

The regular monthly meeting of the Board of Directors of the Rock Hill Economic Development Corporation was held on Tuesday, December 6, 2016 at the City Club of Rock Hill. Notice of the meeting was sent to all members, City Council, media and interested citizens. Notice was posted at City Hall on December 2, 2016.

RHEDC Board Members Present:

Greg Austin	Matt Dosch	Jim Reno
Tim Baldwin	Doug Echols	Toy Rhea
John Black	Dawn Johnson	David Vehaun
Eddie Boulware	Melanie Jones	Chad Williams
Bev Carroll	Luanne Kokolis	
Elaine Copeland	Dan Mahony	
Bud Dark	Allan Miller	

RHEDC Board Members Absent:

Myron Brown	Warren Norman	
Randy Graham	Alice Rigdon	Dave Williams
Kerry Mast	Andy Shene	Rob Youngblood
Lisa Meadows	Cathy Weaver	
	David Stringer	

Others Present:

John Rinehart, Rinehart Realty	Jeremy Winkler, CRH
Linda Burke, SC Works	Amy Massey, Kimley-Horn
Andrew Cope, Cope	Tiffany McCallum, Wells Fargo
Wes Tuttle, Tuttle Company	Paul Rehkon, TD Bank
Matthew Kreh, WRHI	
Fred G., Congressman Mulvaney	
Aaron Reiss, Santee Cooper	
Olivia Lawrence, CN2News	
Laura Little, CRH	

Steven Gibson, Assistant City Mgr
Stephen Turner, Executive Director
Hannah Spruill, Mrketing Coordinator
Sally Baker, Financial Analyst
Jodie Kelly, Office Manager
David Lawrence, Development Mgr
Donnie Messer, Proj Design Mgr
Frank Keel, Dev Mgr
Rick Norwood, Dir of Industrial Recruitment

I. Call to Order

Chairman Greg Austin called the meeting to order at 12:27 pm and welcomed RHEDC Board Members and guests. Chairman Austin also welcomed Aaron Reiss of Santee Cooper and thanked him for his diligence and assistance in obtaining the grant funding. The \$1.25 million Site Readiness Grant to be used for infrastructure costs at Legacy Park West combined with other support that we have received from Santee Cooper has made a significant positive impact on industrial development in Rock Hill. We

are thankful to all of our economic development partners and especially want to thank Santee Cooper for helping us make Legacy West a reality.

Aaron Reiss, project manager with Santee Cooper, spoke briefly and thanked RHEDC for the opportunity to be here today and encouraged to know the Site Readiness Grant will bring more jobs to Rock Hill.

II. Approve Minutes of October 4, 2016 Regular Monthly Meeting

The Minutes of the October 4, 2016 Board meeting were approved as submitted.

III. Prospect Reports/Project Updates

Strengthening Economic Base – Rick Norwood

- The Waterford Spec #2 building was ready three months after the site was prepared.
- There have been visits to the Spec #2 building and expect to be spoken for by early summer.
- Active Projects: 18 totaling 2,321 jobs and \$479 million investment.

Knowledge Park – David Lawrence

- Multi-Family Residential at 108 East Main Street closed in November and site-work started yesterday. Expect one year construction time frame.
- Will have brainstorming session with RHEDC and business community on how to best develop co-working space and expand small, affordable offices.
- The Bleachery Site: once roundabout is finished, looking at annex site. RHEDC will purchase and market.

Technology Incubator – David Warner

- November was the Million Cups program for entrepreneurs to pitch and get advice, it was very well attended. Tomorrow morning at 8:00am will be next date.
- Also in November, attended pitch sessions in Columbia to investors from SC Launch for both P2Ops and Thrive GPO client companies.
- Planned and co-sponsored Innovation Panel at Winthrop University with successful entrepreneurs.
- Served as business coach for Start-up Weekend Hartsville at the Governor's School for Science and Math. May hold here next Fall. Participants pitch on Friday night and work through the weekend. It is very intense and a great experience.
- A present of two 3D printers for the IT Center are already in use for testing prototypes.

IV. Committee Reports

Finance – Bev Carroll

- The Finance Committee met on December 1, 2016.

Financial Statements

- Statements of Financial Position for October 31, 2016 and Budget Reports for 2016 January through October 31, 2016 were emailed to the board on December 5, 2016. The Finance Committee presented a motion to approve the Financial Reports from October 31, 2016. The motion was unanimously approved.

2016 Year-End Review of Financial Management Plan

- The operating expenses were reduced by bringing accounting in-house.

- Assets have grown modestly.

Monthly Progress Reports on Waterford Spec Building #2

- Project scheduled to be completed at budget approved.

Legacy Business Park

- Received \$1.25 million grant from Santee Cooper in November. There have been two disbursements.
- \$300k SC Department of Commerce LocateSC Site Enhancement Grant notified last week. Terms are being finalized over the next few weeks.

Annex Site on West White Street

- Applied for EPA grant for cleanup. RHEDC must own site. City council has tentatively agreed to purchase. Financial committee has reviewed and vetted.

Consider Approval of EPA Brownfields Cleanup Grant

- The Finance Committee presented a motion to authorize submission of an application to the EPA for a \$200,000 Brownfields cleanup grant and authorize Stephen Turner to take all necessary actions to complete the grant application.
- The motion was unanimously approved.

NOTE: Doug Echols, Jim Reno and John Black recused themselves from the annex site vote.

Consider Approval of Amended and Restated Contract with City of Rock Hill

- The Finance Committee presented a motion to approve the amended and restated contract with City of Rock Hill for purchase of the Annex Site on West White Street.
- The motion was unanimously approved.

Marketing – Bud Dark

Jobs Website

- Revenflo has created site. Hosted a reception for early sign-up.
- Website will launch in January.
- An insert will be in the Charlotte Business Journal on December 16th.
- RHUSA.com will have a temporary landing page to match the look of the new jobs website on December 15th.
- Billboards were offered for early launch using teaser message “You could...” and will be on display after Christmas.
- RHUSA will launch April 17th.
- The cost is \$300 per year to post tech jobs on the job website.

Quality of Life - Luanne Kokolis

- Rock Hill Designs started in 2013 with three projects supported by RHEDC. The Freedom Walkway, The Knowledge Park Roundabout, and the Bleachery Heritage Project.
- The Freedom Walkway honored its first four heroes with a very well attended reception. This will serve as a model for public investment.
- The Knowledge Park roundabout is in progress and expected to be complete in the Fall of 2017.
- The Bleachery Heritage Project is planned to be the focal point of the new plaza and highlight public art.

- Will send RFQs to artists in 2017. The process will be similar to that used for the Freedom Walkway.
- The Barre Mitchell Community Fund will support all three projects. We are fortunate to have so many donors.
- Asking for 100% participation for 2017 to support public art in the community.
- Reminder to the board that the Barre Mitchell Community Initiatives Fund pledge forms are in the board packets.

V. Other Business

- There is a tentative meeting calendar for 2017 in the packet.
- Key dates are January 10th for the next board meeting and January 11th for the joint meeting with City Council, which is a breakfast starting at 8:00am.
- Wishing everyone a Merry Christmas and a Happy New Year!

VI. Adjourn

- There being no further business to come before the Board, the meeting was adjourned at 1:05 pm.

City Budget and Finances Report from the City of Rock Hill

City Budget and Finances Report – Melanie Brandon, City of Rock Hill

- As part of the Strategic Planning, the City has tied Quality Services, Quality Places, and Quality Community to the budget process.
- The 2017 City Budget is 225 million.
- Expenditures cannot exceed revenue.
- 2006 was the last property tax increase.
- Utilities were increased 1.5% in July of 2016.
- 78% of customers had a decrease on their water rate.
- When compare Rock Hill to 27 other cities in taxes and services, the goal is to stay in the middle and be competitive.
- Budget was increased to \$1.6 million to improve streets. Purchased pothole trucks to be more efficient as part of road maintenance initiative.
- Imposed fees to cover waste water.
- New Fire Training Tower being renovated using impact fees.
- Used Hospitality Tax money to build BMX Facility. 2017 is the World Championship event with 3,300 cyclists expected.
- Estimated \$13 million expected from tourism as a result of the event.

Respectfully submitted,

David B. Vehaun
Secretary/Treasurer

Upcoming Events:

Wednesday, January 11, 2017, 8:00 am

Tuesday, February 7, 2017, 12:00 pm

Wednesday, January 11, 2017, 8:00 am

RHEDC Board and City Council Joint Meeting

RHEDC Board Meeting

Joint City Council/RHEDC Breakfast Workshop