

MINUTES  
ECONOMIC PLANNING & DEVELOPMENT COMMITTEE MEETING  
JUNE 7, 2021, 6PM  
CITY HALL - COUNCIL CHAMBERS  
5 E. BUTLER ROAD

Committee Members present: Taft Matney (Chair), Jason Kraeling, Diane Kuzniar  
Others present: Community and Development Director Van Broad and City Administrator Brandon Madden

1. Call to Order- Chairman Matney
2. Public Comment- None
3. Reading and Approval of Minutes
  - a. Economic Planning & Development Committee Meeting: May 3, 2021

**Motion:** 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. Economic Development Department Director Van Broad
    - i. Budget Review- The budget is at 25% and the ideal remaining percentage is 7%.

The department raised a little over \$12,000 during the fundraising dinner last week and expect more funds to come in from that event.

The Cultural Center Board has some new members to lead the Cultural Center Council into the future.

Beachin' Fridays and the Farmer's Market are going well.

Momentum Construction will start demolition at the Cultural Center soon to begin work on the lobby renovation.

Chairman Matney said he thinks Beachin' Fridays is bigger than it has ever been. He has heard nothing but compliments on the festival.

5. Unfinished Business  
There is no unfinished business.
6. New Business
  - a. Development Agreement

**Motion:** Councilman Kraeling made a motion to send this item to Council with Councilwoman Kuzniar seconding.

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

## b. Cultural Center Lease Rental Agreements and Rules

In 2006, under the former arrangement with the Mauldin Cultural Council, who operated and managed the building on behalf of the city, the Council entered into an agreement with Mauldin Rotary to renovate the Rotary Room at a cost of \$25,000, supplied by Rotary in exchange for lease space until October 30, 2021.

Subsequently, at some point the City began to manage the facility and added the Cultural Council Director as full-time City employee. The Cultural Center was then added to the management operation of the City Recreation Department who added rental arrangements to its established rental policies.

In 2015, the City established the Community Development Department and in the following year moved all functions of the center to Community Development Department for its operations. Community Development expanded the Cultural Center operations, programs, and rental opportunities. Additionally, the renovation of the auditorium, and covering of the amphitheater have led to rental opportunities for weddings and corporate events. With that expansion, the need for a more defined process, rental agreements, and policies are needed to maintain the facility at its highest level of operation. Staff reached out to multiple facilities and the proposed rates are in line with other facilities in the area.

There are some groups that are not charged a rental rate such as the Rotary Club, Civitan, Disabled Veterans; etc. Due to the Cultural Center programming growth, space availability is becoming tighter although we are happy to have these groups continue to use the space. If you let one group use the facility for free, you have to let every group use it for free according to the law. Staff presented rental information to Committee for consideration.

**Motion:** Councilwoman Kuzniar made a motion to send this item to Council with Councilman Kraeling seconding.

Chairman Matney said he would like the opinion of our Counsel on the issues Mr. Broad raised about charging rent to some groups and not charging others before this issue is considered by City Council.

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

## c. Mauldin Development Corporation

During the Council April 16, 2021, Economic Development workshop, Council requested that the draft by-laws and ordinance attendant to the establishment of a Mauldin Development Corporation be presented to the Economic Planning & Development Committee for vetting. Council would appoint members to the Development Corporation. Mr. Madden said through the draft ordinance, economic development would be done through a different entity. There are a number of entities here that use an ED Corporation.

**Motion:** Councilman Kraeling made a motion to send this to Council. Councilwoman Kuzniar seconded the motion.

Councilman Kraeling asked if there could be a meeting with the Greer Economic Development Corporation to talk to them about how this entity works for them. Mr. Broad said he could schedule a meeting.

Councilwoman Kuzniar said she needs more information on this item and would like to meet with Greer or another City that already has an Economic Development Corporation. She is not comfortable with this item.

Chairman Matney said he is in favor of the corporation because there are discussions that can be had within the Corporation that cannot be had the way things are set up now. He is in favor, though, of meeting with other cities to get their input on how this works.

Councilman Kraeling rescinded his motion to send this to Council.

**Motion:** Councilman Kraeling made a motion to hold this item in Committee with Councilwoman Kuzniar seconding.

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

This item was held in committee pending scheduling a workshop.

7. Public Comment- None
8. Committee Concerns- None
9. Adjournment- Chairman Matney adjourned the meeting at 7:33 p.m.

Respectfully Submitted,  
Cindy Miller  
Municipal Clerk