

# ROCK HILL ECONOMIC DEVELOPMENT CORPORATION

## Regular Monthly Meeting

December 3, 2019

The regular monthly meeting of the Rock Hill Economic Development Corporation (RHEDC) Board of Directors was held on Tuesday, December 3, 2019 at the City Operations Center, 757 Anderson Road. Notice of the meeting was sent to all members, media, and interested citizens. Notice was posted at City Hall on Tuesday, November 26, 2019.

### RHEDC Board Members Present:

Robert Alexander	Joanne Fockler	Penny Pratt
Tim Baldwin	John Gettys	Lain Reavis
Dan Ballou	Joel Hamilton	Jim Reno
John Black	Brad Hastings	Ron Roveri
Charlotte Brown	Dawn Johnson	Justin Smith
Myron Brown	Melanie Jones	Stephen Turner
Bev Carroll	Kerry Mast	David Vehaun
Colleen Coesens	Allan Miller	David Williams
Bud Dark	Harold Peeples	

### RHEDC Board Members Absent:

Greg Austin	Dan Mahony	Chad Williams
Mari Doroud	Toy Rhea	Dave Williams
Matt Dosch	Stephen Schram	Rob Youngblood
Luanne Kokolis	Anthony Smith	

### Others Present:

Bagley, Jimmy	Hogan, Erica	Parenti, Krista
Baker, Sally	Huskins, Rhonda	Rinehart, John
Burris, Sonja	Jones, Phaedra	Robinson, Gladys
Burke, Lynda	Keel, Frank	Stewart, Cathy
Byrd, Kimberly	Key, Sarah	Stratos, Paul
Cope, Andrew	Kyle, Liam	Thomas, Teresa
Cox, Laura	Lane, Martin	Underwood, Savannah
Denton, Amy Jo	Lawrence, David	Varraso, Pam
Devore, Mike	Marks, John	Warner, David
Duncan, Barry	Massey, Amy	Werts, Amanda
Goetz, Evan	Messer, Donnie	White, Harold
Gordon, Morris	Mood, Kimberly	White, Julisa
Heintz, Debra	Norwood, Rick	Wilmore, Elaine
Hinson, Tonya	Page, Tadean	

## **I. Call to Order**

- Vice-Chairman Dawn Johnson called the meeting to order at 12:05 p.m. and welcomed RHEDC Board Members and guests.

## **II. Approve Minutes**

The minutes of the November 5, 2019 monthly meeting were e-mailed to the board on November 26, 2019. A motion was made and seconded to approve the minutes as presented. The motion was approved unanimously.

**III. Knowledge Park Action Plan**

The Board approved the 2019-2020 Knowledge Park Action Plan updated goals at the November meeting. City Council reviewed and approved these goals at its November 25th meeting.

**IV. BELL XPrize**

The planning team, coordinators, and participants in the X Prize competition attended the meeting. Each participant in the competition did a brief presentation on their business.

**V. Economic Development Updates***Prospect Report – Rick Norwood*

- Presented as information. No action needed at this time.
- Active Projects: 13 current projects; 1,516 new jobs; \$345 million new capital
- Legacy Park (West & East)
  - 193,000 SF & 436,000 SF spec buildings completed
  - New Manufacturing Prospect announced – DIRTT Environmental Solutions
- Riverwalk
  - 212,000 SF spec building under construction
  - Tracts C & F site development
- TechPark – prospect activity on hold
- Waterford
  - Site B closed – Silver Lining Investment
  - Waterford Spec Building listed with JLL
  - Stream Realty redeveloping 1800 Overview Drive
- Business Retention & Expansion: 6 existing industry calls in October 2019

*Technology Incubator – David Warner*

- Presented as information. No action needed at this time.
- VMS monthly mentor meeting: November 21<sup>st</sup>
- Startup Weekend: November 1-3; 35 participants
- Winthrop Media Entrepreneurship class: November 20<sup>th</sup>
- Innovation Panel: November 20<sup>th</sup>
- BELL X Prize final pitch night: November 19<sup>th</sup>

*Knowledge Park – David Lawrence*

- Presented as information. No action needed at this time.
- Several redevelopment projects continue to move through the process:
  - The Thread (Springs Creative Distribution)
  - Additional buildings at University Center
  - Engage@Knowledge Park (former The Herald)
  - The Link (frontage along Dave Lyle Boulevards)
  - The Exchange (former Good Motors)
  - Oakland Auto (former auto body repair)
  - 302 Dave Lyle Boulevard (former cotton warehouse)
  - Others (South Oakland Avenue, Annex Site, more at Fountain Park, etc.)
- Public infrastructure needed for these projects include:
  - Parking structures
  - Surface parking
  - Utility relocations or improvements
  - Hardscape and/or landscape improvements

- Street improvements or modifications
- Pedestrian connections
- Update by Mayor Joh Gettys regarding the challenge faced – financing the necessary public infrastructure

## **VI. Committee Reports**

### *Finance – Dawn Johnson*

- Financial Reports
  - The committee reviewed the October 2019 Financials at its November 26th meeting.
  - Items of note included:
    - Continued monthly allocation of the Spec building loan reserve fund and an annual assessment for the Antrim Partnership
    - Primary income included: Barre Mitchell contributions; sponsors and registrations for the annual retreat
    - Primary expenses included: the annual retreat and regular meeting expenses; Elk Avenue art project; legal fees; interest expense
  - The Finance Committee presented a motion to approve the Financial Reports from October 2019. No second was required. The motion was unanimously approved.
- Additional Updates
  - Aspen Business Park
    - RHEDC closed on the purchase of approximately 96 acres on November 8th
    - RHEDC will initiate the construction design process once the adjacent property owner completes agreements with their developer
    - RHEDC's goal is to begin construction of site infrastructure within one year
  - The Herald Site
    - Continuation of Extended Inspection Period
    - Current inspection period ends December 5th
    - Current owner is still working on unresolved title issues with Norfolk Southern
    - Request to extend the inspection period for an additional 90 days
  - A motion was made by the Finance Committee to approve a fourth amendment to the purchase and sale agreement, extending the initial due diligence period to February 5, 2020. No second was required. The motion was unanimously approved.

### *Quality of Life – Melanie Jones*

- Presented as information. No action needed at this time.
- Bloomberg Philanthropies Asphalt Art Initiative
  - Knowledge Park Wayfinding project:
  - Mural painted on active roadway intersection, starting near the corner of West Main and Laurel
  - 10 awards of \$25,000 to small-to-medium cities in the US
  - Application deadline: Thursday, December 12, 2019
  - Requested a motion from the Board to approve the submission of an application to Bloomberg Philanthropies Asphalt Art Initiative for the Knowledge Park Wayfinding project. A motion was made and seconded to approve the application.
- Barry Mitchell Community Initiatives Fund
  - Update for year to date activity
  - Special announcements made for activities coming in January 2020
    - Art unveiling at Elk Avenue
    - Launch of Community Fundraising campaign with the new public Barre Mitchell Community Initiatives Fund website
    - Press conference and conceptual images regarding the NEA Grant and artist chosen for the Bleachery Heritage Art Project
  - Tim Elliot of Elliott Sidewalk Communities presented regarding \$25,000 donation toward University Center art.

*Entrepreneurship – Robert Alexander*

- Presented as information. No action needed at this time.
- Discussed 2020 Initiatives:
  - The Venture Center
  - VMS program – desire to move out of pilot program and expand number of mentors and entrepreneurs
  - Grant applications

**VII. Other Business**

- Upcoming meetings and events
  - ChristmasVille: December 5-8, 2019; Downtown
  - Monthly Board Meeting: January 7, 2020; 12 noon; City Operations Center
  - Joint City Council RHEDC Workshop: January 9, 2020; 12 noon; City Operations Center
  - Monthly Board Meeting: February 4, 2020; 12 noon; City Operations Center

**VIII. Adjourn**

- There being no further business to come before the Board, the meeting was adjourned at 1:12 p.m.

Respectfully submitted,

David B. Vehaun  
Secretary/Treasurer