Minutes
EPD Committee Meeting
Monday, November 4, 2019
6:00 p.m.
1st committee meeting

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

1. Call to Order- Chairman Matney
2. Public Comment- None
3. Reading and Approval of Minutes
   a. EPD Committee Meeting: October 7, 2019- Councilman Crosby made a motion to approve the minutes with Councilman Merritt seconding. Councilman Merritt mentioned a couple of wordsmith changes to be made. With these changes, the minutes were approved. The vote was unanimous (3-0).

4. Reports or Communications from City Officers
   a. Budget Review- The budget is in good shape.
   b. Department Reports

   Councilman Merritt asked where we are on the repairs for the flooring, windows, and access system at the cultural center. Van answered the contractor has repaired the flooring and all of the structural issues at the Center. The windows in the office are continuing to leak, and the floor in the office cannot be repaired until the leak is fixed. The access system has been ordered and will be in around December 9th.

   Councilman Matney said there is a cap on the expenses, so working on the leak to get it fixed cannot increase the project price. Van said it is the contractor’s job to get the leak fixed correctly and will not cost the City any additional money. There is a “not to exceed” number that will not be exceeded.

MCIP overview- Brad Love was present to speak on the MCIP agreement. The agreement was approved in 2017. Greenville County designated part of Mauldin’s downtown as a multi-county industrial park. As part of that,
another county had to agree to partner with Greenville County. This County was Anderson. This is only a designation on a map. Once the designation was approved, taxes were changed to fees. The amount of taxes will not change. Greenville County is able to change the way the fees are distributed and allowed Mauldin to enter into an Intergovernmental Agreement with Greenville County. The taxes are split. Whatever taxes are collected now are still distributed the same way. Any new taxes that come in through private investment after August 2017 are segregated. All of the City taxes that are paid come to the City and a portion of the school district’s taxes comes to the City. The amount paid to the City graduates down every few years.

If there is no increase in capital, there is no increase in the amount of fees the City will receive. If there is an increase in capital, the fees generated have to be used in the downtown area, in only the area designated as the MCIP, for economic development, public improvements, and any other allowable uses. There is an 18 year limit to an intergovernmental agreement.

Councilman Merritt asked if the base fees received can be used to pay back money spent on infrastructural improvements, or it is incremental? Brad said it was incremental: the base money goes into general fund. The incremental money is what can be used for economic development uses and the other issues described above. Councilman Crosby asked if the public works department move could be paid with those incremental fees. Brad answered yes. Councilman Merritt said if there is a developer that builds a road in Mauldin, incremental funds could be used to pay him back to buy the road. Brad said that is correct. Councilman Merritt asked if bonds are involved in this. Brad said there can be bonds issued, but there has to be a revenue stream. A lender will want to see years of a revenue source. The revenues would be used to pay back a bond.

Councilman Crosby asked about the fees collected by the City. If we wanted to enlarge a sewer line on North Main… Brad said it has to serve the designated area.

Councilman Merritt said he has heard concern from the public regarding the naming of this designation as an Industrial Park. Brad said that is just the name, anything can be in the park except for residential single occupied. There can be apartments, but not condos or townhouses. Zoning will control what can and cannot go there. John Duggan said MCIPs were created to enhance business development.

Tommy Shaleuly asked Brad if a developer comes in and builds a road or utilities could the City purchase the property from the builder. Brad said only the public improvements. Currently, there are no agreements in place, but the city could do a development agreement. John said the development has to happen first before there is a revenue stream.
Charles Graydon asked about the park name. He said in 2010, the Attorney General rendered an opinion that just because something was designated as MCIP, a residential development could not be stopped from being placed in the park. He asked if a residential park with apartments could have a business in it. Brad said it depends on City zoning. Charles asked if the state statutes overrode city zoning. Brad said MCIP has nothing to do with zoning. Brad said MCIP just changes taxes to fees. There is no state zoning and MCIP has nothing to do with zoning.

Councilman Crosby asked if DOT would take over the roads since they own most of the roads anyway. Brad said SCDOT probably does not want any more roads, but that would be a question for them.

Van said developers have said they don’t want to purchase property. MCIP is a tool for the City to incentivize someone to develop property - the enticement is that the City will pay for the infrastructure.

John said this helps underdeveloped Counties and that is why you have to have an agreement with another County, such as Anderson with this agreement. Councilman Merritt asked if Anderson wants to add a parcel that is not contiguous, could they petition for a modified MCIP. Brad answered yes.

5. Unfinished Business- None
6. New Business
   a. Seating options for cultural center- We need new seating for cultural center events. Main floor seating was not included when we did the renovation project. The current seating is made from plastic. A $50 chair is presented for a total of around $7500.00. Another company quoted chairs for $9000.00. If we match the seats with the telescopic seating will be close to $11,000-12,000.

Councilman Merritt said the telescopic seating is very comfortable and looks good. He would like us to get fabric in the new seating to match what we just bought. Councilman Merritt asked if the staff could install the chairs. Van said Public Works and Cultural Center staff could screw the backs on and save the $500 charge if that is Council’s wish.

Councilman Crosby agreed and would like a color that would match or at least be close. Van said the City could order the exact match from Irwin Seating.

Councilman Crosby made a motion to send this item to council with color choices brought to council with price differences. Councilman Merritt seconded the motion and the vote was unanimous (3-0).

b. Foam insulation- During 2012, the City did some renovation and insulation was
put in the Cultural Center, Sports Center and Senior Center. One small section of the Cultural Center attic did not get insulated. Foam Jack submitted a quote for $3600 to spray the insulation. Hospitality and Accommodations tax money could be used. The fund balance in the fund is healthy enough to accommodate the seating and the insulation.

Councilman Merritt made a motion to send this item to council with Councilman Crosby seconding. The vote was unanimous (3-0).

Councilman Crosby asked if we had gone to the original company to check with them on why that portion was missed. Van said there is no one around with the company now.

Van mentioned we may be under budget for the auditorium renovations. Council originally voted on $365,000. The unspent funds might be available for the foam project.

c. Fire suppression - The existing fire monitoring system doesn’t work. Fire suppression was installed at the cultural center and now we need a monitoring system. If the fire sprinklers go off, someone needs to be notified. The whole cost would be $50,000-60,000. After speaking to fire department staff, the project will be done in phases. The initial cost will be: $10,700.00, tax: $285.99 Total: $10,985.99; annual monitoring and inspection services: $540.00 monitoring and $480.00 annual inspection. Councilman Merritt asked if the contractor would keep the fire department involved in the installation of the monitoring system. Van said the fire department has to sign off on the system. Councilman Merritt said he would like to get everything done, but we are not ready yet for the rest of the system. Councilman Merritt said he hopes the system will still interface when we start the next phases. Van said he already has some money from grants that has been pledged to us.

Councilman Crosby asked Van to talk to the company about doing this in phases to make sure the systems will talk to each other. Van said he could bring the representative to council for questions.

Councilman Crosby made a motion to send this item to council with Councilman Merritt seconding. The vote was unanimous (3-0).

d. Motion to enter into Executive Session for the consideration of Economic Development matters involving Project Nacho and Project Circle as allowed by State Statute Section 30-4-70 (a)(5)

Councilman Crosby made a motion to go into executive session with Councilman Merritt seconding. The vote was unanimous (3-0).

Chairman Matney reconvened the committee meeting. Councilman Merritt reported no decisions were made and no action was taken.
e. Possible action on items discussed in executive session- None

7. Public Comment- None

8. Committee Concerns- None

9. Adjourn- Chairman Matney adjourned the meeting.

Respectfully Submitted,
Cindy Miller
Municipal Clerk