

MINUTES
ECONOMIC PLANNING & DEVELOPMENT COMMITTEE MEETING
SEPTEMBER 5, 2023, 6PM
CITY HALL - COUNCIL CHAMBERS
5 E. BUTLER ROAD
5th and last committee meeting

Committee Members: 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 August 7, 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. Community Development Director J.R. Charles

The Mauldin Chamber is participating in the Front Porch Program, in which chambers greet people at welcome centers and provide literature on their municipalities.

The MASC Hometown grant will be applied for.

There is strong interest in City Center at Jenkins Street and Jenkins Court.

Maverick Yards is in full swing.

The pedestrian bridge is almost complete and will be ready for foot traffic soon.

Bridgeway Station has some tenants that are close to finishing their upfits and should be open by the end of October.

Events continue at the Cultural Center. The Hunchback of Notre Dame has brought in \$10,000 in revenue. SOOIE BBQ is September 15-16, 2023, and will have 29 cooks.

Security cameras have been installed at the Cultural Center. The next RFQs to be issued will be for lighting, doors, and alarms.

5. Unfinished Business- There is no unfinished business.

6. New Business

a. Allston Townes Trail Development Agreement

Allston Townes, LLC is in the process of developing a townhome subdivision at the corner of Green Street and Murray Drive. As part of the development, the developer intends to provide a right-of-way for future Swamp Rabbit Trail access. In order to take advantage of permitting, land disturbance, mobilization and other activities associated with the development, staff approached the developer about installing the trail segment concurrently with subdivision development. The agreement that follows outlines roles and responsibilities, reimbursement processes, and other standard agreement requirements.

One of the City's primary goals is to connect the Swamp Rabbit Trail with Bridgeway Station. To this effort, staff remain committed to finding win-win opportunities to leverage new development opportunities and other partnerships to extend trail segments in order to accomplish Council's goal. The proposed trail segment and development agreement will provide for the installation of a 1,450' segment of 12' wide multipurpose trail parallel to the railroad right-of-way as part of a new subdivision development.

As part of the development agreement, the City commits to reimbursing the developer for the trail installation in an amount up to \$115,000. Funding will be provided as a combination of budgeted funds and use of fund balance. Staff's proposed funding plan is as follows:

Expense	Source	
Trail Reimbursement	FY 2023-2024 Budget	\$39,000
	H&A Tax Fund Balance	\$76,000

As of August 2023, the H&A Tax Fund Balance is estimated to be approximately \$2.165 million.

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

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

7. Public Comment- None

8. Committee Concerns- Councilwoman Kuzniar said she saw the pedestrian bridge lit up at night and it is beautiful.

9. Adjournment- Chairman Matney adjourned the meeting at 7:12 p.m.

Respectfully Submitted,

Cindy Miller
Municipal Clerk