

Council Work Session  
Administrative Briefing and Discussion  
October 27, 2025

The Work Session of City Council was held on this date in the City Hall Council Chambers at 5:00 pm. In attendance were Mayor Terence Roberts, Mayor Pro Tem Jeff Roberts, Councilmen John Roberts, Newton, Harbin, Martinez, Steele, Stewart, and Council Member Thompson. Also in attendance were Assistant City Manager Andrew Strickland; City Attorney, Frankie McClain; Strategic Projects Director, Mary Haley Thompson and Chief Financial Officer, Margot Martin.

EXECUTIVE SESSION

A motion by Councilman Harbin seconded by Councilman John Roberts carried (5-0) to move into Executive Session. Councilmen Stewart, Newton, Martinez, and Steele were not present for the vote.

Economic Development – Sec. 30-4-70 (a)(2) and (5) – Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body and the receipt of legal advice relating to matters covered by the attorney-client privilege.

No action was taken. The item is on the agenda for first reading. A motion by Councilman Steele seconded by Council Member Thompson carried (9-0) to move out of Executive Session.

Regular Meeting  
October 27, 2025

The Regular Meeting of City Council was held on this date in the City Hall Council Chambers at 6:00 pm. In attendance were Mayor Terence Roberts, Mayor Pro Tem Jeff Roberts, Councilmen John Roberts, Newton, Harbin, Martinez, Steele, Stewart, and Council Member Thompson. Also in attendance were Assistant City Manager Andrew Strickland; City Attorney, Frankie McClain; Planning Director, Maurice McKenzie; Chief Financial Officer, Margot Martin; and Procurement Accounting Manager, Brittney Gamble.

The invocation was given by Councilman Luis Martinez with respect to the flag given by Mayor Pro Tem Jeff Roberts.

## APPROVAL OF MINUTES

A motion by Councilman Stewart seconded by Councilman Steele carried unanimously (9-0) to approve the minutes of the October 13, 2025, meeting as presented.

## REQUEST CONSIDERATION OF ACCOMODATIONS TAX (ATAX) ADVISORY COMMITTEE RECOMENDATIONS

ATAX Program Coordinator Brittney Gamble said that the City received 33 applications for projects requesting ATAX Funds. The City's total to allocate this year is \$304,447.40. The total amount requested by these organizations was \$366,535. Summary information of the ATAX Committee's recommendations is attached.

The Committee members understand the purpose of these dollars and judiciously studied how the City of Anderson and the applicants can best be served. The Committee analyzed the real tourism impact of each of the events and the recommendations are indicative of such.

In making these recommendations, the Committee considered the applicant's tourism track record, data collection, and substantiation of advertising and promotion expenses, economic benefit, other funding sources, and ability to attract and/or sustain tourism.

Based upon these criteria, and especially the ability to generate tourism, the ATAX Committee is recommending the distribution of \$304,447.40 to 31 projects/applicants.

As a reminder, the ATAX formula distributes the first \$25,000 to the City's General Fund plus an additional 5%. Then 30% of the balance of the collections is used for advertising and promotion of tourism through the City's designated tourism agency (i.e. CVB). The remaining 65% is allocated for tourism-related expenditures by non-profit organizations serving our community through this grant program.

Staff concurs with the recommendations and thanks the Committee for their time and genuine interest in allocating these dollars appropriately. Committee members are Dewayne Bowes, Cindy Suttles, Diann Simms, Summer Fredette, Reggie Hawthorne, Traywick Duffie, and Kirk Watkins.

A motion by Councilman Newton seconded by Councilman Martinez carried unanimously (9-0) to approve the Accommodations Tax Advisory Committee recommendations.

REQUEST CONSIDERATION OF AN ORDINANCE TO ESTABLISH A SPECIAL TAX ASSESSMENT FOR  
REHABILITATED HISTORIC PROPERTIES

Assistant City Manager Andrew Strickland said that the City has an interest in encouraging the rehabilitation of its historic properties. Adoption of a special tax assessment for that purpose would give the City a valuable tool to promote the preservation and redevelopment of historic properties.

The proposed ordinance would essentially “freeze” the pre-rehabilitation assessed value of the property on a tiered basis, for a period determined by the level of investment—5 years for an investment less than \$2 million, 10 years for an investment of \$2 million or more but less than \$5 million, and 15 years for an investment of \$5 million or more.

The minimum expenditure necessary to qualify for the special assessment must be 50 percent of the fair market value of owner-occupied (residential) properties and must meet or exceed the fair market value of income-producing (commercial) properties.

The process would involve the following:

1. Resolution by City Council approving the plan of work
2. Preliminary certification by the Board of Architectural Review (BAR) that the project meets historic district requirements. If approved, construction may begin after permits are obtained.
3. Final certification by the Board of Architectural Review that the completed work meets the approved standards and that the expenditures have been made in accordance with the approved plan

Consulting Attorney Mike Burns added that the proposal simplifies the process for projects that are smaller and focused on historic renovation, and as a bonus it is inclusive to both owner occupied and income producing properties. Mr. Burns reviewed the process for Historic Building designations and Secretary of the Interior standards for historic rehabilitation. Applicants would know within thirty days if their project may be considered for the special tax assessment after preliminary certification application to the Board of Architectural Review. That would start a two-year period during which the assessment value would be frozen during construction. At project completion, a final certification is submitted to BAR to ensure that the project may be confirmed as compliant. If approved, the special assessment (freeze) would then be extended to the 5-, 10-, or 15-year period. If the work is not done in accordance with the plan, the frozen assessment would be wiped away and any foregone taxes for the prior two years would be collected.

Councilman Steele clarified that the council had previously believed that a special tax assessment for rehabilitated historic properties required joint approval with the County government. However, a recent administrative law decision indicates that either a County or a Municipal government may adopt it independently. Mr. Burns added that this means the City's determination of the property's taxable value would impact the entire tax bill.

A motion by Councilman Stewart seconded by Council Member Thompson carried unanimously (9-0) to approve an ordinance to establish a special tax assessment for rehabilitated historic properties on first reading.

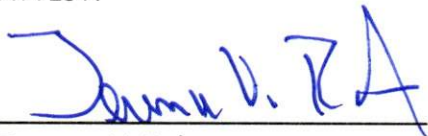
Mayor Terrence Roberts recognized a group of students from Oakwood Christian School for attending the council meeting and engaging with the City's civic leaders.

ADJOURNMENT

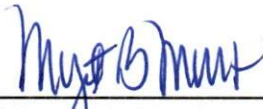
A motion by Councilman Steele seconded by Councilman Newton carried (9-0) to adjourn at 6:20 pm.

*Notice of this meeting was posted on the City of Anderson's website and the Anderson Independent Mail newspaper was notified of the meeting at least 24 hours in advance of the meeting in accordance with the S.C. Freedom of Information Act.*

ATTEST:



Terence V. Roberts  
Mayor



Margot B. Martin  
City Clerk Treasurer