



ROCK HILL ECONOMIC DEVELOPMENT CORPORATION

Board of Directors Meeting

October 3, 2023

The bimonthly meeting of the Rock Hill Economic Development Corporation (RHEDC) Board of Directors was held on Tuesday, October 3, 2023, at 12pm in-person at The Gathering Space at Kounter. Notice of the meeting was sent to all RHEDC members, City Economic Development staff, and media.

RHEDC Board Members Present:

Robert Alexander	Will Garrison	Stacey Moore
John Black, City Council	Joel Hamilton	Jim Reno, City Council
Matt Dosch	Jerrienne Jackson	Wes Tuttle
Dean Faile	Jack Leitner	David Vehaun, City Manager
Joanne Fockler	Lester McCorn	

RHEDC Board Members Absent

Justin Smith

Others Present:

Greg Austin, BRE	Allan Miller, Placemaking	Becky Adams, Staff
Lynda Burke, WFD	Thomas Monroe, WFD	Niki Clevenger, Staff
Andy Clinton	Penny Pratt, BRE	Mary Beth Edwards, Staff
Ray Crabb, SBE	Lisa Robbins, WFD	David Lawrence, Staff
Chris Cramer	Lori Robshaw, Placemaking	Rick Norwood, Staff
Tim Cureton, WFD	Andrew Sapochak, WFD	Tadean Page, Staff
Ed Duffy, WFD	Andy Shene, BRE	Elaine Wilmore, Staff
Phyllis Fickling, WFD	Paul Stratos, WFD	
Brad Hastings	Kevin Taylor, WFD	
Brittany Kelly, SBE	Celeste Tiller, WFD	
Christine Knouff, WFD	Brian Vaughan, Placemaking	
Todd Leahy, Guest	Serena Williams, WFD	
John Marks, Media		

I. Call to Order

The meeting was called to order at 12:15pm; RHEDC Board Members and guests were welcomed. Matt Dosch welcomed Todd Leahy, Executive Director of Arts Center at Fountain Park. Matt Dosch introduced City of Rock Hill's new staff member, Niki Clevenger, who will work with local businesses to help navigate the system.

II. Approve Minutes

Approval of the August 1, 2023, annual meeting minutes approved unanimously.

III. Chairman's Remarks.....Matt Dosch

- a. Albright Commons (at corner of Albright & Mt. Holly)
 - i. 127 acres being redeveloped
 - ii. Includes 150k commercial sq. ft.
 - iii. Up to 400 apartments, 214 townhomes, and 35 single-family lots
 - iv. City Council had 1st reading 9/25/23
 - v. In the Southside Tax Increment Financing District
- b. Poettker Construction – Headquarter Relocation
 - i. 2657 Longmeadow Rd.
 - ii. Class A Office space: 27k sq. ft.
 - iii. \$14.6 million investment
 - iv. 52 jobs – average salary \$90k
 - v. In the Southside Tax Increment Financing District

IV. Financials

- a. The financials as of July 31, 2023, were presented and approved unanimously.
 - i. Total assets down compared to previous year due to Aspen and Waterford sales.
 - ii. RTS loan paid down with sale of Aspen property.
 - iii. Minimal expenses compared to budget amount.
- b. Review and Approval of 2022 990 Tax Return
 - i. Informational return sent out to board on 9/26/23 for review.
 - ii. The 990 was presented and approved unanimously.

V. Organizational Updates

- a. By-law Changes presented for approval.
 - i. A request with changes along with a copy of by-laws were emailed to the board on 9/26/23 (the required amount of time before voting on changes).
 - ii. City Attorney reviewed and suggested the following edits:
 - 1. Composition Update – board size and representation; fiscal year update.
 - 2. Adding in language pursuant to Freedom of Information Act (FOIA) laws including posting of meetings and Conflict of Interest statement.
 - 3. Treasurer role will be shifted to the Vice-Chair (away from the Secretary).
 - 4. Increasing financial authorization from \$10,000 to \$50,000.
 - iii. By-law changes were presented and approved unanimously.

VI. Committee Updates

- a. Business Recruitment & Expansion Committee.....Robert Alexander, Committee Chair
 - i. Aspen Update
 - 1. Transfer of RHEDC Property: *Motion to approve transfer of approximately 2.87 acres from RHEDC to the Aspen Properties Owners Association – which will terminate contract with Adams and allow for removal of the billboard.*
 - 2. Motion approved unanimously.
 - ii. Aspen Phase Two International Drive Design & Permitting
 - 1. Next step in Aspen infrastructure.
 - 2. Estimated Cost: \$250,000 (after Comporium UTC Grant).

3. Childress Klein portion \$160,000 (64%); RHEDC portion \$90,000 (36%).
 4. *Motion to approve RHEDC funding Phase Two Design and Permitting cost (not to exceed \$90,000).*
 5. Motion approved unanimously.
- iii. On going efforts to pursue other Industrial opportunities are being explored throughout the city.
 - iv. 2023-24 Goals
 1. Existing Property Assessment and Development
 - a. Business parks
 - b. Knowledge Park
 - c. Other Real Estate and Opportunities
 2. Small Area Plan and Creation
 - a. Southside
 - b. Commerce Corridor
 - c. North Anderson Road Triangle (RHIP)
 - d. Cherry Road
 - e. VCC support in area of interest
 3. Assess Current Conditions
 - a. Parcel Study
 - b. City Boundary
 - c. Zoning
 - d. Utilities
 - e. Site Analysis
 - f. Planning
- b. Placemaking Committee.....Lori Robishaw, Committee Chair
 - i. Upcoming Event
 1. Freedom Walkway – Honoring Rock Hill’s Heroes for Justice and Equality: Evening of November 14th
 2. 2023-24 Goals
 - a. Downtown sense of place (alleys, murals, spaces, and enhancing the cultural district).
 - b. Southside sense of place (exploring physical connections w/ sidewalks, landscaping, etc. Plus cultural district ties.
 - ii. Measuring the impact of placemaking and economic development to support other artistic organizations (Arts Council, Arts Center, Women’s Art Initiative, etc.).
 - c. Small Business & Entrepreneurship.....Ray Crabb, Committee Chair
 - i. Ray Crabb is new committee chair.
 - ii. Important dates for CORH/SBDC/SBA/Gravity Center Partnership events:
 1. Fueling the Rocket – funding source panel – October 17th, 6-7:30pm at Mercantile.
 2. Launching the Rocket – Pitch Start by Juan Garzon – October 26th, 6-7:30pm at Gravity Center.
 3. Landing the Rocket – Lender Matchmaker & Resource Fare – November 15th, 10am-2pm at Winthrop University Digiorgio Center, Richardson Ballroom.
 - iii. 2023-24 Goals
 1. Build and retain new and existing businesses.
 2. Eliminate operational barriers for new and existing businesses.

3. Align with academic partnerships.
 4. Partner to market small businesses.
- d. Workforce Development.....Thomas Monroe, Committee Chair
- i. 2023-24 Goals
 1. Complete industry skills gap analysis by sector.
 2. Map out expanding capacity and job opportunities by industry/company.
 3. Develop creative and wholistic incentives for jobseekers, i.e., Apprenticeships, Internships, Talent Pipeline Program.
 4. Intentional focus on Veteran’s outreach to build a pipeline.
 5. Identify funding sources to support the Talent Pipeline Program.
 6. Work with Marketing to develop targeted messaging campaign. Identifying funding sources to continue supporting the Talent Pipeline Program.
 7. Currently supporting 17 interns across 12 businesses.

VII. Other Business

- a. Arts Center at Fountain Park.....Todd Leahy, Executive Director
- i. Rock Hill is the 5th largest state, connected to the 21st largest metro area in the country.
 - ii. I Rock Hill and York County, local art is a \$27 million business.
 - iii. Since 2021, we have been exporting \$3 million per year to Blumenthal.
 - iv. The Arts Center at Fountain Park will be the premier destination for performing arts in this region, an active community space that will inspire generations to come.
 - v. Spotlights:
 1. Creative Hub
 2. Economic Catalyst
 3. Accessible to All
 4. Student Engagement
 5. Connecting Community
 - vi. Conversation has been happening for decades, the time to act is now.
 - vii. \$40 million project
 - viii. Private/Public relationship.
 - ix. If you believe in this, you can be involved.

VIII. Adjourn

There being no further business to come before the Board, the monthly meeting was adjourned at 1:00 PM.