



City of Greensboro Meeting Minutes - DRAFT

City Council Special

February 12, 2025, 9:00 am

ACC Hall of Champions Board Room

Greensboro Coliseum Complex

1921 West Gate City Boulevard, Greensboro, NC

Present: Mayor Nancy Vaughan, Councilmember Marikay Abuzuaiter, Councilmember Sharon Hightower, Councilmember Nancy Hoffmann, Councilmember Hugh Holston, Councilmember Zack Matheny, Councilmember Jamilla Pinder, Councilmember Tammi Thurm, and Councilmember Goldie Wells

Also Present: City Manager Trey Davis, City Attorney Chuck Watts, and Deputy City Clerk Victoria Howell

A. Welcome and Opening

These City Council minutes are a general account of the February 12, 2025 Council Retreat meeting. For full details of discussions, the meeting video can be located on the City of Greensboro website at <https://www.greensboro-nc.gov/government/city-council/council-meetings>.

This City Council Retreat of the City of Greensboro was called to order at 9:25 a.m. on the above date at the ACC Hall of Champions.

Mayor Vaughan confirmed all Councilmembers were in attendance.

City Manager Trey Davis and Mayor Vaughan made opening remarks; and held a moment of silence in the remembrance of Mayor Pro-Tem Yvonne Johnson.

B. Introduce Facilitator

City Manager Davis introduced DeAlva Arnold, CEO D. Wilson Agency as the facilitator.

Ms. Arnold expressed appreciation to council; provided an agenda overview; outlined the goals and vision of the retreat; and spoke to committing to a set of priorities.

C. Accomplishments/ Year in Review Video

City Manager Davis shared a 2024 accomplishment video.

D. Goals, Purpose, Process

Ms. Arnold conducted a visioning activity with Council.

E. Smart Growth

City Manager Davis made a PowerPoint Presentation (PPP); outlined growth approaches; highlighted compact and mixed development; affordable and attainable housing; spoke to mixed income; and to sustainable infrastructure.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer H, No. 5, which is hereby referred to and made a part of these minutes.)

F. Deep Dive into Greensboro Vitality Report

Executive Director of Action Greensboro, Cecelia Thompson made a PPP; provided a Community Vitals Report; spoke to future key challenges; to ethnicity, race, and age demographics; highlighted population growth; the 2025 Fiscal Year (FY) Budget; taxable properties per capita; spoke to tax rates; to job growth and economy; highlighted upcoming job opportunities; spoke to wages; and to a poverty level increase.

Director of SynerG Young Professionals, Sarah McGuire continued the PPP; highlighted area talent and workforce; labor force participation; spoke to participation by race, gender, and parental status; to employment and unemployment rate trends; to housing affordability; to homeownership rates; to median gross rent; to construction permits; to the housing diversity; to connectivity; to broadband access; to parks and green spaces; to the transit system; and outlined voter turnout.

Councilmember Hightower requested the presenter to provide a larger broadband map divided by area.

Mayor Vaughan requested staff to provide a vitality report from the Bryan Foundation.

Discussion took place regarding cross town bus routes; and childcare in the workforce.

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G. Break

Council worked through the break.

H. Public Safety Insights

Ms. Arnold recognized the panelist.

Greensboro Police Department Chief John Thompson highlighted public safety; outlined crime statistics; spoke to domestic violence; to property crime reductions; to homicides; to community meetings; and highlighted implemented programs.

North Carolina Public Safety Secretary, Eddie Buffaloe spoke to the safety of North Carolina; and to cyber and drown attacks.

Discussion ensued regarding national public safety partnership grants; a Crime Gun Intelligent Unit; gun crimes in the community; the Real Time Intelligence Center; staffing and funding needs; a traffic management program; and the Family Justice Center (FJC).

Mayor Vaughan left the meeting at 11:20 a.m. and returned at 11:24 a.m.

Greensboro Fire Chief Jim Robinson made a PPP; spoke to fire department investments; to funding; to water supply; and highlighted the Public Protection Classification and the Emergency Communication Center scores.

Councilmember Thurm requested staff to provide public safety real time data.

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I. Working Lunch

City Council recessed for lunch at 11:45 a.m. Council returned from recess at 12:27 p.m. with all members in attendance.

J. Morning Debrief

Ms. Arnold provided Council with a debrief; and shared the visioning activity data.

K. Economic Development Panel

Discussion took place regarding the leaf program; and storm drains.

Deputy City Manager Chris Wilson made a PPP; spoke to job growth; and highlighted economic development projects.

Greensboro's Chamber of Commerce President and Chief Executive Officer (CEO), Brent Christensen highlighted active projects; community support; a business friendly community; spoke to a rail system; and to transportation needs.

Piedmont Triad Regional Water Authority (PTRWA) Executive Director, Greg Flory spoke to wastewater capacity; and to a corridor study.

Core Technology CEO, Geoff Foster spoke to Greensboro embodiment; to Science, Technology, Engineering, and Mathematics (STEM) programs; to diversity; and to skilled workers.

University of North Carolina at Greensboro (UNCG) Macroeconomist, Dr. Tim Moreland highlighted population growth; the need for affordable housing; job growth; and spoke to new investments.

Deputy City Manager Wilson spoke to infrastructure; wastewater capacity; road maintenance; and to an Aviation curriculum work session with UNCG and North Carolina Agricultural and Technical State University (NC A&T).

City Council recessed at 2:17 p.m.; Council reconvened at 2:27 p.m. with all members present.

City Council participated in a small group activity regarding proactive engagement in Continuum of Housing; Infrastructure; Workforce; and Industry Gaps.

Discussion took place regarding work incentives; affordable housing; housing codes; the legislative agenda; funding; partnerships; apprenticeship programs; benefits; job trainings; community engagement; and employee retention.

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L. Break

Council worked through the break.

M. Entrepreneur Update

Nussbaum Center for Entrepreneurship President, Lisa Hazlett made a PPP; spoke to the Nussbaum Center for Entrepreneurship; to small business owners; to equity; to the Grow and Go program; provided data and results; highlighted construction projects; the Steel House program; and recognized local business owners to share their Nussbaum experience.

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N. Oakview Group (OVG) Update

Oakview Group (OVG) General Manager, Scott Johnson made a PPP; spoke to future projects; provided an overview of the management change; highlighted the name change to First Horizon; recent and upcoming events; the new hockey league in Greensboro; local sponsors; spoke to capital improvements; to building maintenance; to club tickets; and outlined a potential project for a double ice rink.

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O. Finance Update

City Council recessed at 4:12 p.m. Council reconvened at 4:22 p.m. with all councilmembers in attendance.

Assistant City Manager Larry Davis made a PPP; spoke to a general fund review; to revenues and expenditures; to salary structures; to street lighting; and outlined debt services data.

Councilmember Thurm requested staff to provide an LED Light Switch update.

Assistant City Manager Davis continued the PPP; spoke to long term liabilities; to bond support; to the annual comprehensive financial report; explained the law enforcement officers special separation allowance; and the local government employee's retirement system.

Engineering and Inspections Executive Director, Kenney McDowell made a PPP; highlighted municipal infrastructure assets; water resources, transportation, and engineering and inspections; spoke to ongoing maintenance, and asset replacement needs; to industry standards; and outlined deferred funding forecasted.

Mayor Vaughan left the meeting at 4:47 p.m.

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P. Day 1 Wrap-Up

Ms. Arnold outlined the agenda for day two of the retreat.

Q. Adjournment

Moved by Councilmember Holston, seconded by Councilmember Hoffmann, to adjourn the meeting. The motion carried by affirmation.

The City Council Adjourned at 4:53 p.m.

Nancy Vaughan, Mayor

Victoria L. Howell, Deputy City Clerk