filing such filings under state securities or “blue sky” laws as the Underwriter may request; provided, however, that the City shall not be required to consent to the jurisdiction of any state in which it is not now subject unless the City Attorney shall determine that such consent is in the best interest of the City.

Section 8. The Mayor, the City Manager, the Finance Director or the Interim Finance Director, the City Attorney and the City Clerk, and any other officers, agents and employees of the City, are hereby authorized and directed to take such actions and to deliver such certificates, opinions and other items of evidence as shall be deemed necessary to consummate the transactions described in this resolution. The officers of the City and the agents and employees of the City are hereby authorized and directed to do all acts and things required of them by the provisions of this resolution for the full, punctual and complete performance of the terms, covenants and provisions of the Bonds, the Trust Agreement, the Deed of Trust, the Bond Purchase Agreement and the other documents contemplated by this resolution.

Section 9. This resolution shall take effect immediately upon its adoption.

Upon motion of Councilmember Holston, seconded by Councilmember Marshall, the foregoing resolution entitled “RESOLUTION APPROVING AND AUTHORIZING THE SALE AND ISSUANCE OF LIMITED OBLIGATION BONDS AND THE EXECUTION AND DELIVERY OF A SECOND SUPPLEMENTAL TRUST AGREEMENT AND RELATED DOCUMENTS IN CONNECTION WITH THE FINANCING OF VARIOUS IMPROVEMENTS TO A FLEET SERVICING GARAGE FOR THE CITY OF GREENSBORO, NORTH CAROLINA” was adopted by the following vote:

Ayes: Mayor Marikay Abuzuaiter, presiding, Mayor Pro Tem Roth, Councilmember Allen, Councilmember Holston,

Councilmember Black, Councilmember Crawford, Councilmember Parker, Councilmember Marshall and

Councilmember Thurm

Noes: None

* * * * *

I, Tory Frink, City Clerk of the City of Greensboro, North Carolina, DO HEREBY CERTIFY that the foregoing is a true copy of so much of the proceedings of the City Council of said City at a regular meeting held on February 17, 2026, as it relates in any way to the adoption of the foregoing resolution relating to the sale and issuance of limited obligation bonds by the City to finance various improvements to the City's fleet servicing garage and that said proceedings are to be recorded in the minutes of said City.

I DO HEREBY FURTHER CERTIFY that proper notice of such regular meeting was given as required by North Carolina law.

WITNESS my hand and the official seal of said City this 17th day of February, 2026.

City Clerk

(Signed) Hugh Holston

I.3 2026-117 Resolution Authorizing the Sale and Issuance of Limited Obligation Bonds for Improvements to the City's Coliseum Complex

Motion to adopt the resolution was approved.

Moved By Councilmember Holston

Seconded By Councilmember Allen

Ayes (9): Mayor Abuzuaiter, Mayor Pro Tem Roth, Councilmember Holston, Councilmember Allen, Councilmember Black, Councilmember Crawford, Councilmember Parker, Councilmember Marshall, and Councilmember Thurm

Carried (9 to 0)

The City Council of the City of Greensboro, North Carolina met in a regular meeting in the Katie Dorsett Council Chambers of the Melvin Municipal Office Building located at 300 W. Washington Street in Greensboro, North Carolina, the regular place of meeting, at 5:30 p.m. on February 17, 2026.

Present: Mayor Marikay Abuzuaiter, presiding, Mayor Pro Tem Roth, Councilmember Allen, Councilmember Holston,

Councilmember Black, Councilmember Crawford, Councilmember Parker, Councilmember Marshall and

Councilmember Thurm

Absent: None

Also Present:

Mayor Abuzuaite introduced the following resolution the title of which was read and a copy of which had been previously distributed to each Council Member:

036-26 RESOLUTION APPROVING AND AUTHORIZING THE SALE AND ISSUANCE OF TAXABLE LIMITED OBLIGATION BONDS AND THE EXECUTION AND DELIVERY OF A SIXTH SUPPLEMENTAL TRUST AGREEMENT AND RELATED DOCUMENTS IN CONNECTION WITH THE FINANCING OF VARIOUS IMPROVEMENTS TO THE CITY'S COLISEUM COMPLEX

BE IT RESOLVED by the City Council (the "City Council") for the City of Greensboro, North Carolina (the "City"):

Section 1. The City Council does hereby find and determine as follows:

(a) There exists in the City a need for various improvements to the City's coliseum complex (the "Project").

(b) After a public hearing and due consideration, the City Council has determined to enter into a Sixth Supplemental Trust Agreement, to be dated as of March 1, 2026 or other mutually agreeable date (the "Sixth Supplemental Trust Agreement"), between the City and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), supplementing and amending a Master Trust Agreement, dated as of July 1, 2012 (the "Master Trust Agreement" and, together with the Sixth Supplemental Trust Agreement, the "Trust Agreement"), between the City and U.S. Bank National Association, the successor to which is the Trustee, pursuant to which the City will issue limited obligation bonds thereunder in an aggregate principal amount not to exceed \$21,000,000 (the "Bonds") to provide funds, together with any other available funds, to (i) pay the costs of the Project and (ii) pay the fees and expenses incurred in connection with the sale and issuance of the Bonds.

(c) In order to secure the payment of principal of and interest on the Bonds and the performance of the City's obligations under the Trust Agreement, the City has executed and delivered a Deed of Trust, dated as of July 26, 2012 (as modified, the "Deed of Trust"), granting a lien on a portion of the City's coliseum complex, together with all improvements and fixtures located or to be located thereon, subject to permitted encumbrances.

(d) The Bonds will be initially sold to Wells Fargo Bank, National Association (the "Underwriter") pursuant to the terms of a Bond Purchase Agreement, to be

dated the date of delivery thereof (the “Bond Purchase Agreement”), between the City and the Underwriter.

(e) In connection with the offering and sale of the Bonds by the Underwriter, there will be prepared and distributed to potential purchasers a Preliminary Official Statement, to be dated as of the date of delivery thereof (the “Preliminary Official Statement”), relating to the offering and sale of the Bonds and the Official Statement (hereinafter defined).

(f) There have been presented to the City Council drafts of the following documents relating to the transactions hereinabove described:

(1) the Sixth Supplemental Trust Agreement, together with the form of the Bonds attached as Exhibit A thereto;

(2) the Bond Purchase Agreement; and

(3) the Preliminary Official Statement.

Section 2. In order to provide for the financing of the Project as described above, the City is hereby authorized to enter into the Sixth Supplemental Trust Agreement and issue the Bonds thereunder in an aggregate principal amount not to exceed \$21,000,000. The actual principal amount of the Bonds shall be determined by the City at the time of execution of the Bond Purchase Agreement, such execution and delivery of the Bond Purchase Agreement to constitute approval by the City of the principal amount of the Bonds as set forth in the Bond Purchase Agreement. The principal amount of the Bonds shall be the amount that, in the best judgment of the person executing the Bond Purchase Agreement, shall be the amount necessary to provide sufficient funds, together with any other available funds, to (a) pay the costs of the Project and (b) pay the fees and expenses incurred in connection with the sale and issuance of the Bonds. The interest rates on the Bonds shall be determined by the City at the time of the execution by the City of the Bond Purchase Agreement; provided, however, that such interest rates shall not result in a true interest cost in excess of 6.00% per annum, such execution and delivery of the Bond Purchase Agreement to constitute approval by the City of the interest rates on the Bonds.

Section 3. The Bonds shall be sold to the Underwriter pursuant to the Bond Purchase Agreement. The Bonds may be sold to the Underwriter at a discount below the amount of the principal amount of the Bonds, such discount not to exceed 2% of the principal amount of the Bonds; provided, however, that if all or any of the Bonds are to be sold to the public by the Underwriter at original issue discount (resulting in lower interest costs of the interest on the Bonds), then the Bonds may be sold at a further discount in the amount necessary to cover such

original issue discount. The final maturity of the Bonds shall not be later than April 1, 2046.

Section 4. The City Council hereby approves the forms of the Bonds, the Sixth Supplemental Trust Agreement and the Bond Purchase Agreement in substantially the forms presented at this meeting. The Mayor, the City Manager and the Finance Director or the Interim Finance Director are each hereby authorized to execute and deliver on behalf of the City the Bonds, the Sixth Supplemental Trust Agreement and the Bond Purchase Agreement in substantially the forms presented at this meeting, containing such modifications as the person executing such documents shall approve, such execution to be conclusive evidence of approval by the City Council of any such changes. The City Clerk or any assistant or deputy City Clerk is hereby authorized to affix the official seal of the City to each of said documents and to attest the same to the extent so required.

Section 5. The City Council hereby approves the Preliminary Official Statement in substantially the form presented at this meeting and hereby approves the distribution thereof by the Underwriter in connection with the offering and sale of the Bonds. Upon the sale of the Bonds to the Underwriter, a final Official Statement, to be dated as of the date of the Bond Purchase Agreement (the "Official Statement"), will be prepared substantially in the form of the Preliminary Official Statement and will contain such information relating to the pricing terms of the Bonds and such additional information as may be necessary. The City Council hereby approves the distribution of the Official Statement by the Underwriter in connection with the offering and sale of the Bonds.

Section 6. No deficiency judgment may be rendered against the City in any action for breach of any contractual obligation under the Bonds or the Trust Agreement, and the faith and credit and taxing power of the City is not and may not be pledged directly or indirectly to secure any moneys due under the Bonds or the Trust Agreement.

Section 7. The Mayor, the City Manager, the Finance Director or the Interim Finance Director and the City Attorney are hereby authorized to cooperate with the Underwriter in preparing and filing such filings under state securities or "blue sky" laws as the Underwriter may request; provided, however, that the City shall not be required to consent to the jurisdiction of any state in which it is not now subject unless the City Attorney shall determine that such consent is in the best interest of the City.

Section 8. The Mayor, the City Manager, the Finance Director or the Interim Finance Director, the City Attorney and the City Clerk, and any other officers,

agents and employees of the City, are hereby authorized and directed to take such actions and to deliver such certificates, opinions and other items of evidence as shall be deemed necessary to consummate the transactions described in this resolution. The officers of the City and the agents and employees of the City are hereby authorized and directed to do all acts and things required of them by the provisions of this resolution for the full, punctual and complete performance of the terms, covenants and provisions of the Bonds, the Trust Agreement, the Deed of Trust, the Bond Purchase Agreement and the other documents contemplated by this resolution.

Section 9. This resolution shall take effect immediately upon its adoption.

Upon motion of Councilmember Holston, seconded by Councilmember Allen, the foregoing resolution entitled “RESOLUTION APPROVING AND AUTHORIZING THE SALE AND ISSUANCE OF TAXABLE LIMITED OBLIGATION BONDS AND THE EXECUTION AND DELIVERY OF A SIXTH SUPPLEMENTAL TRUST AGREEMENT AND RELATED DOCUMENTS IN CONNECTION WITH THE FINANCING OF VARIOUS IMPROVEMENTS TO THE CITY’S COLISEUM COMPLEX” was adopted by the following vote:

Ayes: Mayor Marikay Abuzuaiter, presiding, Mayor Pro Tem Roth, Councilmember Allen, Councilmember Holston,

Councilmember Black, Councilmember Crawford, Councilmember Parker, Councilmember Marshall and

Councilmember Thurm

Noes: None

* * * * *

I, Tory Frink, City Clerk of the City of Greensboro, North Carolina, DO HEREBY CERTIFY that the foregoing is a true copy of so much of the proceedings of the City Council of said City at a regular meeting held on February 17, 2026, as it relates in any way to the adoption of the foregoing resolution relating to the sale and issuance of limited obligation bonds by the City to finance various improvements to the City’s coliseum complex and that said proceedings are to be recorded in the minutes of said City.

I DO HEREBY FURTHER CERTIFY that proper notice of such regular meeting was given as required by North Carolina law.

WITNESS my hand and the official seal of said City this 17th day of February, 2026.

City Clerk

(Signed) Hugh Holston

I.4 2026-129 Boards and Commissions Appointment for February 17, 2026

Councilmember Marshall, seconded by Councilmember Thurm, moved to reappoint Bryan Starrett to the War Memorial Commission. The motion was carried by voice vote. 9-0

Councilmember Crawford, seconded by Mayor Pro Tem Roth, moved to appoint Ernestine Surgeon to the Greensboro Housing Authority. The motion was carried by voice vote. 9-0

Mayor Abuzuaiter, seconded by Councilmember Thurm, moved to reappoint Douglas Bender to the Cultural Affairs Commission. The motion was carried by voice vote. 9-0

Councilmember Black, seconded by Councilmember Holston, moved to appoint Anthony Pass to the Parks and Recreation Commission. The motion was carried by voice vote. 9-0

J. MATTERS TO BE DISCUSSED BY THE MAYOR AND MEMBERS OF THE COUNCIL (If time permits)

Councilmember Parker expressed her gratitude for the council's collaborative nature and for everyone's participation in the recent downtown business walks. She thanked both the participants and the local residents for their involvement. Councilmember Parker announced that there would be one more downtown business walk on Monday and encouraged attendance. She noted that those unable to attend could participate by joining Coffee with the Councilwoman, held on the last Tuesday of each month at The Pines on Elm Street.

Councilmember Crawford thanked the speakers who addressed the H-8 agenda item. She acknowledged that there had been some confusion and expressed appreciation to the city attorney for clarifying the language. Councilmember Crawford invited the public to attend the District 2 budget town hall on March 10th at the Craft Community Recreation Center at 6:00 PM. She also announced her first District 2 Town Hall, scheduled for March 18th from 6:00 to 7:30 PM at the Peeler Community Recreation Center. She noted that there were significant upcoming changes to the city's commercial and residential

code ordinances and expressed her desire to hear community feedback before moving forward.

Mayor Pro Tem Roth thanked Cub Scout Pack Troop 244 for their engagement and leadership. She encouraged the City Council to consider establishing regular work sessions or agenda reviews to improve transparency. She emphasized the importance of providing the community with a clearer understanding of upcoming items and the council's direction, particularly given recent council changes and the work ahead.

Councilmember Thurm mentioned that she had served as a judge for the American Legion District 14 Oratorical Contest at New Garden Friends Home, along with Councilmember Parker and Councilmember Allen. She noted that the contest was open to all high school students, including homeschooled students, and helped develop public speaking and presentation skills. She highlighted the winner, a 15-year-old dual high school and High Point University senior, whose speech on the Constitution was outstanding. He had the opportunity to advance to regional, state, and national levels with scholarship opportunities of \$25,000–\$27,000. She encouraged parents to consider the contest for skill development and described her judging experience as very positive.

Councilmember Holston thanked residents for their engagement on the land ordinance text amendment, which passed 9-0, and emphasized the importance of public input. He highlighted Black History Month events at the NAACP and North Carolina A&T State University and paid tribute to the late Reverend Jesse Jackson, recalling his “Keep Hope Alive” message. He highlighted the passage of resolutions preserving Greensboro's historic sites, including the Beloved Community Center Hospitality House and the Mill House, and emphasized the council's commitment to honoring local history while looking to the future.

Councilmember Allen thanked the City Council for their collaborative efforts and expressed appreciation to the public for their emails, comments, and ongoing support on current and future matters. He recognized students, particularly those in the Protect Ours organization, for participating in civic engagement and early voting, and encouraged all community members to vote and stay engaged with local issues.

Councilmember Black thanked Mayor Pro Tem Roth for emphasizing collaboration and mentioned that she had begun attending District 1 neighborhood meetings to hear residents' concerns firsthand. She recognized Councilmember Parker's downtown walk initiative, noting that she had enjoyed participating and engaging with the community. She stated that she planned to hold a similar walk in District 1 once the weather improved.

Mayor Abuzuaiteer confirmed her attendance at the Monday downtown walk and acknowledged that busy schedules had extended some items to the last day. She offered

condolences to the family and friends of the late Reverend Jesse Jackson, recognizing his significant legacy and early contributions at NC A&T. Mayor Abuzuaiter thanked the public for participating and praised City Attorney Cubbage for clarifying legal matters. She commended the City Council for their dedication and perseverance since being sworn in on December 2nd, noting challenges such as the holidays and a two-week snowstorm, and highlighted their commitment, passion, and hard work in advancing the council's efforts.

K. MATTERS TO BE PRESENTED BY THE CITY MANAGER (If time permits)

City Manager Davis thanked the City Council for providing space for employee recognition during the meeting. He noted that, although there was important business to address, recognizing city staff was meaningful and received positive feedback from city employees.

L. MATTERS TO BE PRESENTED BY THE CITY ATTORNEY (If time permits)

City Attorney Cubbage expressed condolences to the late Reverend Jackson's family.

M. ADDENDUM ITEMS

N. ADJOURNMENT

Mayor Pro Tem Roth moved, seconded by Councilmember Black, to adjourn the meeting. The motion carried unanimously.

The City Council Adjourned at 7:06 p.m.

Marikay Abuzuaiter, Mayor

Carlos Castro, Assistant City Clerk

O. ATTACHMENTS FOR COUNCIL'S INFORMATION: (INFORMATIONAL PURPOSES ONLY)

O.1 2026-130 MWBE Utilization Report – February 17, 2026

This is for Informational Purposes only.