



# ECONOMIC PLANNING & DEVELOPMENT COMMITTEE MEETING

MONDAY, JUNE 5, 2023 | 6 PM

5th 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**  
**JUNE 5, 2023, 6PM**  
**CITY HALL - COUNCIL CHAMBERS**

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

- |   |                         |
|---|-------------------------|
| <b>1. <u>Call to Order</u></b>  | Chairperson Taft Matney |
| <b>2. <u>Public Comment</u></b>   | Chairperson Taft Matney |
| <b>3. <u>Reading and Approval of Minutes</u></b><br>a. Economic Development Committee Minutes<br>May 1, 2023 [Pages 3-5 ]   | Chairperson Taft Matney |
| <b>4. <u>Reports or Communications from City Officers</u></b><br>a. Economic Development Department Director J.R.<br>Charles<br>i. Budget Review  | Chairperson Taft Matney |
| <b>5. <u>Unfinished Business</u></b><br>There is no unfinished business.  | Chairperson Taft Matney |
| <b>6. <u>New Business</u></b><br>a. Lights and Sound System Cultural Center CIP [Page 6]<br>b. Public Art Trail [Pages 7-12]<br>c. Leadership Golden Strip – Mural at MCC [Pages 13-15] | Chairperson Taft Matney |
| <b>7. <u>Public Comment</u></b>   | Chairperson Taft Matney |
| <b>8. <u>Committee Concerns</u></b>   | Chairperson Taft Matney |
| <b>9. <u>Adjournment</u></b>  | Chairperson Taft Matney |

MINUTES  
ECONOMIC PLANNING & DEVELOPMENT COMMITTEE MEETING  
MAY 1, 2023  
CITY HALL - COUNCIL CHAMBERS  
5 E. BUTLER ROAD  
1<sup>st</sup> committee meeting

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

**1. Call to Order-** Chairman Matney

**2. Public Comment-** None

**3. Reading and Approval of Minutes**

a. Economic Development Committee Minutes April 3, 2023

**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 J.R. Charles

CoTransCo is close to getting all of its right-of-way acquisitions for Jenkins Street and Jenkins Court.

Cats made \$24,000 in total revenue, the costs were about \$21,000 and the City will net \$3,000 in profit.

MCC Shakes will present Love's Labours Lost this weekend.

Rehearsals are going on now for You're a Good Man, Charlie Brown.

Theater camps will be held this summer.

Cultural Center leases are being negotiated presently.

The Mauldin Blues and Jazz festival was very well attended.

i. Budget Review

**5. Unfinished Business-** There is no unfinished business.

**6. New Business**

**a. UIG Change Order**

Universal Infrastructure Group (UIG) will construct the Mauldin Trail to the Pedestrian Bridge. When UIG filed for a construction permit with Greenville County, Greenville County required stormwater management improvements to the trail that were not anticipated in the original scope of work. UIG's subcontractor Infrastructure Consulting & Engineering (ICE) completed engineered plans that would satisfy those stormwater management improvements, and in doing so, incurred a cost that was outside the original scope of work proposed to the City.

After consulting with Greenville County officials about alternate and acceptable stormwater management improvements, it has been determined that the City could self-perform an alternate construction plan for stormwater management improvements, and in doing so, there would be a significant cost savings if the City's Public Works Department constructed the stormwater management improvements as opposed to UIG.

In order to finalize the scope of work governing the Mauldin Trail, the City must authorize an amendment to the Infrastructure Reimbursement Agreement with Hughes Investments/CenterPoint Land Inc., as well as accept "Change Order #3" which reflects the change in the scope of work related to the construction of the trail and engineering for the stormwater management improvements. The execution of these documents will allow the City to compensate UIG for the costs for the completion the trail.

The City is liable for the engineering work by ICE. The total cost of constructing the trail now stands at \$277,800. This is an increase from the \$256,500 originally authorized in January 2023, a cost difference of \$ 21,300. Staff asks committee to forward this item to Council and authorize the mayor to execute all documents related to the improvements to the Mauldin Trail: Amendment Infrastructure Reimbursement Agreement and Change Order #3.

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

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

**b. Construction Easement Request for Maverick Yards**

Jenkins Court Investments LLC and Maverick Yards TH LLC have requested the use of Parcel M003010202700 (208 Main Street, Mauldin, SC 29662) as a staging site for construction materials and as a secondary access point in their construction of the Maverick Yards development. A temporary Construction Easement would allow Jenkins Court Investments

LLC and Maverick Yards TH LLC to stage their construction materials in close proximity to their construction site. Should the Council approve this, an easement will be crafted.

Councilwoman Kuzniar asked if a privacy fence will be placed on the property. Mr. Charles said that would be requested.

**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 7:53 p.m.

Respectfully Submitted,  
Cindy Miller  
Municipal Clerk

## City of Mauldin - Committee Meeting – June 5, 2023

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**TO:** Economic Planning & Development Committee  
**FROM:** J.R. Charles, Community Development Director  
**SUBJECT:** MCC Capital Project: Lights/Sound for Theater

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### REQUEST

To authorize the mayor to execute all documents related a contract with Productions Unlimited for the installation of lights and sound equipment in the theater of the Mauldin Cultural Center.

### HISTORY/BACKGROUND

In its FY23 budget, the City Council authorized the expenditure of \$75,000 to install permanent lights and sound equipment in the Amphitheater at the Mauldin Cultural Center. City staff reached out to various production vendors to assess the project, and staff was advised of the following:

- Cost: the cost to install lights and sound in the amphitheater would be approximately \$175,000. This quote outstripped the capital planning.
- Structural Integrity of the Canopy: consultants advised against installing any equipment on the canopy structure due to unknown weight capacities/limitations. Any reinforcement to the structure would be an additional cost not provided in the capital request.
- Security/Safety of the Equipment: Without any structural changes to the canopy, all of the equipment would be exposed to weather, theft, and unforeseen damage. It was advised that, unless the Mauldin Cultural Center staff intended to take down the equipment and store it in the center itself, the lighting and sound structures would be at unnecessary risk.

Given these factors, City staff would like to discuss with Committee reappropriating these funds for interior sound and lighting improvements.

## City of Mauldin - Committee Meeting – June 5, 2023

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**TO:** Economic Planning & Development Committee  
**FROM:** J.R. Charles, Community Development Director  
**SUBJECT:** 2023 project for the Mauldin Art Trail  
**ITEM:** 6b

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### REQUEST

1. To provide guidance, recommendations, and direction to staff the creation/selection of an artistic theme for 2023's art installation on the Mauldin Art Trail.
2. Authorize City Staff to proceed with the solicitation of artistic concepts (pending the City Council's theme selection) and execute the recommended schedule related to this project.

### HISTORY/BACKGROUND

Since 2015, the City of Mauldin has installed sculptures along the Mauldin Art Trail in 2015 (the exceptions being in 2020 in the wake of COVID-19 and in 2022 with the complete turnover of the Community Development Department.)

### ANALYSIS or STAFF FINDINGS

Because every member of the Community Development Department is new to the process of installing a new sculpture into the Mauldin Art Trail, the department seeks guidance from the Mauldin City Council on how to proceed with the selection of a theme, the call for artists, and the selection of the art.

### FISCAL IMPACT

The FY24 budget has \$18,000 appropriated to this project. In prior years, this amount was split between two fiscal years: a small amount for aside for reimbursement of concepts and the bulk of the funding for the completed art. By moving the timing of the call for artists to Summer 2023, staff can complete the entire project in a single fiscal year, as well as unveil the new artwork at a public event.

### RECOMMENDATION

City staff has created a schedule that recommends convening a "Theme Selection" Committee in June, publishing a call for proposals in July, reviewing proposals in September, selecting a finalist in December, and unveiling the artwork in April 2024 to coincide with the Mauldin Blues & Jazz Festival.

Additionally, the 2024 RFP is based on prior-years' RFPs, and there is a stipulation in the RFP that the Community Development Department wishes to waive: the requirement that the artist must live in South Carolina. Instead, the department would rather award bonus points in the RFP to residents of South Carolina; this would give residents a score boost without restricting the call for talent/art.



## Mauldin Public Art Trail Request For Proposal | 2023-2024 | “Theme TBD”

The City of Mauldin and the Mauldin Cultural Council in Mauldin, SC invite all South Carolina based visual artists, working solo or as a team, to submit proposals for the Mauldin Public Art Trail. The selected artist/team will create work in any medium that reflects the specific theme **“Theme TBD.”** The maximum budget for the project is \$15,000 – inclusive of all artist fees, materials, travel, and construction. The deadline for submissions is Monday, September 19, 2023 at 5 p.m. Please read the entire RFP for more information.

### Background

The Mauldin Cultural Center, built in 1937, originally served as Mauldin High School and later Mauldin Elementary School. The City of Mauldin purchased the property in 2003 and has since repurposed the building as a cultural center. The Mauldin Public Art Trail lines the perimeter of the outdoor amphitheater, located in the rear of the facility. This 1,000+ seat venue is home to many festivals, concerts, and other events.

The Mauldin Public Art Trail, established in 2015, is an initiative that will result in nine public art installations at the Mauldin Cultural Center over nine years. Additionally, new work will replace the oldest work after the first ten years, resulting in a new slate of public art work every decade. Artwork is meant to reflect themes relative to the Mauldin community and/or South Carolina.

### Artist & Installation Qualifications

Artist must be a resident of the state of South Carolina during the duration of the project. Non-resident students enrolled in collegiate programs at South Carolina universities/colleges are not eligible. For Artist Teams, all members must qualify under these residency guidelines. Artist must demonstrate experience in public art projects and have experience with creating public art works with lifespans of 10 years or more. Artists working in any medium are welcome; however the work must withstand seasonal change over ten years, public interaction, be removeable, and be self-sufficient.

### Scope of Work

The selected artist will create a work in any medium that reflects the specific theme **“Theme TBD.”** Experiential or participatory components are permitted. The outcome will include one complete artwork made ready for public presentation for a minimum of ten (10) years at the Mauldin Cultural Center around the outdoor amphitheater. Artist must be available for a public unveiling and available for related events and marketing – this could include ribbon cutting events, interviews, and video/photography coverage. The artist will be responsible for documenting work on the project from conception to installation in the form of photos, video, print materials, or other appropriate documentation.

The theme **“Theme TBD”** was selected ... <<Theme Description>>





## Budget and Length of Project

The budget for this project is not to exceed \$15,000 which covers artist fees, travel, materials, installation, and documentation. The final budget will be determined by the artist and the selection committee. The selected artist(s) will be required to carry general liability insurance for the duration of the project as agreed upon by the City of Mauldin and the artist(s). The project is expected to be completed and installed in April 2024.

A minimum of two artists/teams will be selected as finalists by October 2, 2023 and paid an all-inclusive fee not to exceed \$1,000 each to develop a scope of work, proposed outcome(s), conceptual design (3D scale model required for sculptures), project calendar, and budget. During this planning phase, there will be opportunities to learn more about the Mauldin community. The selection committee will notify the winning artist by December 5, 2023, at which point a contract will be issued and fabrication can begin.

## Selection Process/Criteria

The selection panel will be made of members of the Mauldin Cultural Council and the City of Mauldin. The panel may, but is not required to, identify no more than four (4) South Carolina-based artists/teams to be interviewed and no more than two (2) will be selected as finalists. Finalists will be required to submit a formal proposal to include, but not limited to, a conceptual design/model, project calendar, and project budget. After review of formal proposals, the panel will recommend one artist/team to be selected for the project and submit the proposal packet to the City of Mauldin for final approval.

Selection will be based on:

- Completed application (attached)
- Statement of interest
- Clarity of conceptual approach
- Quality of past work
- Evidence of past experience
- Reference referrals

*\*The selection panel is not required to select a team from among submitted applications and reserves the right to invite and select artists who do not apply.*

## Required Application Materials

Please list name, phone number, and email of artist in the header of each page submitted as a part of the application materials. If applying as a team, please designate one team member as the primary contact and list their information. Please use only paper clips or binder clips to bind your materials — no staples. No application materials will be returned.

Artist should submit ten (10) copies of the completed proposal no later than Tuesday, September 19, 2023 for committee review. If submitting a flash drive of photos or videos, artist need only submit one (1) copy of this for committee review.

Completed proposals may be mailed to: **Mauldin Cultural Center | c/o Christine Faust | PO Box 249 | Mauldin, SC 29662**

Completed proposals may be dropped off at: **Mauldin Cultural Center | 101 East Butler Rd | Mauldin, SC 29662**

1. **Completed Application:** See attached.
2. **Statement of Interest:** In one page, using no smaller than 11pt font, address your conceptual approach of the project; aspects of the theme **"Theme TBD"** that is of interest; how you would engage the public; and how the project will contribute to your existing body of work.
3. **Resume:** Outline professional accomplishments and include three (3) professional references (name, organization, email, and phone). Resume should not exceed one (1) page per person. Submit one resume for each member if applying as a team.
4. **Past Work Samples:** Please include no more than ten (10) past work samples. Each sample should include a high-quality picture of the finished work, the artist's name, and a brief description (title, medium, location, year, etc.). Samples should reflect diversity of work of artist. Work samples can be printed on paper or submitted via flash drive.





**Mauldin Public Art Trail**  
**Application | 2023-2024 | "Theme TBD"**

*Please complete this form and include it with all of the required application materials.*

Artist's Name: \_\_\_\_\_

Team Members (if applicable): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: **South Carolina** Zip: \_\_\_\_\_

Phone 1: \_\_\_\_\_ Phone 2 (optional): \_\_\_\_\_

Email: \_\_\_\_\_

*\*Email will be the primary method of communication.*

Website (optional): \_\_\_\_\_

Flash drive enclosed? Yes\_\_\_\_ No\_\_\_\_

I understand and agree to all of the terms of the RFP / Call to Artists.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Submittal Instructions**

Application materials may be mailed or dropped off physically only. You may also mail the flash drive, which must be received by deadline date.

**Deadline: Tuesday, September 19, 2023 at 5 p.m. | NO EXCEPTIONS**

Completed proposals may be mailed to:

**Mauldin Cultural Center**  
**c/o Christine Faust**  
**PO Box 249**  
**Mauldin, SC 29662**

OR dropped off at:  
**Mauldin Cultural Center**  
**101 East Butler Rd**  
**Mauldin, SC 29662**



## **Mauldin Public Art Trail**

### **2023 Selection and Notification Schedule**

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**Proposal:** To adjust the Public Art Trail schedule.

**Goal:** To adjust the timing to align with the fiscal year.

**Support:** Adjusted schedule will give artists more time to come up with concepts and more time to create their pieces. The schedule will also mean that our unveiling will take place before sundown and when it is warmer weather.

**June 20, 2023**

Committee Theme Options Due

**June 27, 2023**

Committee Theme Selection Made

**July 5, 2023**

Request for Proposal Publicized

**September 19, 2023**

Artist Proposals Due

**September 26, 2023**

Committee Semi-Finalist Selection Meeting

**October 2, 2023**

Semi-Finalists Notified

**November 28, 2023**

Semi-Finalist Concepts Due

Committee & Semi-Finalists Meeting

— *Artists Dismissed* —

Final Artist Selected

**December 5, 2023**

Final Artist Notified

Contract Issued

**December 12, 2023**

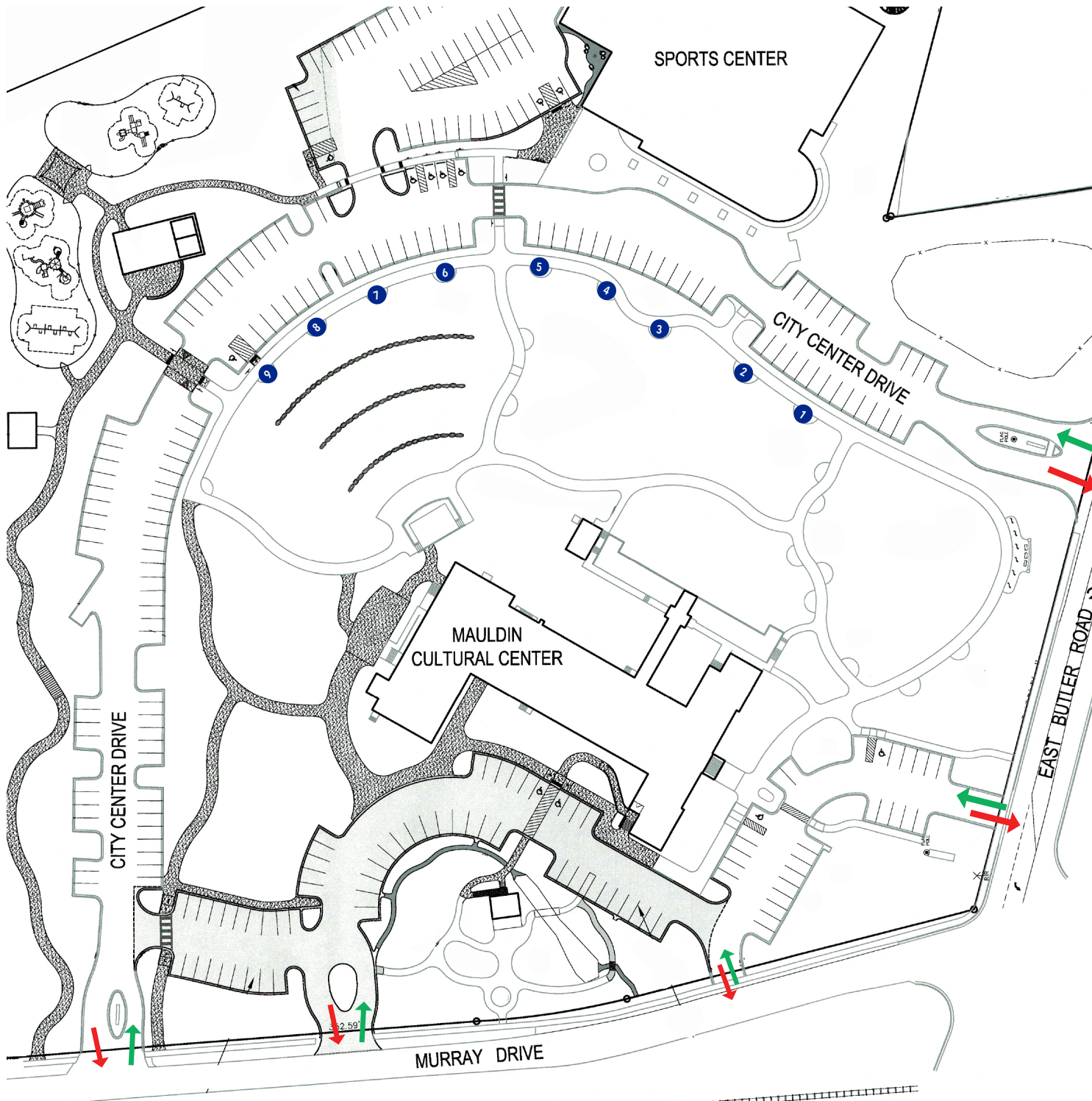
Final Artist Announced to Media

**January – April 2024**

Artist Working

**April 2024**

Artist Unveiling



# Mauldin

Public Art Trail  
at the Mauldin Cultural Center

Updated 2021

1. *Palmetto with Flowers* | Jamie von Herndon
2. *We Are All One* | Yelitza Daiz Muzzarelli
3. *The Big Cocoon* | Aldo Muzzarelli
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_
7. *Community in Flux* | Carey Morton
8. *The Groundbreaking* | Arrin Matthews
9. *The Depot* | Joey Manson

## City of Mauldin - Committee Meeting – May 5, 2023

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**TO:** Economic Planning & Development Committee  
**FROM:** J.R. Charles, Community Development Director  
**SUBJECT:** Leadership Golden Strip – Mural at MCC  
**ITEM:** 6c

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### REQUEST

Informational review of Leadership Golden Strip and their goal of placing murals in Fountain Inn, Simpsonville, and Mauldin.

### HISTORY/BACKGROUND

Leadership Golden Strip has chosen to install murals in Fountain Inn, Simpsonville, and Mauldin as their class project, and it has chosen Art Houzze (<https://www.arthouzze.com/>) to manage this project. The class has identified the Mauldin Cultural Center's north exterior wall as an art location.

Art Houzze would like to find a date/time in which it can conduct a listening session with the Mauldin City Council in order to create a vision for a mural at the Mauldin Cultural Center.

### ANALYSIS or STAFF FINDINGS

Because the Mauldin Cultural Center is the property of the City of Mauldin, any improvement to the site requires Council approval. To that end, Art Houzze would like to collaborate with the Mauldin City Council in the creation of a mural theme and design.

The City of Mauldin sign ordinance governs murals, namely in that the mural cannot include business names, logos, or other content that promotes a business or its products. If the mural contains any business names, logos, or promotional content, then it would need to be treated as a commercial billboard sign, which in and of itself would likely remove it from consideration of placement on the wall of the Mauldin Cultural Center.

### FISCAL IMPACT

Art Houzze has quoted a 15-foot wide x 20-foot high mural in each city for \$10,059.40 each. Leadership Golden Strip has pledged to raise the funding for this project. It has asked the City of Mauldin to participate. The Community Development Department proposes contributing \$5,000 that will be paid out of unused FY 2023 H&A funds with the balance coming from fundraising efforts by Leadership Golden Strip.

### RECOMMENDATION

Participate in a listening session and authorizing the Community Development Department to contribute \$5,000 to the project.

### ATTACHMENTS

- Art Houzze Proposal



## Art Houzze

10 Highland Drive  
Greenville, SC 29605  
United States  
**Phone** (404) 387-0123  
**Email** [arthouzze@gmail.com](mailto:arthouzze@gmail.com)  
**Website** [www.arthouzze.com](http://www.arthouzze.com)

### PROPOSAL 100010

Golden Strip- Brittany Hilbert

**Proposal Date** 05/03/2023  
**Printed** 05/10/2023

Mural projects for Simpsonville, Fountain Inn and Mauldin with 20% deposit

### ITEMS



Simpsonville Art Center Mural 15'H x 20'W

**Room:** None

110 Academy St.  
Simpsonville, SC 29681

Quantity	1
Unit	Each
Total Price	9,490.00
Sales Tax	569.40
Total	10,059.40



Burdette's Mural 15'H x 20'W

**Room:** None

124 N. Main St.  
Fountain Inn, SC 29644

Quantity	1
Unit	Each
Total Price	9,490.00
Sales Tax	569.40
Total	10,059.40

**Sub Total** 28,470.00

**Sales Tax** 1,708.20

**Total** 30,178.20

**Deposit Requested** 6,035.64

**Payment Applied** 0.00

**Deposit Balance** 6,035.64



## ITEMS



Mauldin Cultural Center Mural 15'H x 20'W

**Room:** None

101 E. Butler Rd.  
Mauldin, SC 29662

Quantity	1
Unit	Each
Total Price	9,490.00
Sales Tax	569.40
Total	10,059.40

**Sub Total** 28,470.00

**Sales Tax** 1,708.20

**Total** 30,178.20

**Deposit Requested** 6,035.64

**Payment Applied** 0.00

**Deposit Balance** 6,035.64

### Terms

Proposal pricing is good for 30 days. Thank you for choosing Art Houzze.