



City of Greensboro Meeting Minutes - DRAFT

City Council Special

May 1, 2025, 12:00 pm

**Steven Tanger Center for Performing Arts- Founder's Lounge
300 N. Elm Street Greensboro, NC 27401**

Present: Mayor Nancy Vaughan, Mayor Pro-Tem 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 Assistant City Clerk Destiny Stansberry

A. Call to Order

These City Council minutes are a general account of the May 1, 2025 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 Special Meeting of the City of Greensboro was called to order at 12:00 P.M. on the above date in the Steven Tanger Center for Performing Arts- Founder's Lounge.

Mayor Vaughan confirmed all Councilmembers in attendance.

City Manager Trey Davis made opening remarks.

Mayor Vaughan discussed the new house bill being proposed from State Legislation; changes in Council filing fees; and the naming opportunity for the late Yvonne Johnson.

B. Downtown Strategic Plan Update

City Manager Davis introduced MIG Consultant Chief Development Officer, Christopher Beyon for a strategic planning downtown presentation.

Councilmember Matheny spoke briefly about updates happening in downtown; and highlighted MIG Company.

Mr. Beyon made a PowerPoint Presentation (PPP); outlined thrive35 Downtown Greensboro Area Strategic Plan.

Discussion took place regarding community outreach; and emphasized the need to strengthen connections between all districts and Downtown Greensboro.

C. Compensation Strategies Discussion

People and Culture Executive Director, Jamiah Waterman made a PPP; outlined compensation topics; spoke to Advancing a Living Wage; to the 2025 public safety salary survey; to hazard pay; to the general step plan; and to service bonus program.

Discussion ensued regarding the improvement of employee compensation; implementation of hazard pay; and the structure of the service bonus program.

Councilmember Holston requested staff to provide a pathway chart showing compensation structure including salary an incremental cost for FY25-26 to FY29-30.

Councilmember Thurm requested staff to provide an overall structure for service bonus pay out over multiple years versus annually.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer H, No. 15, which is hereby referred to and made a part of these minutes.)

City Council recessed for a break at 1:39 p.m. and returned from recess at 1:48 p.m. with all councilmembers present except councilmember Hightower and Councilmember Holston.

D. Budget Challenges and Drivers

Assistant City Manager Larry Davis made a PPP; spoke to general fund trends; to revenues; and to expenditures.

Councilwoman Hightower returned to the meeting at 1:51 p.m.

Councilmember Holston returned to the meeting at 1:52 p.m.

Budget and Evaluation Director, Jon Decker continued the PPP; spoke to general funds expenditures –personnel; and highlighted maintenance and operation expenditures.

Discussion continued outlining preliminary personnel expenditures; and costs related to daily operations.

Finance Director, Marlene Druga continued the PPP; outlined debt service expenditures; and major revenue trends.

Discussion took place regarding spending priorities; financial obligations; and potential impact of major revenue trends.

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Mayor Vaughan opened a discussion about the State Legislature considering elimination of the Powell bill fund for cities over 100,000 as well as an adjustment of retiree benefits for cost of living benefits.

Councilmember Matheny requested staff to provide an update from State Legislation.

E. Infrastructure Discussion

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; to asset replacement needs; to current building projects; to roadways and bridges; outlined planning for future projects; and spoke to long term project planning.

Discussion took place regarding the maintenance of current municipal infrastructure assets; and the status of current and future projects.

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City Council Recessed for a break at 2:58 p.m. and returned from recess at 3:09 p.m. with all Councilmembers present for except Councilmember Matheny.

F. Permanent Supportive Housing Updates

Planning Executive Director, Sue Schwartz made a PPP; spoke to permanent supportive housing; to North Carolina Housing Finance Agency (NCHFA) targeting program; and to Low Income Housing Tax Credit (LIHTC) permanent supportive units.

Councilmember Matheny returned at 3:11 p.m.

Senior Manager of Housing and Strategy for Neighborhood and Development, Cynthia Blue provided an overview of current housing data information.

Ms.Schwartz continued the PPP; provided next steps for 817 Summit Ave.

Discussion took place regarding the construction of the project on 817 Summit Ave.

Ms. Schwartz continued the PPP; spoke to challenges; and funding.

City Manager Davis requested staff to provide a usage timeline on the Housing of People with Aids (HOPWA) funds; provide update on funding from Housing and Urban Development (HUD), Continuum of Care (CoC), and alternative uses for HOPWA funds and suggested projects.

Discussion took place regarding funding requests from various organizations and the implementation of hiring freeze.

Mayor Vaughan requested staff to provide a unified organizational funding response.

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G. Adjournment

Moved by Councilmember Matheny, seconded by Mayor Pro Tem Abuzuaiter, to adjourn the meeting. The motion carried by affirmation.

The City Council Adjourned at 3:35PM

Nancy Vaughan, Mayor

Destiny Stansberry, Assistant City Clerk