

**TOWN OF MOUNT PLEASANT, SOUTH CAROLINA
ECONOMIC DEVELOPMENT COMMITTEE
Monday, March 4, 2019
Municipal Complex, Committee Meeting Room, 3rd Floor
100 Ann Edwards Lane, Mount Pleasant, SC 29464**

MINUTES

Members Present: Kathy Landing, Chair; Bob Brimmer and Joe Bustos
Members Absent: Rick Crosby (MPW)
Staff Present: Eric DeMoura, Town Administrator; John Holladay,
Business Development Manager

Ms. Landing called the meeting to order at 11:49 a.m.

1. Approval of Minutes from the [February 4, 2019](#) meeting

Mr. Bustos moved for approval; seconded by Mr. Brimmer. All present voted in favor.

2. Public Comments

[None]

3. Consideration of an economic development incentive grant

a. Executive Session - discussion of a contractual matter related to an Economic Development Grant

Mr. Brimmer moved to adjourn into executive session; seconded by Mr. Bustos. All present voted in favor.

Committee adjourned into executive session at 11:50 a.m.

b. Post executive session

Committee may take action on any item, including any subsection of any section, listed on an executive session agenda or discussed in an executive session during a properly noticed meeting

Committee reconvened at 12:02 p.m.

Ms. Landing declared that no action or votes were taken during executive session.

Mr. Bustos made a motion to recommend approval of the topic discussed in executive session to full Council; seconded by Mr. Brimmer. All present voted in favor.

4. Update on proactive efforts to reach out to landholders and/or developers to collaborate on building Economic Development projects

Ms. Landing stated that this was brought up at the last Committee meeting and will continue to do so. She is hoping that it becomes more and more defined. She had a meeting with the Town's Business Development Manager, John Holladay. They discussed the various small parcels of land and some large parcels in Mount Pleasant that are still available. She said these parcels were not necessarily what they had in mind for greenspace or parks. She said some are four or five acres. She said for those who reside in the northern end of Town, once you turn left on Highway 41, there is a huge building, which will be a storage unit. She is not putting down any businesses, but when you drive down Johnnie Dodds, there is another very large storage building. She said in several people's mind, there are better uses. She said many have asked her how this happens. She said it is because these properties are unincorporated properties that are in the County. Storage units are easy to build and easily approved by lenders. It only takes approximately 60% occupancy to be profitable. She said the Town's job is to get out and talk to landowners and developers who are considering doing something with land in Mount Pleasant. She said economic development is the best way, because it brings in jobs and revenue that would have otherwise gone somewhere else. This means new money and new jobs to Mount Pleasant.

Mr. Holladay stated that they spoke with commercial real estate agents looking at some of the GIS that is already available and suggested incorporating an overlay of a commercial MLS. He said if there is a list of available properties, within a week, it changes. He said it has to be consistently updated. He said MLS does consistently keep these up. He

stated that those properties on the market, he would like to have available on the Town's website. He said he would like to fill those in that are not on the market, but are developable, but maybe not yet for sale.

Ms. Landing stated that one of their great resources, thanks to Councilman Bustos, is that many of those properties are listed through Avison Young, and Alan Bolduc is the head of the Mayor's Economic Development panel. She said they would love to get guidance from Mr. Bolduc.

Mr. Brimmer stated that he believes Ms. Landing's comments are on target; however, a major component that was alleviated was the availability of sewer services. He said one of the reasons why storage facilities are so attractive in the County properties is because when they are not able to have sewer extended, then a storage facility is something they are able to build easily. He said they do need to have a conversation about the recent discussions with Mount Pleasant Waterworks and the County on extending water and sewer in places where it is not currently available. He said this can have a huge effect, positive or negative, on economic development on those properties. He said this has to be part of the discussion

Ms. Landing stated that this is an excellent point. She said this is like a jigsaw puzzle, especially when there is limited land available. She said there is also limited resources, because the Town is not able to bring in manufacturing plants that use up our aquifer. She said the Town must be very thoughtful in this process. She also asked how we can solve the problem with so many residents having to leave the Town to go elsewhere for their jobs. She said high end, high paying jobs on the Mount Pleasant side helps with this and shortens car trips and keeps people on this side of the bridge. Also, how are people going to be able to afford our high cost of housing prices. She said if they are making higher incomes, it makes a significant difference. She said regarding there being so many unincorporated areas, including those on US 17, there is an actual bill HB-3158, the Enclave Bill, that has been stuck in sub-committee. She said it appears controversial, but the idea is to

incorporate, if passed, places that are within the Town limits and have been for at least five years that are 25,000 acres or less, into the Town. She said this is not to force people, especially those in the historic settlement communities, to do something they do not want to do. She said this is about frontage property in major commercial zones. She said there is a great deal to this and anyone who has thoughts or input, she would like to know. She wanted to make people aware that they were working on this. She and John Holladay conducted a meeting with someone who was seriously considering building a storage unit in a prominent place in Mount Pleasant. She said if they are able to encourage them to turn this into a wonderful economic development project that helps the Town, it is a win-win for all.

Mr. Holladay stated that as he does talk with business owners, the unincorporated county properties, it does cause confusion to business owners, because they want to do things that their neighbors can do, but their neighbor may not be in the Town. He said it is also confusing to the public about what the Town's standards are and what is acceptable.

5. Adjourn

There being no further business, meeting adjourned at 12:11 p.m.

Respectfully submitted,
Barbara Ashe
March 4, 2019