

MINUTES  
ECONOMIC PLANNING & DEVELOPMENT COMMITTEE MEETING  
AUGUST 1, 2022, 6PM  
CITY HALL - COUNCIL CHAMBERS  
5 E. BUTLER ROAD  
1<sup>st</sup> committee meeting

Committee Members present: Taft Matney (Chair) attended via Zoom and did not act as Chair, Jason Kraeling and Diane Kuzniar. Councilwoman Kuzniar chaired the meeting.

Others present: Community Development Director J.R. Charles and Interim Administrator Rebecca Vance

1. Call to Order- Acting Chair Kuzniar

2. Public Comment- None

3. Reading and Approval of Minutes

a. Economic Planning & Development Committee Meeting: July 5, 2022

**Motion:** Councilman Matney 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. J.R. Charles, Community Development Director

i. Budget Review- The budget looks good.

b. City Center Village Update: The Parker Group

Drew Parker gave an update. Maverick Station is 100% leased. The first tenant to open will be Sully Steamers in 30-45 days.

The Parker Group will be closing on the property for Maverick Yards soon. The plans for the road were received on July 25, 2022, and the developer is also working with DHEC on environmental clean-up. Once these two items are finished, the closing will be done.

After closing on the property, there will be two phases of work- 42 townhomes and a food/beverage/retail component. The two phases will be brought to market simultaneously.

Councilwoman Kuzniar asked when Bohemian Bull is expected to open. Mr. Parker answered it should open by the end of this year or early next year. Councilman Kraeling asked about the timeframe for the townhomes. Mr. Parker said from start to finish will probably be about 12-14 months. Councilman Matney thanked Mr. Parker for working with our attorneys and staff to get the projects to this point.

5. Unfinished Business- There is no unfinished business.

6. New Business

a. Maverick Station Landscaping

This is a request by East Butler Investments for the City to contract with Piedmont Landscaping for landscaping services at Maverick Station (1 East Butler Road) in the amount of \$11,400 per year. The foliage would be covered under Piedmont Landscaping's warranty.

The City of Mauldin owns the parking lot/landscaped area of Maverick Station (1 East Butler Road), and East Butler Investments (Parker Development) owns the building. Currently, Public Works is responsible for maintenance of the landscaping.

Because this is an unbudgeted item between \$5,000 - \$15,000, the Procurement Policy requires an Informal Bid on this item. A Large Purchase Order must be completed with documentation of attempts to obtain at least three informal bids. Additionally, assigning landscaping services to a private company for the maintenance of public property would be a departure from the practice of City of Mauldin Public Works for the maintenance of public property.

**Motion:** Councilman Matney made a motion to forward this item to Council with Councilman Kraeling seconding.

Councilman Matney said Public Works has been in charge of ROW maintenance for quite some time. There is a lot of maintenance to be done, but there are a lot of public works projects that also need to be handled. He would like for the Public Works Committee to discuss whether we should return right of way maintenance back to the property owners and Public Works can focus on City properties.

Councilman Kraeling agreed with Councilman Matney and would like to look again at individual property owners maintaining their rights-of-way.

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

b. Certification of Distressed Textile Mill Site Tax Credits

This item is the certification of Distressed Textile Mill Site Tax Credits for BBMA Mauldin (Pat and Jennifer Britt) as they seek to redevelop a property at 255 Service Bay Road for a 12,000 sq ft day care center.

BBMA Mauldin will redevelop Lot 1 of the properties located at 255 Service Bay Road with a 12,000 sf day care center. The location of the lot and day care center will be across the railroad right of way from the former Her Majesty textile manufacturing facility.

The Appalachian Council of Governments has indicated that the Her Majesty tax parcels are located in a distressed area, and due to the BBMA tract being contiguous, it would also qualify as an abandoned textile mill site under the South Carolina Textiles Communities Revitalization Act.

**Motion:** Councilman Matney made a motion to forward this to full Council with a recommendation of approval pending review by the City Attorney. Councilman Kraeling seconded the motion.

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

7. Public Comment- None
8. Committee Concerns- None
9. Adjournment- Councilwoman Kuzniar adjourned the meeting at 6:15 p.m.

Respectfully Submitted,  
Cindy Miller  
Municipal Clerk