

The regular monthly meeting of the Board of Directors of the Rock Hill Economic Development Corporation was held on Tuesday, February 7, 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 February 3, 2017.

RHEDC Board Members Present:

Greg Austin	Matt Dosch	Andy Shene
Tim Baldwin	Doug Echols	Cathy Weaver
John Black	Randy Graham	Chad Williams
Eddie Boulware	Dawn Johnson	Dave Williams
Myron Brown	Luanne Kokolis	Rob Youngblood
Bev Carroll	Allan Miller	
Elaine Copeland	Jim Reno	
Bud Dark	Toy Rhea	

RHEDC Board Members Absent:

Melanie Jones	Lisa Meadows	David Stringer
Dan Mahony	Warren Norman	David Vehaun
Kerry Mast	Alice Rigdon	

Others Present:

Stephen Turner, RHEDC Executive Director	Rick Norwood, Dir of Industrial Recruitment
John Rinehart, Rinehart Realty	Martin Lane, Proj Specialist
David Thackham, The Herald	Frank Keel, Dev Mgr
Gary Williams, Williams & Fudge	Donnie Messer, Proj Design Mgr
Matthew Kreh, WRHI	Cody Gibson, Intern
Neal Miller, Winthrop	Cathy Murphy, Dev Mgr
Steven Gibson, Assistant City Mgr	Jodie Kelly, Office Manager
Linda Burke, SC Works	Hannah Spruill, Mrkting Coordinator
Jeremy Winkler, CRH	David Lawrence, Development Mgr
Amy Massey, Kimley-Horn	Liam Kyle, Event Coordinator
David Warner, Dir Tech Incubator	Guest of Elaine Copeland
Sally Baker, Financial Analyst	

I. Call to Order

Chairman Greg Austin called the meeting to order at 12:19 pm and welcomed RHEDC Board Members and guests.

II. Approve Minutes of December 6, 2016 Regular Monthly Meeting

The Minutes of the January 10, 2017 Board Meeting were emailed to the Board on February 3, 2017 and were approved as submitted.

III. Prospect Reports/Project Updates

Strengthening Economic Base – Rick Norwood

- Offer has been made on Spec Building #2. Also had two prospect visits.
- Active Projects: 19 totaling 3,446 new jobs and \$469 million investment.
- Elite Logistix lease starts this month.
- Two site visits at Riverwalk.
- 1 site visit Antrim for manufacturing.
- Two Letters of Intent for Tech Park.
- Six existing BRE calls.

Knowledge Park – David Lawrence

- Several brewery prospects are looking at Knowledge Park.
- Two office users, knowledge based, looking for space
- Façade Rehab and Growth Management Programs are being used. 108 Main getting incentive reimbursement for building permit and impact fees. 202 E. Main will be reimbursed for building permit fees. 133-135 Caldwell St will be reimbursed for permit fee and get funds for façade improvements.

Technology Incubator – David Warner

- 1 Million Cups pitch event every month, averaging 20 plus people in attendance. Great opportunity for entrepreneur to ask community for help.
- Every Friday hosting the Winthrop University Senior Capstone course. They get real business practice experience.
- Feeding Innovation sponsored by SC Community Loan Fund. The free application for program that meets one night a week for two months for anyone with a small business or start up in the food business. Targeting food deserts in the area.
- 2017 Student Innovation Competitions will start Feb 24-March 3 at the Winthrop Campus. The Public School Competition will run March 6-10 at the Saluda Trail Middle School for middle and high school students.
- Expect to gain a new client, video surveillance company, relocating from the Midwest.

Downtown Marketing – Cathy Murphy and Martin Lane

- February 21st will be the first Meet and Greet for Collision co-work at 5:30pm, 116 E Main Street.
- Also on February 21st, EUD is hosting the first Business Social at Backspin; 5pm-7pm located 121 Caldwell Street.
- Soft opening for new business, Nailed It DIY, 139 E. Main Street.
- Upcoming events include St. Patrick's Day celebration on March 17th; Come See Me Festival April 20-28; Food Truck Friday's will be held 5/19, 6/16, 7/22, 8/18, 9/15, and 10/20; the Farmer's Market will run 6/1 – 8/31; Concert Series June and August; Red, White & Boom July 3rd; BMX Opening Ceremonies on Saturday, July 22nd.

IV. Committee Reports

Finance – Beverly Carroll

- The Finance Committee met on February 2, 2017.

Financial Statements

- Statement of Financial Position for December 31, 2016 and Budget Reports for January 1 through December 30, 2016 were emailed to the board on February 3, 2017. The Finance Committee presented a motion to approve the Financial Reports from December 31, 2016. The motion was unanimously approved.

Monthly Progress Report on Waterford Spec Building #2

- Received a Letter of Intent to purchase the building. This will provide 66 new jobs to Rock Hill and at the sales price is expected to result in \$371,755 in net cash. There are still some details to work through.

Consider Motion to Approve Letter of Intent

- Motion from the Finance Committee to approve the current Letter of Intent, subject to: 1) the buyer's agreement to terms that are acceptable to the Board; and 2) final legal review. Motion includes authorizing the RHEDC Chair and Stephen Turner to approve the letter of intent pending any necessary changes as recommended by legal counsel.
- The motion was unanimously approved.

Legacy Business Park

- Legacy West – 65% of the Santee Cooper Grant has been expended.
- At the January meeting, the Board approved a motion to execute a side letter agreement for Parcel A regarding the work to be done through the SC Department of Commerce grant. The agreement has been executed.
- Legacy East – Finance is continuing to negotiate a more active role for RHEDC. Significant progress has been made to support the development of infrastructure: a) The City of Rock Hill continues to make progress on a \$7-8 million sewer project that will serve Legacy East and other land in the Burgis Creek drainage basin; b) York County has approved \$1 million in C-funds (gas tax funding) for improvements to public roadways that will serve the Legacy East site, including Springdale Road; c) Comporium has indicated a willingness to consider a commitment of Infrastructure Tax Credit funding to support Legacy East Infrastructure. Staff is working with Comporium on this proposed commitment.

507 East Main Site

- An offer was made to purchase the 1.29 acres and build seven Charleston style homes. Builder would be required to build two homes within one year and to develop the remaining five homes in a reasonable time.

Consider Motion to Approve Sale of 507 East Main St

- Motion from the Finance Committee to approve the sale of the 507 East Main site to Cityview Builders and Services, Inc. for the price of \$100,000 and to authorize the RHEDC Chair and Stephen Turner to execute the contract pending any necessary changes as recommended by legal counsel.
- The motion was unanimously approved.

Tech Park Update

- Merriman Schmitt Architects has been selected to create a basic flex plan design for the third building that can be presented to interested contractors. The cost of the basic design has been incorporated into the 2017 budget.

2017 BMX World Championship

- RHEDC's approved 2017 goals include considering hosting a hospitality tent for local business leaders at the 2017 BMX World Championship event, which is an ideal opportunity to cultivate prospects and members attending the event. RHEDC has received a proposal from the organizers of the BMX event for a \$5,000 sponsorship of the BMX World Championship and to host a hospitality event during the championship week. In addition to the \$5,000 sponsorship, RHEDC would be responsible for the costs of the hospitality event, including food and drink, invitations, etc. The hospitality tent will be on a Tuesday, Wednesday or Thursday (7/25, 7/26 or 7/27).

Consider Motion to Approve \$5,000 Sponsorship of BMX World Championship Event

- Motion from the Finance Committee to approve \$5,000 sponsorship of 2017 UCI BMX World Championships and to host a hospitality tent during the event (additional costs for hospitality to be determined).
- The motion was unanimously approved.

Quality of Life – Allan Miller

- 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.

Innovation – Matt Dosch

- The Talent Pipeline has been very successful.
- 14 businesses participated by hosting Interns, 33 Interns placed during grant period, for a total project investment of \$100,000.
- In process of requesting \$35,000 more from Wells Fargo to continue the program.

Marketing – Bud Dark

- Charlotte Business Journal insert from December, 2016 was well received.
- The billboard campaign has had a great reaction. Please let committee/staff know of any feedback.
- The job website started with 118 daily average visitors. After the billboards, this jumped to 800 to 1,000 plus, especially on Fridays.
- To date, there are 12 employers, listing 95 jobs, with 540 candidates, posting 200 resumes.
- Need more traffic by offering more jobs. It is only a \$300/yr investment. Please encourage businesses to sign up.
- RHEDC Facebook page has been linked to RockHillUSA and Knowledge Park, giving a 25% increase on Likes.
- Asking members to please attend the business social networking on Tuesday, February 21st at Backspin at Millstone 5:00pm – 7:00pm and to serve as Knowledge Park Ambassadors.
- Marketing programs that are coming up include: Google Adwords campaign this month, Video production RFQ in March, Radio Ads in April, Information Packets in May, and launching the new website in June. Social media and promotions will be ongoing.

V. Other Business

- A reminder to RSVP for our monthly meetings.

VI. Adjourn

- There being no further business to come before the Board, the meeting was adjourned at 1:21 pm.

Respectfully submitted,

David B. Vahaun
Secretary/Treasurer

Upcoming Events:

Tuesday, March 7, 2017, 12:00 pm
Tuesday, April 4, 2017, 12:00 pm
Tuesday, May 2, 2017, 12:00 pm

RHEDC Board Meeting AT PALMETTO ROOM
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