



ECONOMIC PLANNING & DEVELOPMENT COMMITTEE MEETING

TUESDAY, JANUARY 3, 2023 | 6 PM

3rd Committee Meeting

The Committee will meet in Mauldin City Hall at 5 East Butler Road in the Council Chambers

The meeting will be available remotely through Zoom. Please visit the City's website at [https:// cityofmauldin.org/your-government/meeting-minutes-agendas/](https://cityofmauldin.org/your-government/meeting-minutes-agendas/) to access the meeting via audio and videoconferencing.

**ECONOMIC PLANNING & DEVELOPMENT COMMITTEE MEETING
JANUARY 3, 2023, 6PM
CITY HALL - COUNCIL CHAMBERS**

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

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| 1. <u>Call to Order</u> | Chairperson Taft Matney |
| 2. <u>Public Comment</u> | Chairperson Taft Matney |
| 3. <u>Reading and Approval of Minutes</u>
a. Economic Planning & Development Committee
Meeting: December 5, 2022 [Pages 3-4] | Chairperson Taft Matney |
| 4. <u>Reports or Communications from City Officers</u>
a. Economic Development Department Director J.R.
Charles
i. Budget Review | Chairperson Taft Matney |
| 5. <u>Unfinished Business</u>
There is no unfinished business. | Chairperson Taft Matney |
| 6. <u>New Business</u>
a. Right-of-Way Acquisition – Jenkins St./Jenkins Ct [Page 5] | Chairperson Taft Matney |
| 7. <u>Public Comment</u> | Chairperson Taft Matney |
| 8. <u>Committee Concerns</u> | Chairperson Taft Matney |
| 9. <u>Adjournment</u> | Chairperson Taft Matney |

ECONOMIC PLANNING & DEVELOPMENT COMMITTEE MEETING
DECEMBER 5, 2022, 6PM
CITY HALL - COUNCIL CHAMBERS
5 E. BUTLER ROAD
4th committee meeting

Committee Members present: Taft Matney (Chair), Jason Kraeling, Diane Kuzniar
Others present: Community Development Director JR Charles and City Administrator Seth Duncan

1. Call to Order- Chairman Matney
2. Public Comment- None
3. Reading and Approval of Minutes
 - a. Economic Planning & Development Committee Meeting: September 6, 2022

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
 - i. Budget Review

The budget is in line with expectations.

A Christmas Carol is completely sold out.

The December to Remember event was a great success with over 800 people attending.

5. Unfinished Business- There is no unfinished business.
6. New Business
 - a. Permitting for Mauldin Trail

When the City contracted with UIG for the completion of the Mauldin Trail (unofficially called "Mauldin Trail Phase 2" by staff), UIG inquired with Greenville County about requiring permits for the project. They were working under the assumption that, because Mauldin Trail Phase 1 and the Pedestrian Bridge did not require an earth disturbance permit, then Mauldin Trail Phase 2 would not require a permit since it would also be below the 10,000 sq ft disturbance threshold.

However, when UIG approached Greenville County to confirm this assumption, Greenville County said it now required an earth disturbance permit for Mauldin Trail Phase 1, Mauldin Trail Phase 2, and the Pedestrian bridge since Mauldin Trail Phase 2 would touch/connect the existing trail to the Pedestrian Bridge, thereby meeting the 10,000 sq ft threshold. In essence, because Phase 1 & Phase 2 and the Pedestrian Bridge physically touch, Greenville County views it as a unified development project.

UIG project manager Michael Gantt communicated this situation to staff on 11/30/22, provided an explanation of this situation, and provided a \$25,000 quote to obtain Greenville County's earth disturbance permit.

Staff recommends that the City Council authorize the expenditure of \$25,000 to obtain the required permit from Greenville County to complete the Mauldin Trail. This expenditure will be paid out of funds transferred to Capital Projects from the FY22 General Fund surplus.

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

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

b. Modification to Development Agreement between City and Hughes Investments

This item will authorize the mayor to execute and the staff to facilitate a modification to the development agreement with Hughes Investments indicating the City's commitment to pay for improvements related to the Mauldin pedestrian trail.

When the City authorized the construction of the Phase 2 of the Mauldin pedestrian trail with UIG, it was done with the understanding that the project would be paid for via the existing development Agreement that governs the construction of the Pedestrian Bridge.

The modification to the development agreement reflects the cost of constructing Phase 2 of the Mauldin Trail: Design, Permitting, and Construction totaling \$256,500. This cost reflects the City's original appropriation of \$232,000 for design/construction at its September 2022 meeting, plus the \$25,000 for permitting via Greenville County.

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- None

8. Committee Concerns- None

9. Adjournment- Chairman Matney adjourned the meeting at 6:51 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk

ECONOMIC PLANNING AND DEVELOPMENT COMMITTEE

AGENDA ITEM SUMMARY

MEETING DATE: January 3, 2023

AGENDA ITEM: 6a

TO: Economic Planning & Development Committee
FROM: J.R. Charles, Community Development Director
SUBJECT: Authorization of Right of Way Acquisition Costs - Jenkins Street/Jenkins Court

REQUEST

To allocate funding for the acquisition of Right-of-Ways for Jenkins Street and Jenkins Court (Greenville Legislative Delegation Transportation Committee Project #586) as stipulated in the Participation Agreement dated March 18, 2021. Funding is not to exceed \$345,000 and be appropriated from fund balance.

HISTORY/BACKGROUND

As a part of the overall redevelopment of the City Center Village, CoTransCo is tasked with Right of Way acquisition from property owners along Jenkins Street and Jenkins Court. Appraisals for the Right of Way acquisition have been completed and presented to the property owners.

ANALYSIS or STAFF FINDINGS

City Staff has reviewed CoTransCo's Right of Way acquisition appraisals for the redevelopment of Jenkins Street and Jenkins Court. CoTransCo, is seeking guidance from the City to move forward with Right-of-Way acquisition. City Staff believes there are opportunities to reduce the estimated acquisition costs by hosting a facilitated negotiation session with one or more property owners, but is seeking authorization of expenditures up to \$345,000 from fund balance for Right-of-Way acquisition.

FISCAL IMPACT

CoTransCo's Right of Way Acquisition appraisals total \$344,400 across five properties.

RECOMMENDATION

Staff recommends allocating \$345,000 from fund balance for Jenkins Street and Jenkins Court Right of Way acquisitions.

ATTACHMENTS

None