

ROCK HILL ECONOMIC DEVELOPMENT CORPORATION
Regular Monthly Meeting

September 6, 2016

The regular monthly meeting of the Board of Directors of the Rock Hill Economic Development Corporation was held on Tuesday, September 6, 2015 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 September 1, 2016.

RHEDC Board Members Present:

Greg Austin	Dawn Johnson	Jim Reno
Tim Baldwin	Melanie Jones	Toy Rhea
Eddie Boulware	Luanne Kokolis	Andy Shene
Myron Brown	Dan Mahony	David Vehaun
Bev Carroll	Lisa Meadows	Chad Williams
Bud Dark	Allan Miller	Dave Williams
Matt Dosch	Warren Norman	Rob Youngblood
Randy Graham		

RHEDC Board Members Absent:

John Black	Kerry Mast	Cathy Weaver
Elaine Copeland	Alice Rigdon	
Doug Echols	David Stringer	

Others Present:

Innovation Committee Members:

Gary Williams, Williams & Fudge

Finance Committee Members:

Lee Gardner, Family Trust
John Rinehart, Rinehart Realty

Other Guests:

Linda Burke, SC Works
Keith Costley, Keck & Wood
Mike Crowder, WRHI
Matthew Kreh, WRHI
David Swenson, York County Econ Dev
Teresa Thomas, Lindsey Graham
Skip Tuttle, Tuttle Company
Wes Tuttle, Tuttle Company

City Staff:

Jeremy Winkler, Intergovernmental Mgr
Kelly Scott, Intern
Steven Gibson, Assistant City Mgr
Stephen Turner, Executive Director
Sally Baker, Financial Analyst
Jodie Kelly, Office Manager
David Lawrence, Development Mgr
Donnie Messer, Proj Design Mgr
Cathy Murphy, Dev Mgr
Rick Norwood, Dir of Industrial Recruitment
Frank Keel, Dev Mgr
Martin Lane, Proj Specialist
Liam Kyle, Events Coordinator
Hannah Spruill, Mrketing Coordinator

I. Call to Order

Chairman Greg Austin called the meeting to order at 12:26 pm and welcomed RHEDC Board Members and guests. Chairman Austin also welcomed Jodie Kelly, the new office manager for the Economic and Urban Development department.

II. Approve Minutes of August 2, 2016 Regular Monthly Meeting

The Minutes of the August 2, 2016 Board meeting were approved as submitted.

III. Prospect Reports/Project Updates

Strengthening Economic Base – Rick Norwood

- Projects Closed/Won in 2016: 3 totaling 15 jobs and \$1.5 million in investment
- Active Projects: 18 totaling 2,443 jobs and nearly \$574 million investment
- Active Prospects: 16 totaling 657 jobs and nearly \$114 million investment
- Working on Aspen, need to negotiate railroad crossing.
- Riverwalk expansion to be finished by end of year, latest will be spring 2017. \$18 million investment with 400 jobs and additional 30 jobs over next 5 years.
- Contractor J. M. Cope has broken ground on the second spec building.
- Antrim has two projects in process.

- Legacy Business Parks Update: Speakers: Bill Linville, Joel Scannell, Randy Allen with Scannell Properties
- Legacy West is under active construction. Legacy East will then follow. Will have same successful model of partnership with City and RHDEC.
- Developing 40 of 85 acres
- Legacy East taking advantage of attention from work on West. Have had 5 companies express interest and take tours in the last 6 weeks. Proposals are out.

Knowledge Park – David Lawrence

- A Purchase and Sale Agreement for the 108 Main project is anticipated to close in October. Lat Purser and Associates/The Tuttle Company is the developer. Parking, public improvements, and final design approvals are now being addressed.
- The master developer of University Center, Sora Phelps Rock Hill LLC, is working on asbestos abatement, lead paint abatement, and demolition work throughout the former Lowenstein Building and the former 1939 Building. All floors of both buildings are being worked on by crews during two daily shifts.
- Two EPA Clean-up Grants for the former Bleachery property (about \$350,000) remain available; a City/developer project team is working to identify and spend the funds on eligible projects over the next year.
- Walker Parking Consultants was hired after an RFP/interview process to complete an assessment/redesign of the downtown parking system. The scope of work includes recommendations on policies concerning new development, financing for operations and capital projects, the designation of exclusive use parking spaces, enforcement approaches, etc.

Downtown / Old Town – Cathy Murphy

- Very busy summer in Old Town Rock Hill
- 24 event days from 5/19-9/8 - OVER 40,000 total attendance
 - 16 Farmers Markets - 4,000 total attendance
 - 3 paid concerts - 3,000 total attendance
 - June: Guess Who – 90% attendance
 - July: America – 100% attendance
 - August: Toto – 100% attendance
 - 4 Food Truck Friday (2 rain dates) - 10,000 total attendance
 - Red, White, Boom event expanded from amphitheater to Fountain Park - 25,000 attended
- Attendees from 18 states, 5 countries (US, Russia, Toronto, Japan, Holland)
- First national tour for TOTO and first time on Stub Hub (ticket resale site)

- Farmers Market moved to Saluda Street
 - 250 attendees per market event on average
 - Averaging 2-25 vendors
 - Staff Run
 - Featuring yoga and chef demos
- EUD staffing changes: Liam Kyle recently joined EUD Events and Marketing Department. Liam has an MBA from Winthrop and will be using his marketing and graphics skills to help support our events.
- Martin Lane will work on events and Old Town prospects. Hannah Spruill will handle events and RHEDC marketing. Cathy Murphy will manage events, RHEDC marketing and Old Town prospects.
- Still to come: 77 event days, expecting 85,000 plus people.
- 8 Farmers Markets through 10/27
- 3 more Food Truck Fridays
- Oktoberfest and Boohaha (partners: Dyer Hart Productions and WRHI)
- Founders Holiday Ice Rink opens November 18th
- Christmasville runs December 1 – 4

- Warren Norman presenting on Fountain Park Place update.
 - Cimplx ACA to open on 4th floor. Comporium to open on ground floor.
- Matt Dosch discussed Downtown hotel progress.
 - Expect to knock down building in next 8 weeks

IV. Committee Reports

Finance – Bev Carroll

- The Finance Committee met on August 25, 2016.

Financial Statements

- Statements of Financial Position for July 31, 2016 and Budget Reports for 2016 through July 31, 2016. The Finance Committee presented a motion to approve the statements. The motion was unanimously approved.

2015 IRS Form 990

- Reviewed by Finance Committee and made available to all board members last week via email. It is ready to submit to the IRS.

Consider Approval of three new policies

- Conflict of Interest
- Whistleblower
- Document Retention & Destruction

The Finance Committee presented a motion to approve these three new policies: Conflict of Interest; Whistleblower; and Document Retention & Destruction.

Motion made to approve the agreement as presented, as well as to authorize the Chair and Executive Director to make minor edits as recommended by legal counsel. The motion was unanimously approved.

Chairman Austin requested all members sign the attached Conflict of Interest form and turn in to Sally Baker before leaving.

Monthly Progress Reports on Waterford Spec Building #2

- Shell building to be completed by end of the year.

Legacy Business Park Updates (Legacy West)

- Motion to approve the Santee Cooper Municipal Site Readiness Fund Grant Agreement.
 - Motion made to approve the agreement and authorize the Chair and Executive Director to make minor edits as recommended by legal counsel. The motion was unanimously approved.

Innovation – Matt Dosch

The Innovation Committee met on August 23.

- Jim Hardin stepped down as Chair of Innovation Committee.
- Had great success over past two years administering state Innovation Grants.
 - Under auspices of those grants, education, business and government leaders administered a variety of workforce development programs in support of the Knowledge Park concept.
- Committee is looking to “reset”
 - Not clear there are any specific additional grants coming our way
- Education Leadership includes Melanie Jones from York Tech, Dr. David Wohl from Winthrop and Dr. Kelly Pew from RHSD.
- Appealing for additional business leadership from large employers and small entrepreneurs alike.
- Next meeting is Tuesday, September 27th at 3:30pm in Room 370 of City Hall
 - There will be a 10 minute presentation on what stakeholders can get out of the committee. Followed by discussion to recommit to committee’s new goals and work program and a commitment of resources.

Leadership – Toy Rhea

- Committee was very active in August; 3 new members joined.
- Million Cup Event to be planned. Brings entrepreneurs together to share ideas. Targeting the fall for this event.

Marketing – Bud Dark

- Bud Dark introduced himself as the new chair of the Marketing Committee. He gave the board a review of the new Marketing Plan, which is currently in progress.

- Since the approval of the logo, positioning and tagline in June, staff and the Committee have been working on next steps, including defining strategies and developing both general and jobs websites.
- We expect to begin rollout of the new plan in January 2017.

Quality of Life - Luanne Kokolis

- Rock Hill Designs pilot program for locally created/inspired art.
 - 139 Main walkway
 - Roundabout at Knowledge Park
 - Supported by a grant from the National Endowment for the Arts and the Barre Mitchell Community Initiatives Fund
 - Dedication for walkway will be in November with complete interactive component planned
 - Knowledge Park roundabout in partnership with Winthrop; artist will present at next meeting

VI. Other Business

No new business to report

VII. Adjourn

There being no further business to come before the Board, the meeting was adjourned at 1:20 pm.

Respectfully submitted,

David B. Vehaun
Secretary/Treasurer

Upcoming Events:

Friday, October 28, 2016, 8:00 am
Tuesday, November 1, 2016, 12:00 pm
Tuesday, December 6, 2016, 12:00 pm

RHEDC Annual Retreat
RHEDC Board Meeting
RHEDC Board Meeting