



# ECON PLANNING AND DEV COMMITTEE MEETING

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MONDAY, OCTOBER 5, 2020 | 6 PM

1st committee meeting

The Committee will meet in the Mauldin City Hall at 5 East Butler Road in the Upstairs Conference Room at 6 p.m.

Please note that members of the public may attend this meeting in-person, but are encouraged to participate remotely. The meeting will be available remotely through Zoom. Please visit the City's website at <https://cityofmauldin.org/your-government/meeting-minutes-agendas/> to access the meeting via audio and videoconferencing. You may also email comments about specific items on the agenda to City Clerk Cindy Miller at [cmiller@mauldincitysc.com](mailto:cmiller@mauldincitysc.com). Comments emailed about specific agenda items prior to 6:00 p.m. on Monday, October 5, 2020 will be read during the Public Comment segment of the meeting.

# Economic Planning & Development Committee Agenda

## October 5, 2020

**Committee Members:** Taft Matney (Chair), Jason Kraeling, Diane Kuzniar

1. **Call to Order** The Honorable Taft Matney
2. **Public Comment** The Honorable Taft Matney
3. **Reading and Approval of Minutes** The Honorable Taft Matney
  - a. Economic Planning & Development Committee Meeting: September 14, 2020 (Pages )
4. **Reports or Communications from City Officers** The Honorable Taft Matney
  - a. Economic Development Department Director Van Broad
    - i. Budget Review
5. **Unfinished Business** The Honorable Taft Matney

There is no unfinished business.
6. **New Business** The Honorable Taft Matney
  - a. Motion to enter into Executive Session to Consider Contractual Matters related to CenterPoint Land, Project Crustacean, and Project Pickle as allowed by State Statute Section 30-4-70 (a)(2)
  - b. Possible action on items discussed in executive session
  - c. W. Butler Road Traffic Signal Agreement
  - d. Agreement for Improvements to Old Laurens Road
7. **Public Comment** The Honorable Taft Matney
8. **Committee Concerns** The Honorable Taft Matney
9. **Adjournment**

Minutes  
EPD Committee  
Monday, September 14, 2020  
6:00 p.m.  
1<sup>st</sup> meeting

Meeting Location: City Hall Upstairs Conference Room

Members: Chairman Taft Matney, Committee members Diane Kuzniar and Jason Kraeling. Community and Development Director Van Broad and City Administrator Brandon Madden were also present.

**1. Call to Order**

**Chairman Taft Matney**

**2. Public Comment-** None

**3. Reading and Approval of Minutes**

a. EPD Committee Meeting: July 6, 2020

b. **Action: Councilwoman Kuzniar made a motion to approve the minutes with Councilman Kraeling seconding.**

**Vote: The vote was unanimous (3-0).**

**4. Reports or Communications from City Officers**

a. Department Reports

Community Development Director Van Broad

Budget Review- The budget looks good. There should be some significant economic development announcements soon.

Grant Funding Phase II & III Lobby- This is a report, but Council does need to act on a portion of this. In the original 2009 conceptual drawing and design of the auditorium renovation, there was a plan for the lobby. Following parts of this plan will allow for:

1. Better use of the entrance
2. Easier access to the auditorium
3. Multiple entry points for the auditorium
4. Less interruption during a performance
5. New rentable options

Currently, when theater productions and invited traveling productions perform at the center, audiences' line up in the hallway for access. This creates bottleneck entry into the main door of the auditorium. This door is right beside the stage and entry and exiting during productions for

bathroom and other necessities makes viewing for audience members challenging. With the help of John DeRieux of Momentum construction, staff set out to configure the best and most practical use of an expanded lobby and plaza. People will be able to gather in a plaza when the cultural center has events.

The new Lobby will contain:

1. Handicap accessible bathrooms
2. Warming kitchen
3. Loading patio for catering
4. New egress and ingress into the Lobby and Auditorium
5. New Plaza as an extension of the lobby waiting area will also serve as:
  - a. Reception leasing space
  - b. Extended area for patrons to relax
  - c. Overflow crowds
  - d. Entertaining venue for small productions and private gatherings

In the current budget, the lobby renovation is part of the Council approved 10-year Capital Improvement Program (CIP). With enough funding to commit to the Phase I portion of the lobby, staff plans to seek additional partners for phase II and III by submitting a grant requests to SCPRT for funding in the amount of \$200K. These grants will be matched by the funding included in the City's CIP. Additionally, staff will seek private donations for opportunities to name portions of the lobby and other areas in the center.

Phase II will contain most of what is noted in the new lobby plan and phase III will contain:

1. Complete fix of all window repairs
2. Renovate and relocate bathrooms beside auditorium
3. New ticket booth
4. Repair any and all ceiling drywall maintenance
5. Finish and complete sheetrock and painting green room
6. New awnings over front windows and others and lighting

An RFO, (request for qualifications) will be submitted in order to solicit a CMAR (construction Manager at Risk) to complete phase II and phase III of the lobby renovation. The Construction Manager at Risk (CMAR) is a delivery method which entails a commitment by the Construction Manager (CM) to deliver the project within a Guaranteed Maximum Price.

Preliminary Pricing:

1. Phase II - \$388K
2. Phase III - \$120K
3. Contingency Awnings and lighting - \$50K
4. Total all projects - \$558

The probability of completion and success of this project is based on the following:

1. Success and completion of Auditorium renovation under budget
2. Success of grant funding from previous projects
3. Solicitation by SCPRT to request funding for the next phase

A grant from SCPRT for this project will be discussed in the Finance Committee meeting tonight. The recommendation is to revise the plan to a plaza plan, which staff believes is a better use. Councilwoman Kuzniar asked about a timeline. Mr. Broad answered Phase 1 funding is in place and work can start soon. He would like to get the other funding started for the other work.

## 5. Unfinished Business- None

## 6. New Business

**Chairman Taft Matney**

**Action: Councilwoman Kuzniar made a motion to move into executive session for all the matters stated below. Councilman Kraeling seconded the motion.**

**Vote: The vote was unanimous (3-0).**

- a. Motion to enter into Executive Session for a personnel matter as allowed by State Statute Section 30-4-70 a (1)
- b. Motion to enter into Executive Session for consideration of an economic matter related to Project Bosa and Project Legacy as allowed by State Statute Section 30-4-70 (a)(5)
- c. Possible action on items discussed in executive session

Chairman Matney reconvened the meeting. Councilwoman Kuzniar reported no action or votes were taken.

**Action: Councilwoman Kuzniar made a motion to forward an agreement for Project Bosa to Council. Councilman Kraeling seconded the motion.**

**Vote: The vote was unanimous (3-0).**

## 7. Public Comment- None

## 8. Committee Concerns

Chairman Matney commented that he had received some public comment and he was concerned as well on the progress that was being made on one of the resolutions passed in July. He has received a status report and feels more comfortable now with what the City is currently working on. Council is taking this issue very seriously.

## 9. Adjourn- Chairman Matney adjourned the meeting.

Respectfully Submitted

Cindy Miller  
Municipal Clerk