

The regular monthly meeting of the Board of Directors of the Rock Hill Economic Development Corporation was held on Tuesday, May 2, 2017 at The Palmetto Room at Old Town. Notice of the meeting was sent to all members, City Council, media and interested citizens. Notice was posted at City Hall on April 28, 2017.

RHEDC Board Members Present:

Greg Austin	Dawn Johnson	David Stringer
Eddie Boulware	Luanne Kokolis	David Vebaun
Myron Brown	Dan Mahony	Cathy Weaver
Bev Carroll	Kerry Mast	Chad Williams
Elaine Copeland	Allan Miller	Rob Youngblood
Bud Dark	Warren Norman	
Matt Dosch	Jim Reno	
Doug Echols	Toy Rhea	
Randy Graham	Andy Shene	

RHEDC Board Members Absent:

Tim Baldwin	Lisa Meadows
John Black	Dave Williams
Melanie Jones	

Others Present:

Stephen Turner, RHEDC Executive Director	Alan Fletcher, Carolina Premier Bank
David Thackham, The Herald	Danita Treiber, Southern Charm Events
Steven Gibson, Assistant City Mgr	Gary Williams, Williams & Fudge
Amy Massey, Kimley-Horn	Janis Pendleton, Clinton College
David Warner, Dir Tech Incubator	Rick Norwood, Dir of Industrial Recruitment
Sally Baker, Financial Analyst	Martin Lane, Proj Specialist
Skip Tuttle, Tuttle Co.	Frank Keel, Dev Mgr
Wes Tuttle, Tuttle Co.	Donnie Messer, Proj Design Mgr
Joanne Fockler, First Citizens	Cathy Murphy, Dev Mgr
Robert Alexander, Coroplast	Jodie Kelly, Office Manager
Tom Camp, Retired South State Bank	David Lawrence, Development Mgr
Auis Cole, York CVB	Laura Little, Key Accounts Coordinator
Mari Doroud, Insignia Group	

I. Call to Order

Chairman Greg Austin called the meeting to order at 12:23 pm and welcomed RHEDC Board Members and guests. He also welcomed Auis Cole, interim Executive Director for York County CVB and Joanne Fockler with First Citizens Bank.

II. Approve Minutes of April 4, 2017 Regular Monthly Meeting

The Minutes of the April 4, 2017 Board Meeting were emailed to the Board on April 10, 2017. 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: 13 totaling 891 new jobs and \$121.4 million investment
- Affinity Healthcare Groundbreaking at TechPark, a \$3.5 million capital investment with 30 more jobs
- Legacy West Site A1 is under contract
- Contract for Site in TechPark North in process, 15 jobs, \$3.0 million investment
- Four Existing BRE calls in April

Knowledge Park – David Lawrence introduced David Vehaun to present

- Indoor sports arena
 - Will be built and owned by developer until 2039; when TIF expires, City will own property
 - Will be largest arena in the southeast at 170,000 sq ft; NCAA eligible
 - Indoor track for walking is planned
- Lowenstein Building
 - Started work on the walls, air conditioning and steel
 - Expect to open in the fall with tenants
- Contract in place for hotel adjacent to the new arena
 - Construction expected to start in the next few months

Technology Incubator – David Warner

- Participated in the 5th monthly 1 Million Cups pitch event
- Hosted a quarterly Entrepreneur Meet-up in the Technology Incubator space
- Participated in the Chamber Small Business Council and 1 Million Cups planning meetings
- Prospected for a college student intern at the Winthrop Reverse Career Fair
- Attended the Data Innovation and Impact program at Winthrop University
- Judged at the student business plan class competition for Entrepreneur Class students at Winthrop University
- Met with the Executive Director of the South Carolina Research Authority in Summerville, to explore future collaboration opportunities.
- Delivered a presentation at the SmartState Annual Meeting of Clemson, USC and MUSC researchers in Charleston.

IV. Committee Reports

Finance – Beverly Carroll

- The Finance Committee met on April 27, 2017.

Financial Statements

- The Statement of Financial Position for March 31, 2017 and Budget Reports for the month of March 2017 were emailed to the board on April 28, 2017.
- Items of note included:
 - Payables at the end of March still include the final payment due for Waterford spec building #2. However, the certificate of substantial completion was received from Planning last week and so the final payment has now been made.
- The committee also reviewed the Profit & Loss Budget vs. Actual for the year to date through March 31, 2017. Items of note for March included:

- Primary operating income: contributions to the Barre Mitchell fund and recognition of Wells Fargo grant funds (Talent Pipeline); and
- Primary operating expenses: Talent Pipeline program, Technology Incubator programs/events and legal fees.
- The Finance Committee presented a motion to approve the Financial Reports from March 31, 2017. The motion was unanimously approved.

Legacy Business Park

- Legacy West
 - Report Sale of Property at Legacy West: RHEDC sold parcel F-2 (6.3) acres at Legacy West to SP Rock Hill Commerce West, LLC on April 19, 2017.
 - The sale occurred under the terms of the Development Agreement between RHEDC and SP Rock Hill Commerce West, LLC dated April 18, 2016.
 - RHEDC received approximately \$355,000 in net cash proceeds
 - Santee Cooper Grant: RHEDC has received and is now processing the final request from Scannell, which will expend the remaining grant funds.
- Legacy East
 - Consider Agreements Related to Legacy East: The Finance Committee reviewed the following documents related to RHEDC's proposed acquisition of land in Legacy East from SP Rock Hill Legacy East, LLC.
 - Deal Points Memo
 - Real Estate Purchase Agreement
 - Lease Agreement
 - Guaranty Agreement (RHEDC and Scannell Development Company)
 - Pursuant to these agreements, RHEDC will purchase a 26.72 acre tract fronting Springdale Road.
- The Finance Committee presented a motion to approve the following three agreements related to Legacy East: 1) Real Estate Purchase Agreement; 2) Lease Agreement; and 3) Guaranty Agreement, with the approval subject to any final revisions recommended by RHEDC's legal counsel. The motion was unanimously approved.

Monthly Progress Report on Waterford Spec Building #2

- As noted earlier, the certificate of substantial completion was issued last week and the final payment to Cope has been made.
- There has been no new prospect activity in the past month. Dialogue continues with Project Q, but staff does not believe that this prospect will enter into a contract.

Report on TechPark Site G

- The Committee reviewed a Contract of Purchase and Sale for RHEDC's acquisition of TechPark Site G from the City of Rock Hill.
- As noted in prior meetings, this acquisition is for RHEDC's future development of a spec building on this site.
- The Finance Committee presented a motion to approve the Contract of Purchase and Sale for TechPark Site G, subject to any final revisions recommended by RHEDC's legal counsel. The motion was unanimously approved.

Report on Aspen Business Park

- The Committee reviewed a proposed Agreement for Professional Engineering Services between RHEDC and Bohler Engineering NC, PLLC related to preliminary design of Aspen Business Park.
- The Agreement provides for compilation and review of available information related to the site, concept planning, schematic design and related meetings and expenses.
- The total cost of the Agreement is \$12,700, plus certain reimbursable expenses. The cost will be split with Childress Klein Properties, with RHEDC's portion estimated at \$7,469.
- The City has already entered into a contract with Bohler for preliminary design of the extension of Museum Road, which will be the primary transportation artery serving the 247 acre site.

- The Finance Committee presented a motion to approve the Agreement for Professional Engineering Services between RHEDC and Bohler Engineering NC, PLLC related to preliminary design of Aspen Business Park. The motion was unanimously approved.

Quality of Life – Allen Miller

- Barre Mitchell Community Initiatives Fund
 - Currently need one third of the board to donate to meet the 100% goal and an additional \$2,500.
 - Reminding everyone about the goal for 100% participation from Board Members to the Barre Mitchell Community Initiatives Fund. Mail a check to RHEDC or pay online using the donation link on www.FreedomWalkway.com.
- October ceremony to be planned for next induction of heroes for Freedom Walkway
- Bleachery Heritage Project will begin this summer by selecting artist and designer.

Innovation – Matt Dosch

- The group toured Winthrop's CreatorSpace (artistic focus) and will visit York Technical College's MakerSpace (technology focus) next month.
- Winthrop has staffed and trained assistants. Will be marketing the space this summer.

Marketing – Bud Dark

- The jobs website is working and getting good feedback. Need to help build a steady supply of jobs and candidates. 2,000 candidates are now listed on the site. The cost is only \$300 per year to place unlimited ads.
- Social media is actively growing on Facebook and Linked In and Twitter. Please join, visit and like to help grow.
- Video production awarded to local company Basic Cable.
- Radio ads started in April for the jobs website.
- New RHEDC website expected to launch in June.

V. Other Business

- A reminder to RSVP for our monthly meetings and please donate to the Barre Mitchell Community Initiatives Fund to help us reach the 100% participation goal.
- The annual meeting is scheduled for June 13th, please put on your calendar.

VI. Adjourn

- There being no further business to come before the Board, the meeting was adjourned at 1:08 pm.

Respectfully submitted,

David B. Vahaun
Secretary/Treasurer

Upcoming Events:

Tuesday, June 6, 2017, 12:00 pm RHEDC Board Meeting AT PALMETTO ROOM
Tuesday, June 13, 2017, 5:30 pm.....RHEDC Annual Meeting AT MILLSTONE