

MINUTES
ECONOMIC PLANNING & DEVELOPMENT COMMITTEE MEETING
SEPTEMBER 13, 2021, 6PM
CITY HALL - COUNCIL CHAMBERS
5 E. BUTLER ROAD
2nd meeting

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

Others present: Van Broad, Community Development Director 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: August 2, 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 looks good.

5. Unfinished Business- There is no unfinished business.

6. New Business
 - a. Carolina Piedmont Railroad Reimbursement Agreement- Approval of the Carolina Piedmont Railroad (CPDR) reimbursement agreement for traffic safety improvements at the railroad crossing at the Jenkins St. and Miller Rd. intersection and the future railroad crossing for extending Jenkins St. to Hyde Circle. CPDR has submitted a project cost estimate of \$778,000 for this project and a reimbursement agreement with CPDR. The City would be responsible for reimbursing CPDR for the cost of the work associated with the project.

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

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

- b. Resolution- Cost Reimbursement Agreement- This agreement is related to the development agreement with the Parker Group which allowed for the Parker Group to collect reimbursement for improvements to city-owned property at 1 East Butler Road.

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

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

c. Resolution – Multi-County Industrial Park- Pursuant to discussions with CenterPointe, requests were made to add additional properties into the CenterPointe MCIP, extend the MCIP terms, and extend the MCIP revenue split with the Greenville County School District. The terms of the IGA will be extended to match the terms of the MCI. The IGA will be extended to December 31, 2045. Additional parcels will also be added to the Centerpoint MCIP.

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

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

d. Amendment to Lease Agreement- In December 2020, the City entered into a 3-year lease with Pops Creamery for the Gosnell Cabin. The term of the lease commenced on March 1, 2021, and will expire at Midnight on February 28, 2024. There was a provision in the lease that allowed for Pops Creamery to forgo any lease payments for the first 6 months due to the elevated cost of upfitting the Cabin. However, Pops Creamery has requested that the first lease payment occur in December 2021. Pops Creamery was of the understanding that the 6-month grace period for lease payments would commence when the business opened, which was slated to occur in March 2021, but was delayed due to COVID-19 related issues. The Creamery did not open until June 2021.

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

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

7. Public Comment

Mayor Merritt: I would just request that we get additional information on the MCIP before our Council meeting on the additional parcels. There is an existing call center on one of the parcels- the old Samsung building that is supposed to be under contract by another company. We approved that several meetings ago. We are being asked to add three parcels on the front of that which were slated to be part of the agreement with that school coming in, and now they want to amend the MCIP. I am confused as to why this is MCIP if there is already a private developer there. I would just appreciate some additional information. Thank you.

8. Committee Concerns- None

9. Adjournment- Chairman Matney adjourned the meeting.

Respectfully Submitted,
Cindy Miller
Municipal Clerk