

ROCK HILL ECONOMIC DEVELOPMENT CORPORATION

Regular Monthly Meeting

December 4, 2018

The regular monthly meeting of the Rock Hill Economic Development Corporation Board of Directors was held on Tuesday, December 4, 2018 at The Palmetto Room. Notice of the meeting was sent to all members, media, and interested citizens. Notice was posted at City Hall on November 30, 2018.

RHEDC Board Members Present:

Greg Austin

Joanne Fockler

Jim Reno

Tim Baldwin

John Gettys

Toy Rhea

John Black

Brad Hastings

Stephen Schram

Charlotte Brown

Luanne Kokolis

Justin Smith

Bev Carroll

Dan Mahony

Stephen Turner

Colleen Coesens

Kerry Mast

David Vehaun

Bud Dark

Allan Miller

Chad Williams

Mari Doroud

Penny Pratt

Rob Youngblood

Matt Dosch

Lain Reavis

RHEDC Board Members Absent:

Robert Alexander

Dawn Johnson

Dave Williams

Eddie Boulware

Melanie Jones

David Williams

Myron Brown

Harold Peeples

Others Present:

Jimmy Bagley, City staff

Liam Kyle, EUD staff

John Rinehart, Rinehart

Sally Baker, EUD staff

Martin Lane, EUD staff

Realty

Kimberly Byrd, EUD staff

David Lawrence, EUD staff

Gladys Robinson

Steven Gibson, City staff

Donnie Messer, EUD staff

Anthony Smith, Freedom

Evan Goetz, EUD staff

Cathy Murphy, EUD staff

Temple

Jim Hardin

Rick Norwood, EUD staff

David Warner, EUD staff

Zack Heustess, EUD Intern

Krista Parenti, City

Amanda Werts, City

Suzanne Hill, Coldwell

Katie Price, Winthrop

Many Wolff, RHSD3

Nikita Jackson

Joe Razum, 3D

David Hudspeth, YoCo

Frank Keel, EUD staff

Bill Shanahan, YoCo

I. Call to Order

- Chairman Luanne Kokolis called the meeting to order at 12:04 p.m. and welcomed RHEDC Board Members and guests.

II. Approve Minutes

The minutes of the November 6, 2018 Monthly Meeting were e-mailed to the board on November 30, 2018. 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 Prospect Report – Rick Norwood

- Presented as information. No action needed at this time.
- Active Projects: 17 current projects (12 manufacturing, 1 warehouse, 4 office); 3,821 new jobs; \$305,449,200 new capital
- Business in the News:
 - Flora, Jason. “York County – One of Charlotte’s Hottest Submarkets and the Next Frontier for Industrial Developers.” Web blog post. *York County Economic Development*, 27 Nov. 2018, www.yorkcountyed.com/news-media/blog/york-county-one-of-charlottes-hottest-submarkets-and-the-next-frontier-for-industrial-developers.
 - Fahey, Ashley. “What's Driving Charlotte's Red-Hot Industrial Real Estate Market.” *Charlotte Business Journal*, 25 Oct. 2018, www.bizjournals.com/charlotte/news/2018/10/25/whats-driving-charlottes-red-hot-industrial-real.html.
- Legacy Park
 - 193,000 SF Spec (under construction at Legacy East)
- TechPark
 - Offer pending on TechPark North site
 - One new expansion in planning stages
- Waterford
 - Project Elixir - \$12.6M investment, 64 jobs averaging \$71,000
 - 2 new inquiries on Waterford Spec Building (July/August)
 - Two companies considering expansion
 - New signage and landscaping at Waterford East
- Riverwalk
 - NFI leased 507,000 SF Spec (\$8.7M investment and 157 Jobs)
 - New \$2.6M Medical Office Building under construction
 - New 212,000 SF building under construction
 - New 300,000 SF building under construction (former AME property)
- Business Retention & Expansion
 - 6 existing industry calls in November 2018
- Industry Spotlight
 - Oerlikon Balzers - one of the world’s leading suppliers of surface technologies that significantly improve the performance and durability of precision components and tools for the metal and plastics processing industries.

Knowledge Park – David Lawrence

- Presented as information. No action needed at this time.
- Redevelopment Projects
 - Former Good Motors site: working through voluntary cleanup contract process
 - TownCenter sites (City parking lots next to/behind Wells Fargo): acquisition by a developer being discussed; site line easements to be addressed

- The Herald property: RHEDC has under contract; active adult residential developer performing planning and due diligence tasks
- Baxter Mill (Springs Creative Distribution Center): under consideration by two prospects with large employment counts
- Real Estate Market Study for Knowledge Park
 - Finalized in November
 - Analysis completed by LandWise Advisors LLC
 - Examined residential, office, retail, and restaurant uses
 - Key takeaway: growth in office investments, residential development, restaurants/bars and food/beverage businesses

Technology Incubator – David Warner

- Presented as information. No action needed at this time.
- 9 current active client companies
- December key activities:
 - Secure VMS Operations Coordinator
 - Continue prospecting for new Business Mentor candidates
 - Develop Pilot Program for 1st quarter 2019 launch
- Caffeinating: Wednesday, December 5th, 8 a.m. at Collision CoWork, Rock Hill
- Holiday Meet Up: Tuesday, December 18th, 5:30-7 p.m. at the Technology Incubator

IV. Committee Reports

Finance – Sally Baker & Stephen Turner

- Financial Reports
 - The committee reviewed the October 2018 financial statements at its November 29, 2018 meeting.
 - The monthly loan amortization reserve allocation has been updated to reflect changes in the projected need (based on current interest rates); the monthly allocation now will be \$18,005 per month through June 2019.
 - Primary activity included: expenses from the annual retreat
 - The Finance Committee presented a motion to approve the Financial Reports from October 2018. No second was required. The motion was unanimously approved.
- The Herald Site
 - Phase 1 environmental testing is underway
 - Once the Phase I report is received, staff is prepared to submit the application for a Voluntary Cleanup Contract (VCC) to SC DHEC
 - Motion from the Finance Committee to authorize submission of the VCC to SC DHEC
- Aspen Site
 - The City of Rock Hill has submitted a \$300,000 grant application to SC Department of Commerce.
 - The Locate SC Site Enhancement Grant would help to fund a portion of the infrastructure costs that will be required for Aspen.

Quality of Life – Allan Miller

- Presented as information. No action needed at this time.
- Encouraged Board members to pledge or donate to support projects; goal is 100% participation; currently 15 members and 4 friends have contributed to date.

Talent Development – Matt Dosch

- Presented as information. No action needed at this time.
- Industry Spotlight: 3D Systems, Joe Razum, Global Account Manager
 - Founded in 1986, 3D Systems is a provider of hardware, materials, software, and on-demand solutions for digital manufacturing. The headquarters in Rock Hill employs 500 individuals, and the company's 13 facilities has approximately 2,600 employees worldwide.
 - Details shared about the Innovation Fuel Grant:
 - Collaboration between 3D, York Tech, and Winthrop University
 - Innovation by Making Things Entrepreneurship Competition
 - 01/16/2019 from 12 noon to 5 p.m. at the Technology Incubator
 - 01/23/2019 from 12 noon to 5 p.m. at the Technology Incubator
 - 02/12/2019 from 5 to 7 p.m. at 3D Systems
 - Innovation Open House: Tuesday, December 11th, 5-7 p.m. at 3D Systems (333 Three D Systems Circle, Rock Hill)

V. Other Business

- Upcoming meetings and events
 - The Executive Council and Committee chairs will be meeting in mid-December to work on strategic goals for 2019; an email will go out soon with date options
 - The full board will meet on Tuesday, January 8th since the 1st Tuesday of the month is New Year's Day.
 - RHEDC will host its annual joint meeting with City Council on Thursday, January 10th. We will present the 2019 strategic goals to Council at this meeting.

VI. Adjourn

- There being no further business to come before the Board, the meeting was adjourned at 1:01 p.m.

Respectfully submitted,

David B. Vehaun
Secretary/Treasurer