

The regular monthly meeting of the Board of Directors of the Rock Hill Economic Development Corporation was held on Tuesday, October 4, 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 29, 2016.

RHEDC Board Members Present:

Greg Austin	Matt Dosch	Alice Rigdon
Tim Baldwin	Dawn Johnson	Andy Shene
Eddie Boulware	Luanne Kokolis	David Vehaun
Myron Brown	Kerry Mast	Cathy Weaver
Bev Carroll	Lisa Meadows	Chad Williams
Elaine Copeland	Allan Miller	Dave Williams
Bud Dark	Toy Rhea	Rob Youngblood

RHEDC Board Members Absent:

John Black	Dan Mahony	David Stringer
Doug Echols	Warren Norman	
Randy Graham	Jim Reno	
Melanie Jones		

Others Present:

Finance Committee Members:

Lee Gardner, Family Trust
John Rinehart, Rinehart Realty

Other Guests:

Linda Burke, SC Works	
David Thackham, Herald	
Jeff Perez, Winthrop	
Matthew Kreh, WRHI	Paul Rehkon, TD Bank
Brandy Scholl, WH	Tom Stanley, Winthrop
Wayne Wingate, Chamber	Shaun Cassidy, Winthrop
George Ward, Cope	
Wes Tuttle, Tuttle Company	

City Staff:

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
Cathy Murphy, Dev Mgr
Rick Norwood, Dir of Industrial Recruitment
Frank Keel, Dev Mgr

I. Call to Order

Chairman Greg Austin called the meeting to order at 12:19 pm and welcomed RHEDC Board Members and guests. Chairman Austin also welcomed Tom Stanley and Shaun Cassidy of the Winthrop Department of Fine Arts and Brandy Scholl, a Winthrop Fine Arts graduate who will be presenting later in the meeting.

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

The Minutes of the September 6, 2016 Board meeting were approved as submitted.

III. Prospect Reports/Project Updates

Strengthening Economic Base – Rick Norwood

- Since 2011 have added 1,960 jobs
- Spec building is ahead of schedule
- Opportunity for Grant Locate SC program
- Projects Closed/Won in 2016: 3 totaling 15 jobs and \$1.5 million in investment
- Active Projects: 17 totaling 2,300 jobs and \$479 million investment
- Active Prospects: 15 totaling 668 jobs and nearly \$128 million investment

Knowledge Park – David Lawrence

- Multi-Family Residential at 139 and 108 East Main Street has walkway and landscaping to be completed in the fall. Leasing activity at 139 Main continues.
- Developer is in extended due diligence period to evaluate property for 89 apartment units.
- Lowenstein Building and former 1939 Building getting asbestos and lead paint abatement work and demolition work throughout the building. J.M. Cope Construction overseeing.
- Starting sprinkler installations and loading dock demolition.
- Tenant prospects for both buildings are being vetted.
- Staff working on potential new incentives for attracting tenants to KP and downtown.
- Two EPA clean-up grants for Bleachery property (\$350,000) available. Working to identify and spend funds on eligible projects over the next year.
- Walker parking consultants completing assessment/redesign of downtown parking system, including recommendations on policies concerning new development, financing for operations and capital projects, the designation of exclusive use parking spaces, enforcement approaches, etc.

IV. Committee Reports

Finance – Bev Carroll

- The Finance Committee met on September 29, 2016.

Financial Statements

- Statements of Financial Position for August 31, 2016 and Budget Reports for 2016 through August 31, 2016. The Finance Committee presented a motion to approve the statements. The motion was unanimously approved.
- Reminder to sign and turn in to Sally Baker Conflict of Interest Disclosure Statement.

Consider Approval of Purchase and Sale Agreement for the Annex Site on West White Street

The Finance Committee presented a motion to approve the purchase and sale agreement for the Annex Site on West White Street.

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.

Monthly Progress Reports on Waterford Spec Building #2

- Construction is ahead of schedule.
- Ad placed in Charlotte Business Journal

Consider Approval of Application for a Locate SC Site Incentive Program Grant

The Finance Committee presented a motion to approve an application to the SC Department of Commerce for a Locate SC Site Incentive Program Grant.

Total cost \$675k to clear and grade Site A and Legacy West.

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.

Consider Approval of 50% Payment of City's Portion of Special Assessment for new signage

The Finance Committee presented a motion to approve RHEDC's payment of 50% of the City's portion of the special assessment made for new signage at Tech Park.

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.

Leadership – Toy Rhea

- David Warner and Russell Cook visited Watt Family Innovation Center and met Todd Marek to discuss future collaboration.
- Met with two local inventors of an industrial tool.
- Working with York County Chamber to plan 1 Million Cups event on November 2nd.
- Hosted Friday Arts Project event on topic of Arts and Business.
- Conducted a workshop on Creating New Revenue for local business owners.
- Cimplx began move to new space in Fountain Park Place Building.
- Met with Clemson University to collaborate with other Technology Village Incubators.
- By 2020, goal is 20

Marketing – Bud Dark

- Jobs website is to attract labor force to Rock Hill with focus on Knowledge and Technology and specific demographic target. Businesses will pay \$25.00 per month.

Consider Approval of Job Website creation and marketing support

- 1) RHEDC to partner with Revenflo in the creation and marketing of a Knowledge Economy focused jobs website as a key element of the RHEDC marketing plan. RHEDC would maintain ownership of the site.

- 2) RHEDC should enter into a three (3) year contract (conditional upon legal review) with Revenflo to design, develop, host and maintain the jobs website based upon a subscription based service paid for by the businesses. RHEDC would not be making payments to Revenflo but rather Revenflo would receive the first \$36,000 generated by the site.
- 3) RHEDC should provide marketing support based upon the \$20,000 approved budget line item for marketing. RHEDC will begin to recover the \$20,000 marketing costs once the website has generated the first \$36,000 payable to Revenflo.

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.

- Mock-up will be ready by end of the month
- There will be billboard marketing to support the website

Quality of Life - Luanne Kokolis

- Dedication for walkway next to 139 Main will be November 14th at 4:00pm in conjunction with SC eTV premiere.
- Inviting nominations for local heroes to be honored at dedication for next year.
- Knowledge Park roundabout in partnership with Winthrop; artist, Brandy Scholl presented design.

VI. Other Business

- Motion made to cancel the November Board Meeting because annual fall retreat is on the Friday prior. The motion was unanimously approved.
- Everyone is encouraged to attend the annual retreat on October 28th.

VII. Adjourn

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

Respectfully submitted,

David B. Vebaun
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

