



CITY COUNCIL MEETING

MONDAY, MARCH 16, 2026 | 7:00 PM

City Council will meet in the Mauldin City Hall Council Chambers, 5 East Butler Road

Greenville County Redevelopment Authority will hold a public hearing during the Council Meeting

Please note that members of the public are encouraged to participate remotely through Zoom. Please visit the City's website at <https://cityofmauldin.org/your-government/meeting-minutes-agendas/> to access the meeting via audio and videoconferencing

**CITY OF MAULDIN
COUNCIL MEETING AGENDA
MARCH 16 , 2026
CITY HALL COUNCIL CHAMBERS, 5 E. BUTLER ROAD**

- 1. Call to Order** Mayor Merritt
 - a. Welcome
 - b. Invocation
 - c. Pledge of Allegiance

- 2. Proclamations and Presentations** Mayor Merritt
 - a. Museum of Revolutionary War History Proclamation
[Page]

- 3. Reading and Approval of Minutes** Mayor Merritt
 - a. City Council Meeting – February 16, 2026 [Pages]
 - b. City Council Budget Workshop- March 5, 2026
[Page]

- 4. Public Comment (Agenda Items)** Mayor Merritt
 - a. Public Hearing- GCRA [Pages]

- 5. Report from City Administrator** Seth Duncan

- 6. Report from Standing Committees**
 - a. Economic Planning & Development Chairman Matney
 - b. Public Safety Chairwoman King
 - c. Public Works Chairman Kraeling
 - d. Finance and Policy Chairman Reynolds
 - e. Recreation Chairman Allgood
 - f. Business and Development Services Chairman Steenback

- 7. Unfinished Business** Mayor Merritt
Ordinances 2nd Reading
None

8. New Business Mayor Merritt

Ordinances 1st Reading

None

Standing Committee Items

None

Committee of the Whole

- a. GCRA Resolution [Pages
- b. Resolution appointing U.S. Bank as Trustee for its Tourism Facilities Revenue Bonds [Pages

9. Public Comment (Non-Agenda Items) Mayor Merritt

10. Council Concerns Mayor Merritt

11. Call for Executive Session Mayor Merritt

Executive Session to consider the following items as allowed by State Statute 30-4-70(a)(2):

- a. Proposed contractual arrangements related to Mauldin Stadium at BridgeWay Station
- b. Receipt of legal advice on matters covered by attorney-client privilege related to regulations on public property

Immediately following Executive Session

Possible action on items discussed in Executive Session

12. Adjournment Mayor Merritt

PROCLAMATION

WHEREAS, 250 years ago, the Revolutionary War gave rise to a new nation founded on the ideals of liberty, equality, and self-government; and

WHEREAS, The Museum of Revolutionary War History of Mauldin, Simpsonville and Fountain Inn serves as a keeper for the artifacts and legacies of those who participated in this struggle for independence; and

WHEREAS, It is essential to preserve this history to ensure the ideals the American Revolution endures for future generations; and

WHEREAS, the Museum of Revolutionary War History has been preserving history since its establishment 13 years ago in Simpsonville;

WHEREAS, the Museum of Revolutionary War History is now based in the Fountain Inn Museum, but has outreach in the City of Mauldin through lunch and learns and other presentations at the Mauldin Cultural Center;

NOW, THEREFORE, I, Terry Merritt, Mayor of the City of Mauldin, South Carolina, do hereby proclaim on this 16th day of March, 2026, that the City is proud to support the Museum of Revolutionary Way History and I encourage all citizens to visit this museum and reflect upon this period of American history.

Terry Merritt, Mayor

ATTEST:

Cindy Miller, Municipal Clerk



**MINUTES
CITY OF MAULDIN
COUNCIL MEETING
FEBRUARY 16 , 2026
CITY HALL COUNCIL CHAMBERS, 5 E. BUTLER ROAD**

Members present were Mayor Terry Merritt, Council members Taft Matney, Jason Kraeling, Carol King, Michael Reynolds and Mark Steenback. Councilman Frank Allgood was not present.

Others present were City Administrator Seth Duncan, Assistant City Administrator Greg Saxton and City Attorney Daniel Hughes.

1. Call to Order

- a. Welcome- Mayor Merritt
- b. Invocation- Councilwoman King
- c. Pledge of Allegiance- Councilwoman King

2. Proclamations and Presentations

- a. Mauldin Theatre Company Presentation- Theater Director Kristopher Parker gave a presentation on the last 10 years of Cultural Center programs and how it has grown. He thanked City Council for their support of the theatre.

Keira Heider and Van Broad were presented the Arts Advocacy Award for their contributions to bringing the theater to Mauldin.

- b. Bolton and Menk- Parks Master Plan Presentation- Representatives from Bolton and Menk presented the master plan. They recommended the City build more parks, add new recreation programs, and install multi-purpose fields. These recommendations can be done in phases to lessen the financial impact.

3. Reading and Approval of Minutes

- a. City Council Meeting – January 12, 2026
- b. City Council Workshop- January 27, 2026

Both sets of minutes were approved by unanimous consent.

4. Public Comment (Agenda Items)

- a. Public Hearing- Ordinance- Amend Chapter 10, Businesses, to Establish Chapter VIII, Stadium Facility Fee

The Mayor opened the public hearing at 8:09 p.m.

Mr. Duncan reported the City is proposing a \$2.00 fee per ticket to support future public

infrastructure and stadium operations. The fee proposed would be on each ticket sold at all commercial events held at the stadium. The fee would not be applicable to city

events, events that are governmental or charitable in nature when no ticket profit is realized by a commercial entity.

No comments were made from the public. The Mayor closed the public hearing at 8:12 p.m.

5. Report from City Administrator

Mr. Duncan reported the City of Mauldin hosts a number of exciting camps and clinics for kids during the summer.

Mauldin Cultural Center has Broadway Beginner Camp, Leading Player, and Lion King Jr.

Mauldin Recreation will hold summer camp May 26th to August 7th for children 6-12 years old.

Upcoming Events:

February 21st at 3pm – MPD 2026 Polar Plunge at 7th Inning Splash to support Special Olympics.

March 5th and March 12th budget workshops.

March 7th 8am-12pm – Trail-Gate Jeep Jam Show and Shine presented by Big O Dodge at BridgeWay Station.

March 20-29 – Beetlejuice Jr at MCC

One Mauldin: A Community Celebration – Thursday, April 9th from 6-9pm. The event will celebrate the City of Mauldin with live music, great food, and fun for the entire family. During the event, the City will be unveiling its new brand and marketing strategy to the community.

Mauldin Blues & Jazz – April 18th 4pm-9pm

6. Report from Standing Committees

- a. Economic Planning & Development- No report
- b. Public Safety- Chairwoman King reported on the Polar Plunge. It will be held on Saturday.
- c. Public Works- No report
- d. Finance and Policy- Chairman Reynolds reported there will be at least two upcoming budget workshops on March 5th and March 12th.
- e. Recreation- No report
- f. Business and Development Services- No report

7. Unfinished Business

Ordinances 2nd Reading

- a. Ordinance- Amend Chapter 10, Businesses, to Establish Chapter VIII, Stadium Facility Fee

Motion: Chairman Reynolds made a motion to accept this ordinance on second reading with Councilman Matney seconding.

Vote: The vote was unanimous (6-0).

8. New Business

Ordinances 1st Reading

None

Standing Committee Items

- a. MOU - Statewide Court Management System (CMS)

Motion: Chairwoman King made a motion to authorize the City Administrator and Chief Judge to execute an MOU to convert Mauldin Court from Lawtrak software system to Statewide CMS software system. Councilman Kraeling seconded the motion.

Vote: The vote was unanimous (6-0)

- b. City Hall Generator Replacement

Motion: Chairman Kraeling made a motion to award the contract for generator upgrades at City Hall to Generator Services, Inc. funded in the amount of \$245,332.46 and to allocate a contingency of \$32,000 from the Capital Fund for the generator, unexpected electrical expenses and taxes with Councilwoman King seconding.

Vote: The vote was unanimous (6-0)

- c. MOA- Woodruff Road Congestion Relief Project

Motion: Chairman Kraeling made a motion to authorize the MOA between the City of Mauldin, the City of Greenville, and Greenville County for the Woodruff Road Congestion Relief project. Councilman Steenback seconded the motion.

Vote: The vote was unanimous (6-0)

Committee of the Whole

None

9. Public Comment (Non-Agenda Items)

None

10. Council Concerns- None

11. Call for Executive Session

Motion: Councilman Matney made a motion to enter into executive session for the matters listed below. Councilwoman King seconded the motion.

Vote: The vote was unanimous (6-0).

Council adjourned into executive session at 8:26 p.m.

- a. Executive Session to consider economic development matters as allowed by State Statute 30-4-70(a)(2)
 - 1. Project Trailblazer
 - 2. Project Crow's Nest
 - 3. Project Bunker
 - 4. Project Puzzle
 - 5. Project Partial

Immediately following Executive Session

Possible action on items discussed in Executive Session- None

12. Adjournment- Mayor Merritt adjourned the meeting from executive session at 10:13 p.m.

Respectfully Submitted,

Cindy Miller
Municipal Clerk

**MINUTES
CITY OF MAULDIN
CITY COUNCIL BUDGET WORKSHOP
MARCH 5, 2026, 6:00 PM
CITY HALL – UPSTAIRS CONFERENCE ROOM
5 E. BUTLER ROAD**

Members present at Call to Order were Mayor Terry Merritt, Council members Taft Matney, Jason Kraeling, Frank Allgood and Mark Steenback. Council members Carol King and Michael Reynolds joined shortly after.

Others present were City Administrator Seth Duncan, Assistant City Administrator Greg Saxton, Finance Director Holly Abercrombie, Police Chief George Miller, Fire Chief Brian McHone, Judge Donna DeRado, BDS Director David Dyrhaug, and Recreation Director Bart Cumalander.

1. Budget Discussion- The meeting was called to order at 6:02 p.m. City Administrator Seth Duncan presented the budget and there was discussion between department heads and Council.

2. Council Requests- None

3. Adjournment- Mayor Merritt adjourned the meeting at 8:25 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk



City of Mauldin

Approval of 2026 Annual Action Plan Budget and Activities



GCRA

Agenda

01. Introduction

02. Purpose of Meeting

**03. Funding Types
National Objectives
and Eligible uses**

04. Budget

**05. Proposed
Activities, Projects,
and Next Steps**



Purpose of Meeting

Background

**Budget and Projects
Overview**

Public Comment

Urban County Agreement

- Formal cooperation agreement between County and City to qualify as a single “Urban County” for HUD Funding
- GCRA administers HUD funding on behalf of City
- Budget allocated to City each year



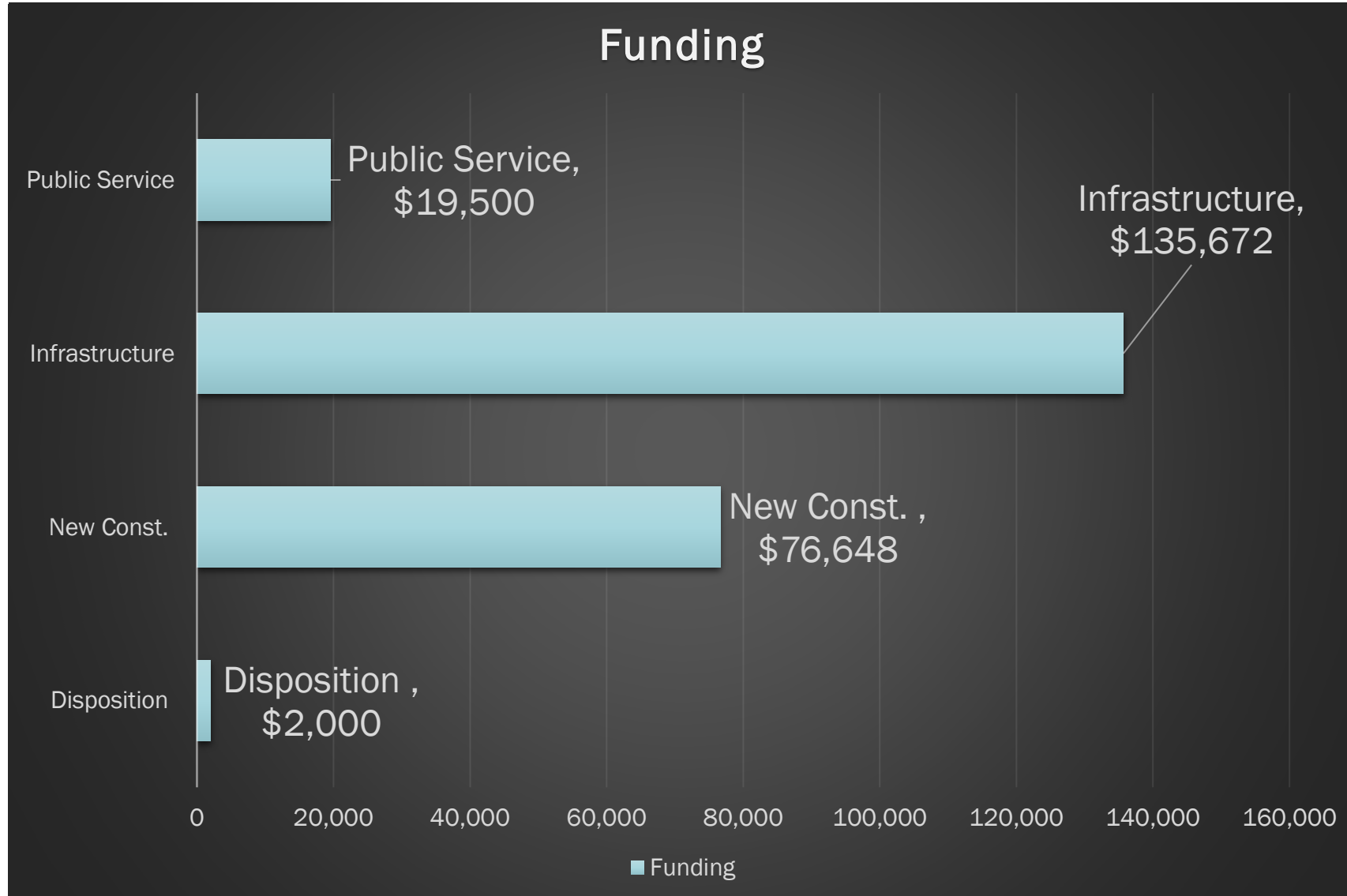
What is the Annual Action Plan (AAP)?

Annual application to HUD for funding for proposed projects

Housing and Community Development strategy, expected resources, goals and projects for the upcoming year

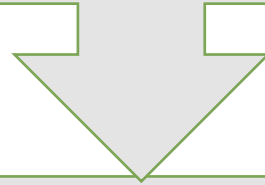
Public Comment opportunity

2026 Estimated Funding Allocation: \$233,820



Community Development Block Grant (CDBG)

Primary benefit to Low-to-Moderate Income Households or persons



Wide Range of Activities:

Housing Rehab

Public Services
Programs

Public Infrastructure
and Facilities



Home Investment Partnership (HOME)

- Affordable Housing Development
- For Sale or For Rent
- <80% Area Median Income Household

GCRA – Housing Programs

Homeownership Units
(New & Rehabbed -
GCRA and Housing
Partners)

Rental Units – (New
and Rehabbed - GCRA
& Housing Partners)

First Time
Homebuyers Program
(DPT & Closing Cost
Assistance – CWC)

Investor Program-
Rental Rehab

Owner-Occupied
Rehabilitation
Programs

1. Major – Homeowner Rehab -
GCRA
2. Emergency Repair –
Program – GCRA & Partner

MLF-Permanent
Financing – GCRA
funded homes

Rental Assistance -
Homelessness
Prevention – At risk of
homelessness

Rental Assistance -
Homelessness-Rapid
Rehousing – Literally
homeless

Past Projects

Sidewalks Miller Place

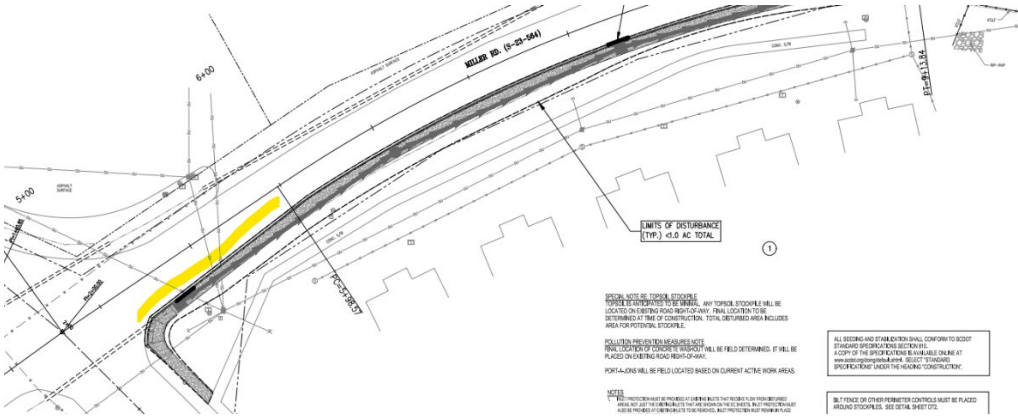


Mauldin Senior Center - HVAC, Roof, Bathroom, Elevator, Ramp



Upcoming Projects

Miller Sidewalks Cont. (Budget approx. 100K)



Subrecipients

- Center For Community Services
- \$5,000
- City of Mauldin– Senior
- \$12,500

Next Steps

Accept Public Comment

2/23/2026 – 3/27/2026



Sign Resolution





Thank you

We look forward to hearing from you.

Contact GCRA office for comments at **864-242-9801** or
by email at **ph@gcra-sc.org**

Comments accepted through March 27, 2026



GCRA

**CITY OF MAULDIN
2026 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
AND HOME PROGRAM FACT SHEET**

Community Development Block Grant (CDBG). This grant is used to help low- and moderate-income people, prevent or eliminate blight, or meet an urgent community need where no other funding is available.

Qualified projects include:

1. ***Projects benefiting an entire neighborhood*** (public works, infrastructure, sewer, streets, sidewalks, parks, and lighting). At least 51 percent of the people in the neighborhood must be verified low to moderate income.
2. ***Projects dealing with housing*** (rehabilitation or new construction). Each household must be verified as income eligible.
3. ***Public service activities*** (education, nutrition, childcare, and medical care). Participants must be income qualified unless they are members of certain groups (seniors, disabled adults, battered and abused spouses and children, illiterates, people with HIV/AIDS, or migrant farm workers). People in these groups are automatically eligible for public service activities.
4. ***Public facilities.*** If a community center is for everyone in a neighborhood, the neighborhood must be low or moderate income. If it is for one of the special groups mentioned above, it may be located anywhere inside the city.
5. ***Projects to eliminate slums and blight on a spot basis*** – demolition activities. The site and/or the building must be declared blighted by your city codes department.
6. ***Economic Development:*** Revolving loans to existing or start-up small business owners and façade improvement to commercial properties in the Central Business Areas for the purpose of creating and retaining low- and moderate-income jobs.

HOME Program. This program is used to increase the supply of decent affordable housing for low- and moderate-income persons. Each participating household must be income qualified.

Funding Available. The City of Mauldin has the following *estimated* allocation for Program Year 2026: **\$233,820**

Mauldin	CDBG	HOME
Grant Estimated Allocation	\$134,172	\$45,648
Program Income	\$ 23,000	\$31,000
Total	\$157,172	\$76,648

Program income is generated by the repayment of CDBG or HOME funded housing loans and has the same use requirements as the original grants.

PROGRAM YEAR 2026 BEGINS JULY 1, 2026

For additional information please contact
Greenville County Redevelopment Authority • 301 University Ridge, Suite S-4300 • Greenville SC 29601
Phone: (864) 242-9801 • Fax: (864) 232-9946

City of Mauldin RESOLUTION

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
CITY OF MAULDIN

RESOLUTION _____

ALLOCATION OF GREENVILLE COUNTY CDBG AND HOME FUNDS FOR PROGRAM YEAR 2026

WHEREAS, the City of Mauldin participates in the Greenville County Urban County Program; and

WHEREAS, the funds received by the Greenville County Redevelopment Authority available for allocation by the City of Mauldin are as follows:

	<u>CDBG</u>	<u>HOME</u>
City Allocation	\$134,172	\$45,648
Program Income	\$ 23,000	\$31,000
<hr/>		
Total Estimate	\$157,172	\$76,648

WHEREAS the HOME funds may only be used to increase the supply of decent affordable housing for low- and moderate-income persons and households, and Community Development Block Grant (CDBG) funds may only be used to assist low- and moderate-income persons, reduce or eliminate slum and community blight, or meet an urgent community need where no other funding is available; and

WHEREAS, the Mayor and Council of the City of Mauldin have discussed and reviewed projects for which these funds should be allocated by the Greenville County Redevelopment Authority;

NOW, THEREFORE, IT IS HEREBY RESOLVED that the City of Mauldin accepts the allocation of funds as set forth above and budgets use of the funds as follows:

HOME funds in the projected amount of \$76,648 or such other amount as may be received in HOME funds in the 2026 program year to be used for new construction of affordable/workforce housing in the City of Mauldin; and

CDBG funds for the projected amount of \$157,172 or such other amount as may be received in CDBG funds in the 2026 program year to be used for the following

activities; \$115,672 for infrastructure improvement, \$10,000 for Facility Improvement Program; \$0 for Economic Development – revolving loan; \$0 in Acquisition; \$0 in rehabilitation; \$2,000 in Disposition; \$10,000 in Demolition; and \$19,500 in CDBG funds to be allocated for public service activities/programs in the City of Mauldin.

ANY CHANGE in CDBG and HOME funding allocations, increase or decrease in funding, will be distributed on a pro rata basis to all activities.

PASSED, ADOPTED AND APPROVED, by the Council of the City of Mauldin on this _____ day of _____ 2026.

Attest:

Terry Merritt, Mayor

Cindy Miller, Municipal Clerk

Reviewed:

Seth Duncan, City Administrator

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAULDIN, SOUTH CAROLINA, APPOINTING U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION AS TRUSTEE PURSUANT TO SECTION 7.01 OF THE CITY'S GENERAL BOND ORDINANCE RELATING TO ITS TOURISM FACILITIES REVENUE BONDS; AND OTHER MATTERS RELATED THERETO

WHEREAS, the City Council (the "**Council**") of the City of Mauldin, South Carolina (the "**City**"), enacted a General Bond Ordinance on October 18, 2010 (the "**General Bond Ordinance**") authorizing the issuance of tourism facilities revenue bonds, also known as accommodations tax and hospitality tax revenue bonds; and

WHEREAS, Section 7.01 of the General Bond Ordinance provides that no trustee is required so long as the initial purchaser is the sole holder of all outstanding series of bonds and further provides that the City may appoint a trustee by adoption of a resolution, and prescribes certain qualifications for any such trustee; and

WHEREAS, in connection with the issuance by the City of a new series of bonds under the General Bond Ordinance, the Council has determined that it is in the best interests of the City to appoint a trustee under the General Bond Ordinance and to designate U.S. Bank Trust Company, National Association, to serve in such capacity; and

WHEREAS, the Council desires to take all actions necessary or convenient to effect such appointment in accordance with the General Bond Ordinance;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mauldin, South Carolina in meeting duly assembled:

Section 1. Appointment of Trustee. Pursuant to Section 7.01 of the General Bond Ordinance, the City hereby appoints U.S. Bank Trust Company, National Association, as Trustee (the "**Trustee**") under the General Bond Ordinance with respect to all Bonds issued or to be issued thereunder, effective upon the execution and delivery by such Trustee of its instrument of acceptance as contemplated by the General Bond Ordinance.

Section 2. Acceptance; Vesting. The Mayor, City Administrator, Finance Director and City Clerk are each authorized and directed to obtain and accept, on behalf of the City, the Trustee's written instrument of acceptance and to acknowledge the vesting of the Trust Estate in the Trustee in accordance with the General Bond Ordinance.

Section 3. Ratification of General Bond Ordinance. The General Bond Ordinance remains in full force and effect, and all terms used but not defined in this Resolution shall have the meanings ascribed in the General Bond Ordinance.

Section 4. Authorization of Related Actions. The Mayor, City Administrator, Finance Director, City Clerk, and any Authorized Representative under the General Bond Ordinance are each authorized to execute and deliver any documents, certificates, agreements, and notices, and to take any actions, as they may deem necessary or advisable to carry out the intent of this Resolution and to comply with the General Bond Ordinance, including establishing or transferring accounts and records to the Trustee as contemplated therein.

Section 5. Severability; Retention of Rights. If any provision of this Resolution is determined invalid, such invalidity shall not affect the remaining provisions, which shall remain in full force and effect, consistent with the severability provisions of the General Bond Ordinance.

Section 6. Effective Date. This Resolution shall take effect immediately upon its adoption.

DONE, RATIFIED AND ADOPTED in meeting duly assembled this 16th day of March, 2026.

CITY OF MAULDIN, SOUTH CAROLINA

Mayor

ATTEST:

City Clerk

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

CERTIFICATE OF RESOLUTION

I, the undersigned City Clerk of the City of Mauldin, South Carolina (the “*City*”), do hereby certify that the foregoing is a true, correct, and verbatim copy of a Resolution duly adopted by the City Council of the City, at a meeting duly called and held on March 16, 2026, at which a quorum was present and remained throughout, and that the original of this Resolution is duly entered in the permanent records of the City.

IN WITNESS WHEREOF, I have hereunto set my Hand this 16th day of March, 2026.

CITY OF MAULDIN, SOUTH CAROLINA

City Clerk City of Mauldin, South Carolina