

MINUTES
ECONOMIC PLANNING AND DEVELOPMENT COMMITTEE
MAY 6, 2019
4TH COMMITTEE MEETING

Members present were Chairman Taft Matney, Committee members Scott Crosby and Terry Merritt. Community Development Director Van Broad and City Administrator Brandon Madden were also present.

1. Call to Order- Chairman Matney

2. Public Comment- None

3. Reading and Approval of Minutes

- a. EPD Committee Meeting: April 1, 2019
Councilman Crosby made a motion to approve the minutes with Councilman Merritt seconding. The vote was unanimous (3-0).

4. Reports or Communications from City Officers

- a. Budget Review- The budget is under the ideal percentage.
- b. Department Reports- The department continues to talk to developers.

Renovations at the cultural center are going extremely well.

5. Unfinished Business- None

6. New Business

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- a. Utility tax credit- This incentivizes industrial projects. The credits come from Duke Energy, Laurens Electric, Piedmont Natural Gas and other major utility companies and are used for things such as water and sewer. Community Development Staff recently reached out to Duke Energy requesting funding of \$50,000 toward development of a 150,000 sq. ft. industrial site on Monroe Drive. This project by Hughes Commercial is a collaboration of the developer, City of Mauldin and Duke Energy. The funds have been released to the City and the recommendation is to use those funds for this project. This is included in the budget amendment.

Councilman Merritt said the budget amendment is approved. Chairman Matney said this should have been wrapped up in the budget amendment and this committee shouldn't be dealing with this item tonight.

Councilman Merritt made a motion to send this to council with a recommendation of approval. Councilman Crosby seconded the motion and the vote was unanimous (3-0).

- b. Motion to enter into Executive Session for the consideration of a contractual matter involving Family Dollar as allowed by State Statute Section 30-4-70 (a)(2) (EPD)
- c. Motion to enter into Executive Session for the consideration of contractual matter involving Chicora Alley as allowed by State Statute Section 30-4-70 (a)(2)

Councilman Crosby made a motion to move into executive session for both items. Councilman Merritt seconded the motion and the vote was unanimous (3-0).

Chairman Matney reconvened the committee meeting and reported no decisions were made and no action taken.

- d. Possible action on items discussed in executive session- None

7. Public Comment- None

8. Committee Concerns-

Chairman Matney asked for an action item on council for committee of the whole to potentially place a 6 month moratorium on property development from 705 to 601 North Main where a commercial lot shares a boundary line with a residential lot. Also transitional zoning guidelines be drafted and considered.

Councilman Merritt said staff was asked to do this three years ago with downtown center. Councilman Matney said it was supposed to come back six months after the proposal was voted down, but it never happened.

9. Adjourn- Chairman Matney adjourned the meeting.

**Respectfully Submitted,
Cindy Miller
Municipal Clerk**