# The regular monthly meeting of the Board of Directors of the Rock Hill Economic Development Corporation was held on Tuesday, June 5, 2018 at The Rock Hill Schools Central Office. Notice of the meeting was sent to all members, City Council, media and interested citizens. Notice was posted at City Hall on May 30, 2018.

**RHEDC Board Members Present:**

Robert Alexander

Tim Baldwin

John Black

Eddie Boulware

Myron Brown

Bev Carroll

Mari Doroud

Matt Dosch

Joanne Fockler

John Gettys

Dawn Johnson

Melanie Jones

Luanne Kokolis

Dan Mahony

Warren Norman

Lain Reavis

Jim Reno

David Vehaun

Chad Williams

Dave Williams

Rob Youngblood

**RHEDC Board Members Absent:**

Bud Dark

Doug Echols

Randy Graham

Brad Hastings

Kerry Mast

Allan Miller

Penny Pratt

Justin Smith

David Williams

**Others Present:**

Rick Norwood, Dir of Industrial Recruitment

Sally Baker, Financial Analyst

Martin Lane, Proj Specialist

Cathy Murphy, Development Mgr

Frank Keel, Development Mgr

Donnie Messer, Proj Design Mgr

Liam Kyle, Coordinator

David Lawrence, Development Mgr

David Warner, Dir Tech Inc

Greg Austin, Comporium

Matthew Kreh, WRHI

Laura Cox, acct coordinator

Toy Rhea, Gala Affairs

Teresa Thomas, Office Lindsey Graham

David Knoble, Knoble Ingle

Jeremy Winkler, Intergovernmental Manager

Mychal Frost, RH Schools

Bill Cook, RH Schools

Amy Massey, Kimley-Horn

Steven Gibson, Deputy City Manager

**I. Call to Order**

Chairman Beverly Carroll called the meeting to order at 12:01 pm and welcomed RHEDC Board Members and guests. Introduced Rock Hill Schools’ new Superintendent Dr. Bill Cook. Dr. Cook welcomed RHEDC attendees to the new School District Building and gave a brief update on Rock Hill schools’ plans and his background.

**II.** **Approve Minutes of May 1, 2018 Regular Monthly Meeting**

The Minutes of the May 1, 2018 Board Meeting were emailed May 31, 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 – Rick Norwood*

* Active Projects: 9 totaling 951 new jobs and $76.5 million investment
* Legacy Park
	+ Composite One BTS (LW) and Spec (LE)
	+ Ross Stores leases 432K SF (LE)
* TechPark
	+ Affinity Healthcare, JLG to be completed summer 2018
	+ Site I (beside the BTC on Anderson Road) – under contract
	+ One New Prospect Visit in May (former Composites One)
* Waterford
	+ 2.11 Acres Under Contract
	+ Inquiries on Waterford Spec Building -2 in May
* Riverwalk
	+ Prospect Activity 507,000 SF Spec (New lease opportunities)
	+ Lazy Boy (Opening Spring/Summer 2018)
* Business & Retention
	+ 4 Existing Industry Calls in May 2018

*Knowledge Park Action Plan – Cathy Murphy*

* Action Plan Update, covered meeting dates and trips from each team.
* Community Presentation is June 21st at 5:30pm at the Lowenstein Building

*Technology Incubator – David Warner*

* Million Cups meetings continue
* MIT VMS Outreach Program
* Startup Fuel Grant
* KP Coders meeting
* SC Launch 2018 Summit – Columbia, SC

*Downtown – Martin Lane*

* Old Town Events update, 110 event days remaining in 2018
* There are events planned for 3 out of 4 Fridays every month

**III. Committee Reports**

***Finance – Luanne Kokolis***

* The Finance Committee met on May 31, 2018.

Financial Statements

* The committee reviewed the Statement of Financial Position for April 30, 2018 and the Statement of Activity as of April 30, 2018. They were emailed June 1, 2018.
* Primary activities for the month included receipt of annual holding fees for Legacy property, Talent Pipeline program, Technology Incubator programs, annual assessments for Waterford POA, accounting and legal fees.
* The Finance Committee presented a motion to approve the Financial Reports from April 2018. No second was necessary. The motion was unanimously approved.

Review Draft of 2017 Audit – Sally Baker

* Net assets decreased by $110,719
* Unrestricted assets increased, primarily from sale of real estate and completion of Waterford Spec building
* Auditor will provide a detailed review at the August meeting
* The Finance Committee presented a motion to approve the draft of the audit. No second was necessary. The motion was unanimously approved.

Renewal Line of Credit – Luanne Kokolis

* RHEDC’s two-year, $250,000 Line of Credit with TD Bank expires on July 31, 2018.
* Provides access to cash for short-term project needs.
* The LOC has not been used since it was renewed in 2016.
* The Finance Committee presented a motion to recommend that staff pursue renewal of the two-year, $250,000 Line of Credit with TD Bank. No Second was necessary. The motion was unanimously approved.

Good Motors Company Site - Environmental Assessment

* RFQ was issued for a consultant to develop the work plan required by the Voluntary Clean-up Contract.
* Synterra Corporation of Greenville was one of 10 respondents; they have already completed the Phase I environmental site assessment and are currently doing the asbestos inspection.
* Based on their previous work with the City and RHEDC, and their proposed hourly rates, staff recommends awarding the bid to Synterra.
* With approval of the bid award, staff will work with Synterra and DHEC to prepare the work program and fees for environmental testing.
* The Finance Committee presented a motion to recommend awarding the bid for the Good Motors environmental assessment work plan to Synterra Corporation. No Second was necessary. The motion was unanimously approved.

Labor Market Study Agreement with Winthrop

* RHEDC and Winthrop University conducted a labor market study in 2014.
* Updating the study as part of the Knowledge Park Action Plan.
* RHEDC will serve as the fiscal agent; $34,000 cost will be shared equally between York County Economic Development and the City’s Economic & Urban Development Department
* The Finance Committee presented a motion to approve a contract with Winthrop University for a Labor Market Study. No Second was necessary. The motion was unanimously approved.

***Quality of Life – Melanie Jones***

* Only 16% participation this year to date, goal is 100% Board participation. Please consider making a pledge or donation today!
* The Bloomberg Grant application to revitalize West Main Corridor has been submitted. Proposing 8-10 areas with performance and visual arts. Will know in September.
* Freedom Walkway will be October 16, 2018. Nominations are open now until June 30, 2018.

***Leadership – Robert Alexander***

* MIT Venture Mentoring Program
* TI client companies have compelling technology innovations, but often do not have diverse business management skills & experience.
* Lack of a structured mentoring program represents a major gap in existing TI offerings.
* MIT program will train a pool of qualified business mentors capable of assisting individual client companies.
* Leadership Committee presented a motion to 1) endorse participation in the MIT Venture Mentoring program; and 2) approve use of $25,000 in RHEDC funds to support the costs, both of which are conditioned on securing funding for the remaining costs of the program and the required travel. No Second was necessary. The motion was unanimously approved.

***Talent Development – Matt Dosch***

* Chattanooga, TN trip being planned for August. Representatives from around the city will be meeting with the group.

***Marketing – Cathy Murphy***

* Jobsrockhill.com site has grown from 45 companies to 99 and from 2,100 candidates to 4,500
* Quarterly reports are revealing use of site
* 300 jobs listed on average
* Will be adding company videos and adding email campaigns

**V. Other Business**

* July monthly meeting will be cancelled
* Luanne Kokolis presentation on the Rock Hill Schools Modern Learning Initiative

Consider Holding Executive Session

* No executive session is planned

**IX. Adjourn**

* Reminder about the annual meeting on June 21st which will coincide with the rolling out of the Knowledge Park Action Plan. Annual meeting will be at Family Trust at 5:00pm and the KP Action Plan will be held at the Lowenstein building at 5:30pm.
* There being no further business to come before the Board, the meeting was adjourned at 1:02 pm.

Respectfully submitted,

David B. Vehaun

Secretary/Treasurer

**Upcoming Events:**

Thursday, 6/21/18, (5:00pm) ….…. RHEDC Annual Meeting - Family Trust

 (5:30pm) Presentation KP Action Plan – Lowenstein Bldg

Tuesday, August 7, 2018, (11:45 am lunch) RHEDC Board Meeting AT PALMETTO ROOM

Tuesday, September 4, 2018, (11:45 am lunch) RHEDC Board Meeting AT PALMETTO ROOM