

The regular monthly meeting of the Board of Directors of the Rock Hill Economic Development Corporation was held on Tuesday, April 4, 2017 at The Palmetto Room at Old Town. Notice of the meeting was sent to all members, City Council, media and interested citizens. Notice was posted at City Hall on March 30, 2017.

RHEDC Board Members Present:

Greg Austin	Doug Echols	Andy Shene
John Black	Randy Graham	David Vehaun
Myron Brown	Dawn Johnson	Cathy Weaver
Bev Carroll	Melanie Jones	Chad Williams
Elaine Copeland	Luanne Kokolis	
Bud Dark	Jim Reno	
Matt Dosch	Toy Rhea	

RHEDC Board Members Absent:

Tim Baldwin	Lisa Meadows	Dave Williams
Eddie Boulware	Allan Miller	Rob Youngblood
Dan Mahony	Warren Norman	
Kerry Mast	David Stringer	

Others Present:

Stephen Turner, RHEDC Executive Director	Keith Costley, Keck & Wood
John Rinehart, Rinehart Realty	Joanne Fackler, First Citizens
David Thackham, The Herald	Kim Faust, Winthrop
Steven Gibson, Assistant City Mgr	Lain Reavis, Wells Fargo
Jeremy Winkler, CRH	Rick Norwood, Dir of Industrial Recruitment
Amy Massey, Kimley-Horn	Martin Lane, Proj Specialist
David Warner, Dir Tech Incubator	Frank Keel, Dev Mgr
Sally Baker, Financial Analyst	Donnie Messer, Proj Design Mgr
Teresa Thomas, Office of Lindsey Graham	Cathy Murphy, Dev Mgr
Skip Tuttle, Tuttle Co.	Jodie Kelly, Office Manager
Wes Tuttle, Tuttle Co.	David Lawrence, Development Mgr
Janis Pendleton, Clinton College	Laura Little, Key Accounts Coordinator
Archinya Ingram, Clinton College	

I. Call to Order

Chairman Greg Austin called the meeting to order at 12:19 pm and welcomed RHEDC Board Members and guests.

II. Approve Minutes of March 7, 2017 Regular Monthly Meeting

The Minutes of the March 7, 2017 Board Meeting were emailed to the Board on March 31, 2017. A motion was made and seconded to approve the minutes as presented. The motion was approved unanimously.

III. Prospect Reports/Project Updates

Strengthening Economic Base – Rick Norwood

- Active Projects: 18 totaling 2,242 new jobs and \$469.5 million investment
- United Refrigeration Expansion of 125,000sqft, \$6 million investment. Will be mostly warehouse/distribution jobs added.
- Legacy West Site A1 is under contract
- Elite Logistix opened
- Two new RFPS in Legacy West
- Contract for Site in TechPark North in process
- One new site visit at Antrim
- Five Existing BRE calls in March
- Spec building continues to be marketed. One new site visit and one new RFI

Knowledge Park – David Lawrence

- Redevelopment at former Bleachery continues moving along. Design of sports facility progressing.
- Looking proactively to put other properties in to play
- Identified four key areas for proactive planning
 - Annex Site, Herald property, South Oakland Avenue and Fountain Park
- Ensuring connectivity between areas with sidewalks, bike lanes, parking and future bus route.

Technology Incubator – David Warner

- Hosted the fourth monthly 1 Million Cups startup presentation event in cooperation with the YC Regional Chamber.
- Coordinated Pitch Night for 30 students for the 2017 College Student Innovation Competition held in Dina's Place on the Winthrop University campus
- Kicked off the Public School Student Innovation Competition at Saluda Trail Middle School for both middle school students and high school students; conducted coaching session for middle school and high school teams.
- Coordinated Pitch Session for the 2017 Public School Student Innovation Competition at Saluda Trail Middle School involving 15 middle school and 15 high school students. Incredibly bright and innovative participants. Very encouraging to see their level of confidence and ability to communicate and solve problems. Gave lots of prizes to high school students and participation gift cards for middle school students.
- Hosted a meeting with Lee McIlwain of SC Launch to discuss further collaboration with local technology companies.
- Hosted and facilitated two meetings of the 2017 Winter Business Growth Academy for six local businesses.
- Hosted a meeting with Aaron Reiss of Santee Cooper to explore future entrepreneurial initiatives.
- Participated in the Chamber's Small Business Roundtable event.
- Coordinated training on 3D printers conducted by Ben Dibble of 3D Systems.
- Participated in the 2017 International Business Innovation Conference in Seattle.
- Hosted Wired Hack 17.1 with 16 college and high school students, creating 7 teams with 24 hours to solve a tech problem. Very successful event. They had to code their solution. The theme was to create a company with disruptive technology.
- This Thursday is the Entrepreneur Meet-up 5:30pm – 7:00pm. Everyone is invited. The Technology Incubator has seen four new software companies in the last six weeks. There are a lot of new people in town to meet. The Center helps start-ups gain momentum.

Downtown – Cathy Murphy

- Yesterday hosted a delegation from Concord, NC to learn about Rock Hill's programs and events.
- Next Tuesday is the next Business Social at BackSpin 5pm.
- Ecclesia relocation will be this week.
- DIY Grand Opening went well. They have 6,000 followers and a second store location to build from.
- Working with several breweries wishing to locate in Knowledge Park.
- Come See Me Festival April 20-28.
- Expect 175,000 visitors this year in Old Town with all the events planned
- Food Truck Fridays begin on May 19th
- Farmers Market begins June 1st
- The concert series will be announced in the next few days.
- Red, White and Boom will be July 3rd; we had 30,000 visitors last year.
- BMX Opening Ceremonies will be Saturday, July 22nd, starting at 6pm.

IV. Committee Reports

Finance – Beverly Carroll

- The Finance Committee met on March 30, 2017.

Financial Statements

- Statement of Financial Position for February 28, 2017 and Budget Reports for the month of February 2017 were emailed to the board on March 31, 2017.
- Primary variances from the prior month include:
 - Cash was down approx. \$170k, primarily due to disbursements for the Santee Cooper grant for Legacy West;
 - Payables still include payment due for Waterford spec building #2; we are waiting on a certificate of substantial completion before disbursing the final payment.
- The Finance Committee presented a motion to approve the Financial Reports from February 28, 2017. The motion was unanimously approved.

Legacy Business Park

- Legacy West
 - 86% of the Santee Cooper Grant has been expended.
 - No new reimbursement requests since last meeting.
 - Prospect for Building Site 3 (parcels F-2 and C). Scannell expects to acquire land from RHEDC in the next few months.
- Legacy East
 - Negotiations are continuing for RHEDC to begin acquiring land and enter into a Development Agreement with Scannell

Monthly Progress Report on Waterford Spec Building #2

- The final request for payment has been received by the contractor. RHEDC will make the payment once the contractor provides a certificate of completion from the City.
- The Letter of Intent for Waterford Spec Building #2 that was approved in February has not progressed to a contract after nearly 60 days. At this point, we do not expect to enter into a contract with this prospect.

- RHEDC will continue to market property.

Monthly Progress Report on Waterford Spec Building #2

- The finance committee received and reviewed a draft site plan and elevations for a flex space building on Site G at TechPark. The Committee instructed staff to work with the architect on revisions that will provide opportunities for additional flexibility with the space.

Quality of Life – Melanie Jones

- Barre Mitchell Community Initiatives Fund
 - Currently have 69% participation (20 out of 29 board members), with \$3,680 contributed to this year's project.
 - Reminding everyone about the goal for 100% participation from Board Members to the Barre Mitchell Community Initiatives Fund. Mail a check to RHEDC or pay online using the donation link on www.FreedomWalkway.com.
- Melanie welcomed Mayor Echols to discuss the National League of Cities award.
 - Mayor Echols displayed the First Place Trophy for Cultural Diversity Program awarded to Rock Hill. The entry was "Liberty and Justice for All" Freedom Walkway's Ode to Civil Rights.
 - The conference was held at the 2017 Congressional City Conference in Washington, D.C and council members Sandra Oborokumo and Ann Williamson attended.
 - The mayor congratulated RHEDC on their important role in bringing the Freedom Walkway to completion.

Innovation – Matt Dosch

- This Friday the group is touring Winthrop's CreatorSpace (artistic focus) and will visit York Technical College's MakerSpace (technology focus) in the future.
- Participated in the York Tech College Career Fair. RHEDC booth also promoted the Talent Pipeline.
- The Talent Pipeline has placed 49 interns to date. This year, with support from a \$25,000 grant from Wells Fargo, we have placed 16 interns to date.
- Matt welcomed Lain Reavis from Wells Fargo. Lain greeted the board and attendees and gave a brief background of his ties to Rock Hill and the York County area. He stated Wells Fargo is committed to educational and work force talent development. He was pleased to announce Wells Fargo's contribution of \$15,000 to Rock Hill's Talent Pipeline program this year. Greg Austin accepted the check and thanked Lain on behalf of the organization.

Marketing – Bud Dark

- Almost 1,400 candidates have signed up for the jobs website.
 - We need more employers to list their jobs, people are interested.
 - Web site is getting 500 to 1,500 views a day since the billboards posted.
 - Cost is only \$300 for the year with unlimited job postings.
 - The Business Social started in February. Next one is April 11th at BackSpin 5pm – 7pm.
 - Need your help to discuss Knowledge Park with local business owners. Bring a friend.
- Decision on video proposals expected end of this week.
- Radio ads are starting in April for the jobs website.
- New RHEDC website expected to launch in June.

V. Other Business

- A reminder to RSVP for our monthly meetings and please donate to the Barre Mitchell Community Initiatives Fund to help us reach the 100% participation goal.

VI. Adjourn

- There being no further business to come before the Board, the meeting was adjourned at 1:04 pm.

Respectfully submitted,

David B. Vahaun
Secretary/Treasurer

Upcoming Events:

Tuesday, May 2, 2017, 12:00 pm..... RHEDC Board Meeting AT PALMETTO ROOM
Tuesday, June 6, 2017, 12:00 pm..... RHEDC Board Meeting AT PALMETTO ROOM
Tuesday, June 13, 2017, 5:00 pm.....RHEDC Annual Meeting AT MILLSTONE