

**ROCK HILL ECONOMIC DEVELOPMENT CORPORATION**

**Regular Monthly Meeting**

**January 5, 2016**

The regular monthly meeting of the Board of Directors of the Rock Hill Economic Development Corporation was held on Tuesday, January 5, 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 January 4, 2016 and appeared in the Herald newspaper.

**RHEDC Board Members Present:**

Tim Baldwin	Dawn Johnson	Jim Reno
John Black	Luanne Kokolis	Toy Rhea
Eddie Boulware	Dan Mahony	Cathy Weaver
Bev Carroll	Kerry Mast	Chad Williams
Doug Echols	Allan Miller	Gary Williams
Lee Gardner	Warren Norman	Rob Youngblood
Randy Graham		
Alice Rigdon		

**RHEDC Board Members Absent:**

Greg Austin	Elaine Copeland	David Stringer
Jason Broadwater	Brian Crenshaw	David Vehaun
Eddie Brown	Greg Rutherford	Dave Williams
Myron Brown	Andy Shene	

**Others Present:**

Jimmy Bagley, Deputy City Manager  
Terrie Boisson, Office Manager  
Kimberly Branham  
Keith Costley, Keck & Wood  
Mary Foote, Redevelopment Supervisor  
Jim Hardin  
Susan Lyle, Performance Manager  
Mia Macy, CN2  
Lisa Meadows, York County  
Ron Miller, Family Trust  
Cathy Murphy, Downtown Development Manager  
Rick Norwood, Director of Industrial Recruitment  
Paul Rehkow, TD Bank  
John Rinehart, Rinehart Realty  
Stephen Turner, Executive Director  
Skip Tuttle, Tuttle Company  
Wes Tuttle, Tuttle Company  
George Ward, Cope Construction  
David Warner, Technology Incubator Director  
Jeremy Winkler, Intergovernmental Manager  
Don Worthington, The Herald  
Mike Crowder, WRHI

**I. Call to Order**

Vice-Chairman Lee Gardner called the meeting to order at 12:14 pm.

**II. Approve Minutes of December 1, 2015 Regular Monthly Meeting**

The Minutes of the December 1, 2015 Board meeting were approved as submitted.

**III. Consider Goals for 2016**

*Chairman's Report – Lee Gardner*

The RHEDC Executive Council and committee chairs met on December 18 to review RHEDC's 2015 goals and the progress made toward accomplishing the goals and develop goals for 2016.

The group also discussed priorities for 2016:

- Develop next spec building at Waterford.
- Explore partnerships with Scannell Properties relating to the development of Legacy Business Park with the primary goal of accelerating the ability to market new sites in Legacy East.
- Look for opportunities to partner with York County and other partners.
- Develop strategies for completing the build-out of TechPark, including consideration of spec building construction.
- Prioritize opportunities for assembly of development sites in Knowledge Park and consider targeted acquisitions.
- Consider strategies for meeting the space needs of entrepreneurial companies in Knowledge Park.
- Develop a financial plan for how to best invest RHEDC's cash to realize the opportunities listed above.
- Develop long-term plans for product development (sites and buildings) to meet community economic development needs and define future business activities for RHEDC.
- Participate in the implementation of the forthcoming strategic marketing plan.

Mr. Gardner then presented RHEDC's proposed goals for 2016. The Executive Council and Finance Committee presented a joint motion to adopt the 2016 Goals. The motion was unanimously approved. A copy of the approved goals is attached as an official part of these minutes.

**IV. Prospect Reports/Project Updates**

*Business Parks – Rick Norwood*

- Raeburn: A chemical manufacturing company is looking at sites in Rock Hill and York County. The company anticipates adding 80 new jobs and \$154M investment.
- Spec Building I: Beacon purchased the property and leased it to Oerlikon Balzers, an industrial technology firm now located in TechPark. Oerlikon will be adding 18 new jobs (retaining 60) and add \$10M - \$15M in new capital investment over the next 5 years. They have the opening slated for end of summer and will move out of their current facility at TechPark and into the new Waterford facility.
- Winbro Group Technologies: Retained after move from Waterford into SouthCross Business Park.
- Atlas Copco: Will move out of their current facility into the building owned by York Tech on Fairway Drive retaining over 30 jobs.
- Scannell Group: Williams Watson property; groundbreaking slated for early 2016
- Squarebud: A nutraceutical manufacturing company is looking at multiple Rock Hill Sites; 366 jobs and \$40M investment.

*Technology Incubator @ Knowledge Park – David Warner*

- Conducted one-on-one consultations with client companies; P2Ops, Green Generation Group and Lithium Ion Power

- Hosted a visit from the new director of the Pickens Innovation Center, the newest of the CTV centers on December 8.
- The Technology Incubator space was heavily used by client companies Cimplx ACA and Insignia Group for employee training and management meetings throughout the month of December.
- Interviewed with Val Stephens on December 18 for an article about the Technology Incubator to appear in Comporium's corporate newsletter.

*Downtown – Cathy Murphy*

- ChristmasVille: Record attendance of approximately 60-70K for all events; documentation for awards has been submitted.
- Ice Rink: Weather was an issue for approximately a week with some days reaching upwards of 75°. Many events were scheduled such as Grandparents Day, New Year's Eve celebration, and Harry Potter night. Closing of the rink is scheduled for January 18.
- Food Truck Friday: Will be at maximum capacity for 2016.
- Span Enterprises has relocated and held a grand opening at 202 East Main. The Newstand now open at 154 East Main sells vinyl records and books.
- Friends of the Library are moving to 206 E. Main. They will host quarterly book sales at the location and in the future are optimistic about opening a book store.
- South State Bank opened on the corner of East Main and Oakland

Warren Norman stated that Fountain Park Place is progressing and Skip Tuttle gave an update on 139 and 108 Main.

- 139 Main is scheduled to open late May.
- Plans are in the process of being created for 108 Main with the hopes of having a large impact on the corner of Dave Lyle and Main St. once the building is complete.

**IV. Committee Reports**

*Finance – Lee Gardner*

A joint meeting of the Executive Council, Finance Committee and Committee Chairs was held on December 18.

**Consider Approval of RHEDC November 30, 2015 Financial Reports**

The Finance Committee reviewed the monthly financial reports for November 30, 2015. Significant changes from the October 31 report include:

- The Project Reserve has grown from \$971,525.90 to \$1,729,211. This change is due to the following:
  - Sale of the Waterford Spec building to Beacon Properties. Net sale proceeds of \$253,216.66 were placed into the Project Reserve fund.
  - Sale of site D-3 at Waterford to Southern Charm Events. Net sale proceeds of \$187,520.20 were placed into the Project Reserve fund.
  - Receipt of York County C-Funds in the amount of \$332,473.00 as reimbursement for expenses related to the construction of a new roadway to serve the two Waterford spec sites.
- We have repaid the \$1,800,000 loan from Santee Cooper and an \$84,843 note to LMG (for acquisition of a small sliver of site D in 2008). RHEDC now has no debt on its books for the first time since at least 2000. A new loan with Santee Cooper for the next spec building is expected to close in early 2016.

The Finance Committee presented a motion to approve the November cash budget report and the November 30, 2015 statement of financial position. The motion was unanimously approved.

**Consider Proposed Budget for 2016**

The Committee reviewed the proposed operating budget for 2016 and the information was emailed to the Board on January 4, 2016.

Highlights of the budget include:

- Capital projects are not included in the operating budget for the first time.
- No funds are budgeted for property taxes as a result of all properties having received tax-exempt status.
- \$20,000 is budgeted for implementation for the new marketing plan during 2016. This is included in the budget as a place holder as the marketing plan is not complete at this time.
- \$10,000 is budgeted for new signage for Waterford Business Park at the intersection of Dave Lyle Boulevard and Waterford Park Drive.
- 2016 is the final year of the SC Innovation Challenge Grant. Revenue and expenditures are included as non-operating budget items.
- 2016 is the final year of RHEDC's 3-year commitment to Clemson's Technology Villages program. \$30,000 of expenses are budgeted, with \$25,000 of this expected to come from corporate sponsors and \$5,000 coming from RHEDC.
- Budgeted operating expenses total \$104,640. Non-operating expenses total \$168,442.
- The largest source of budgeted operating income is the proposed sale of a City-owned site at TechPark. If this sale closes as expected, RHEDC will realize about \$122,500. No other sales of real estate are included in the budget.
- A capital budget for construction of a second spec building at Waterford is part of the proposed 2016 budget. The spec building budget totals \$1,405 million dollars, with \$1.3 million expected to come from a loan provided by Santee-Cooper.

The Finance Committee presented a motion to approve the proposed 2016 Operating Budget. The motion was unanimously approved.

A motion from the Finance Committee was presented for approval of the 2016 Capital Budget. The motion was unanimously approved.

*Leadership – Toy Rhea*

Toy commented on the quality of companies being brought into the Technology Incubator and the commendable work that David and his interns are accomplishing.

*Marketing-Cathy Murphy*

Staff is working to finalize the marketing plan so it will be more authentic to Rock Hill. Final edits and recommendations will go back to Atlas January 15. Atlas will present branding concepts in mid February.

*Quality of Life - Luanne Kokolis*

Fundraising for the Barre Mitchell Community Initiatives Fund got under way at the December Board meeting with little activity so far. A request was made for more participation with the goal being to raise \$7,500 annually for the fund.

The first public event of the roundabout project will be held on February 2 during the RHEDC Board meeting. Jeffrey York who is the Public and Cultural Arts Administrator for the Town of Chapel Hill will

be addressing the group. One of the items being presented is how Chapel Hill funds and administers arts projects. On the evening on February 2, Mr. York will conduct a workshop at Amelie's that is open to the public.

Susan Lyle is the contact person for any donations to the Barre Mitchell Community Initiatives Fund.

**VI. Other Business**


Lee announced that this would be Mary Foote's last meeting with the Board as she will be retiring at the end of the month after 10 years of service.

Stephan thanked Mary for her many years of dedicated service to the City and RHEDC. She was instrumental in the management of the Bleachery demolition, construction of Fountain Park, demolition of the Woolworth building and planning for Woolworth Walkway.

**VII. Adjourn**

There being no further business to come before the Board, the meeting was adjourned at 12:49 pm.

Respectfully submitted,



Susan A. Lyle  
Acting Secretary