



ECONOMIC PLANNING & DEVELOPMENT COMMITTEE MEETING

MONDAY, AUGUST 7, 2023 | 6 PM

1st 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
AUGUST 7, 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 Development Committee Minutes
July 3, 2023 [Pages 3-4] | Chairperson Taft Matney |
| 4. <u>Reports or Communications from City Officers</u>
a. Community Development Director J.R. Charles
b. Capital Projects Update- Seth Duncan | Chairperson Taft Matney |
| 5. <u>Unfinished Business</u>
There is no unfinished business. | Chairperson Taft Matney |
| 6. <u>New Business</u>
a. MASC Grant Match for City Center Village Master Plan [Pages 5-6] | 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 |

MINUTES
ECONOMIC PLANNING & DEVELOPMENT COMMITTEE MEETING
JULY 3, 2023, 6PM
CITY HALL - COUNCIL CHAMBERS
5 E. BUTLER ROAD
2nd 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 Development Committee Minutes June 5, 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

i. Budget Review

Mr. Charles reported the pedestrian trail paving should start next week. The electrical on the bridge should be done by August 4th.

Several interested developers have met with staff.

Councilman Kraeling asked if there were plans to re-open Truth Grill and Chill since it burned a few months ago. Mr. Charles said the owner's granddaughter is in charge of the building and does not want to sell.

5. Unfinished Business- There is no unfinished business.

6. New Business

a. Business License Incentive Program Change

Staff is recommending a change in the definition found in Subsection (a)(5) Corporate and regional headquarters – "The headquarters must have responsibility for an area including South Carolina and one other state." Currently the ordinance states South Carolina and

two other states.

The other change recommended is to insert the following sentence at the end of Subsection (c) Abatement – “The preceding notwithstanding, the Mauldin City Council may negotiate alternative incentive agreements for economic development projects.”

Chairman Matney: I am going to offer an amendment. Right now, the corporate definition requires it to be located in South Carolina and two other states. This would have it changed from two other states to one other state. I am actually going to offer an amendment that it does not need to be in another state. If it is a large enough corporation operating here in South Carolina and we want them here because it is a financial benefit they can receive, do we really care if they are in another state? I will offer that at the appropriate time.

Seth Duncan: We are just talking about this so we can change it now. We are not in a motion to adopt.

Chairman Matney: I would prefer, and Diane, please tell Seth and J.R. what you think, but I am in favor of striking and two other states. Period. Headquarters would be in South Carolina.

Councilwoman Kuzniar: That is fine with me.

Chairman Matney: I don't think that creates a domino effect. The other thing, the other part is good.

J.R. Charles: So, South Carolina or operations in South Carolina. I will bring it back to you.

Motion: Councilman Kraeling: I make a motion at this time to send to full Council the changes discussed, to change the business license fee abatement program as discussed.

Councilwoman Kuzniar seconded the motion.

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

7. Public Comment- None

8. Committee Concerns- None

9. Adjournment- Chairman Matney adjourned the meeting at 6:32 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk

City of Mauldin - Committee Meeting – August 7, 2023

TO: Economic Planning & Development Committee
FROM: J.R. Charles, Community Development Director
SUBJECT: MASC Grant Match for City Center Village Master Plan
ITEM: 6a

REQUEST

Adopt the attached resolution, in compliance with rules as dictated by the Municipal Association of South Carolina (MASC), in order to apply for the Hometown Economic Development Grant.

HISTORY/BACKGROUND

The MASC offers a Hometown Economic Development Grant for economic development programs. As City Center Village evolves with the new developments, City staff would like to create an updated master plan for the development in partnership with a community development consulting firm.

ANALYSIS or STAFF FINDINGS

As City Center Village evolves with the new developments, City staff would like to create an updated master plan for the development in partnership with a community development consulting firm.

The MASC Grant will provide up to \$25,000 for economic development projects, and the application requires two things: a signed resolution by the City Council supporting the application, and a commitment to the grant match, which accounts for 15-percent of the requested grant (i.e. a \$25,000 grant requires a \$3,750 match.)

Should the City receive the grant, it could use that funding to hire a consulting firm to create a new master plan for City Center Village that would guide the decision-making process for the development of the district.

FISCAL IMPACT

The Community Development Department has an existing line item for Special Projects that can supply the \$3,750 grant match.

RECOMMENDATION

Adopt the resolution supporting the City of Mauldin's application for a Hometown Economic Development Grant sponsored by the Municipal Association of South Carolina and authorize the mayor to execute the resolution.

ATTACHMENTS

- Resolution supporting the application for the Hometown Economic Development Grant sponsored by the Municipal Association of South Carolina

**RESOLUTION COMMITTING THE CITY\TOWN OF _____ TO PROVIDING
A LOCAL MATCH FOR A MUNICIPAL ASSOCIATION OF SOUTH CAROLINA
HOMETOWN ECONOMIC DEVELOPMENT GRANT AND FOLLOWING ITS
PROCUREMENT POLICY WHEN SECURING SERVICES AND PRODUCTS WITH
GRANT FUNDS**

BE IT RESOLVED BY THE COUNCIL OF THE CITY\TOWN OF _____,
here assembled on this ___ day of _____ 2023, that the _____ City\Town Council
hereby commits to provide a local cash\in-kind match of at least \$ _____, which equals the
minimum ___-percent local match required by the Municipal Association of South Carolina, to
support the City\Town of _____ application for a \$ _____ Hometown Economic
Development Grant. These grant and local matching funds will be used for

_____.

BE IT FURTHER RESOLVED that the Council will follow its procurement policy
adopted in accordance with SC Code of Laws Section 11-35-50 when securing all services and
products purchased with funds awarded from a Hometown Economic Development Grant.

This resolution is made in regard to the submission of an application for Hometown Economic
Development Grant funds to the Municipal Association of South Carolina on or before
September 29, 2023.

(Insert mayor's name)
Mayor, City\Town of _____

ATTEST:

_____, Clerk to Council
City\Town of _____, South Carolina