

TOWN COUNCIL OF THE TOWN OF GREENVILLE
Greenville Senior-Youth Center, 166 SW Onslow Street, Greenville, FL 32331
Wednesday February 25, 2026 at 6:30 P.M.

SPECIAL MEETING AND WORKSHOP

SPECIAL MEETING MINUTES

1. CALL TO ORDER: Mayor Kornegay called the meeting to order at 6:36 P.M.

2. ROLL CALL:

Present:

Mayor Ryan Kornegay
Vice Mayor Carl Livingston
Councilmember Barbara Dansey
Councilmember Kathleen Hamilton

Absent:

Councilmember Chiquila Pleas

Also Present:

Victoria Kingston, Town Manager
John Reid, Town Attorney (Zoom)
Kim Reams, Town Clerk
Leroy Green, DSR

3. INVOCATION AND PLEDGE OF ALLEGIANCE: Mayor Kornegay led the invocation followed by the Pledge of Allegiance.

4. READING AND APPROVAL OF THE AGENDA:

The agenda was presented for approval without any questions, comments, or concerns from council members.

ACTION: Councilmember Hamilton moved to approve the agenda. Seconded by Councilmember Dansey.

Councilmember	Yay	Nay
Mayor Kornegay	X	
Vice Mayor Livingston	X	
Councilmember Dansey	X	
Councilmember Hamilton	X	
Councilmember Pleas		

5. PUBLIC COMMENT: No Public comment was received.

6. NEW BUSINESS:

a. **DISCUSSION/ACTION**: *Related to Additional Funding Based on the CDBG Urgent Need National Objective Town of Greenville – CDBG+ED Grant #20DB-OO-03-50-02-E06 – Town Manager Victoria Kingston*

- Town Manager Kingston presented the request for \$2,593,819 for the grocery store project. She explained that the letter included in the packet had been reviewed by Mr. Rams and his team from Florida Commerce, who have been very supportive and want to see the grocery store come to fruition. Kingston noted that she and Mr. Easton spoke with Mr. Graham and his team on February 20th and were informed that the ask was well within the normal range, with flexibility to revise the requested amount if necessary.
- The cost estimate included in the packet was prepared by Mr. Scott, a local architect with relevant experience. Kingston emphasized that this project is desperately needed for Greenville and asked if there were any questions.
- Mayor Kornegay raised several concerns about the letter, noting his 12 years of experience in grant management. He found the letter concerning in its current form and wanted to strengthen it to better point to the need rather than appearing problematic to grant reviewers.
- Leroy, representing DSR (who has been working on the grocery store project since June on a weekly or daily basis), was present to address concerns. Vice Mayor Livingston questioned the \$2.9 million estimate, noting his construction experience and suggesting it seemed high for the project scope. He expressed concern about the project potentially costing \$5 million when combined with existing investments.
- Leroy clarified that there were different estimates: an independent estimate of \$860,000 for bare minimum work, and a contractor proposal of \$1.1 million for the actual work. He explained that the contractor's number didn't include contingencies and needed revision for change orders. Additional costs for three coolers that haven't been purchased would need to be factored in, though installation labor was included in the contractor's price.
- Mayor Kornegay expressed concern that asking for \$2.5 million from a \$3 million state program cap might result in rejection by the Secretary of Commerce. He suggested working with more realistic estimates from contractors who had actually visited the site.
- Town Attorney Reid noted that for amounts over \$1.5 million, approval would need to go to the Secretary, while Mr. Graham could approve up to \$1.45 million himself.
- Dr. Roberson, participating via Zoom, emphasized the urgency due to the fiscal year timeline and the need for quick encumbrance of funds. She suggested several

strengthening points for the letter, including noting that WIC programs wouldn't be available at other stores in Madison or Jefferson Counties, making the Greenville store more advantageous.

- Dr. Roberson also recommended including project management compensation for the work being done, noting that DSR Public Health Foundation has provided over 80 hours of unpaid project management work. She mentioned potential additional programs wanting to come to town, including Boys and Girls Club services that could drive revenue to the grocery store.
- Mayor Kornegay identified several specific concerns with the letter's paragraph 3, which she felt read like a "pity party" about the previous town manager's issues rather than strengthening the case. He recommended removing most of that content except the last sentence addressing the audit concerns.
- Additional suggestions included unboldening certain text for professionalism, including information about the dedicated consultant team with state experience, adding pharmacy services to address medication access needs, and revising language about the town's inability to repay current grants to make it more palatable.
- There was discussion about a \$500,000 loan referenced in the letter, which was clarified as money already used from the Florida community loan fund that the town is paying back, not additional available funds.
- Given the time sensitivity and need for revisions, the council discussed scheduling an emergency meeting. Attorney Reid confirmed that an emergency meeting could be called with 24-hour notice, while a regular special meeting requires 48-hour notice.
- The council agreed to schedule a special meeting for Friday at 6:30 PM to review the revised letter and take action.
- Dr. Robertson added that the letter should include information about Greenville being a certified HRSA medical desert and the opportunity to leverage the state's \$209 million in rural health funding to bring healthcare services to the grocery store location, creating a comprehensive health and nutrition hub.

b. **ACTION:** *Resolution 2026-11: Related to Proclamation 2026-01* – **Town Attorney John Reid**

- Attorney Reid explained that the Sanctuary of Praise Church of Our Lord Jesus Christ had contacted the town manager about their 23rd annual regional conference in Greenville. The church had received proclamations and symbolic keys in past years and requested the same for this event.
- Proclamation 2026-01 was prepared establishing February 20, 2026, as Apostle Doctor M Roll Call Senior Day in the Town of Greenville, with presentation of a key to the town. The proclamation was authorized by Town Manager Kingston under section 11a of Greenville's administrative operations policy and signed by Mayor Kornegay. The council was asked for retroactive approval of the authorization.

SPECIAL MEETING AND WORKSHOP

February 25, 2026

Page 4 of 7

ACTION: Councilmember Livingston moved to approve Resolution 2026-11.
Seconded by Councilmember Hamilton.

Councilmember	Yay	Nay
Mayor Kornegay	X	
Vice Mayor Livingston	X	
Councilmember Dansey	X	
Councilmember Hamilton	X	
Councilmember Pleas		

7. ADJOURNMENT: The meeting was adjourned at 7:14 PM, and the council proceeded directly into the workshop meeting agenda.

WORKSHOP MEETING MINUTES

1. CALL TO ORDER: Mayor Kornegay called the meeting to order at 7:14 P.M.

2. ROLL CALL:

Present:

Mayor Ryan Kornegay
Vice Mayor Carl Livingston
Councilmember Barbara Dansey
Councilmember Kathleen Hamilton

Absent:

Councilmember Chiquila Pleas

Also Present:

Victoria Kingston, Town Manager
John Reid, Town Attorney (Zoom)
Kim Reams, Town Clerk

3. READING AND APPROVAL OF THE AGENDA:

ACTION: Councilmember Dansey moved to approve the agenda. Seconded by Councilmember Hamilton.

Councilmember	Yay	Nay
Mayor Kornegay	X	
Vice Mayor Livingston	X	
Councilmember Dansey	X	
Councilmember Hamilton	X	
Councilmember Pleas		

4. DISCUSSION: *Related to cellular antennas and water tower contract* – **Town Manager Victoria Kingston**

- Town Manager Kingston introduced the item for review and discussion of the proposed contract, incorporating thoughts and concerns from previous meetings.
- Attorney Reid provided a comprehensive overview of the proposed 50-year lease and easement agreement with LD Telecom Asset Co 2 LLC, an affiliate of Landmark Dividend LLC. He explained that the current lease with T-Mobile, which began 25 years ago with Powertel Jacksonville Inc., ends later this year with automatic year-to-year renewals if not addressed.
- Under the current arrangement, Greenville acts as landlord, receives approximately \$26,000 annually from T-Mobile, and retains negotiation abilities for future amendments and renewals every five years. The proposed agreement would transfer these landlord rights to LD Telecom for a 50-year exclusive easement, with Greenville receiving \$580,000 paid over 10 years (minus amounts already received for 2025).
- Reid outlined several concerns with the proposed agreement:
 - Benefits: The agreement would double annual income for the first 10 years, providing significant cash flow during challenging financial times.
 - Concerns: After 10 years, there would be no income for the remaining 40 years. The agreement includes unilateral termination rights for LD Telecom without comparable rights for Greenville, though Reid noted this was reasonable given their investment and risk.
 - Payment Risk: It's unclear whether payments would continue if LD Telecom exercises termination rights early. Reid assumed payments would end at termination.
 - Loss of Control: Greenville would lose all negotiation ability for 50 years and have no interaction with T-Mobile going forward.
 - Assignment Rights: LD Telecom could assign their rights to other entities, potentially bundling the lease into financial securities traded to investors, making future modifications impossible.
 - Missing Protections: Environmental and water utility protection language from the letter of intent was not included in the contract.
- Reid emphasized that once executed and recorded, the agreement would be binding for 50 years and could not be undone, affecting multiple future town councils.

SPECIAL MEETING AND WORKSHOP

February 25, 2026

Page 6 of 7

- Councilmember Livingston asked about current annual revenue (\$26,000) and future projections. Reid noted that T-Mobile's contract renewal terms are unknown, but the amount could fluctuate and would increase significantly over 50 years.
- Mayor Kornegay raised several specific concerns:
 - Termination timing protections to prevent financial loss if termination occurs after annual payment receipt.
 - Assignment restrictions requiring town consent for any rights transfers.
 - Environmental and water utility protection language inclusion
- Jeannie Pound, representing Landmark Dividend, called in to address concerns. She clarified that:
 - The agreement includes provisions for the town to receive 50% of any future rent increases or additional tenant revenues.
 - LD Telecom Asset Co 2 LLC is a subsidiary entity of Landmark Dividend, not a separate company.
 - Landmark maintains a customer service department and doesn't typically sell individual leases to random affiliates.
 - Bundling into investment vehicles would require approximately 1,500 leases and Landmark would still act as landlord.
 - She could provide written confirmation of these assurances.
- Councilmember Livingston requested that these assurances be included in the contract language rather than separate communications to make them binding.
- Attorney Reid noted additional concerns from Miss Pound's previous memo:
 - Immediate default language without opportunity to cure.
 - One-mile prohibition on other towers
 - Repair provisions allowing them to bill the town after 30-day notice.
 - One-sided termination rights
 - Revenue sharing clarification needs.
- Mayor Kornegay expressed particular concern about the repair billing provisions, noting the town might not have funds available within 30 days for unexpected repairs. He requested language to provide financial guardrails while ensuring tower maintenance.
- The council requested that Attorney Reid prepare red-line amendments addressing:
 - Environmental and water utility protections for the full 50-year term
 - Assignment consent requirements
 - Termination timing protections
 - Repair billing limitations and extended notice periods.
 - Revenue sharing clarifications.
 - Default cure period provisions.

ACTION: Councilmember Hamilton moved to extend the meeting to 8:05 PM. Seconded by Councilmember Livingston.

SPECIAL MEETING AND WORKSHOP

February 25, 2026

Page 7 of 7

Councilmember	Yay	Nay
Mayor Kornegay	X	
Vice Mayor Livingston	X	
Councilmember Dansey	X	
Councilmember Hamilton	X	
Councilmember Pleas		

- The council emphasized the significance of this 50-year commitment and its impact on future generations. Mayor Kornegay calculated that the \$580,000 represents approximately 20 years of current revenue, leaving 30 years without income, and stressed the need for careful consideration of all terms.

5. ADJOURNMENT:

The workshop meeting was adjourned at 8:05 PM.

Minutes approved and adopted by the Town Council on 03/09/2026.