

**ROCK HILL ECONOMIC DEVELOPMENT CORPORATION**  
**Regular Monthly Meeting**

**May 3, 2016**

The regular monthly meeting of the Board of Directors of the Rock Hill Economic Development Corporation was held on Tuesday, May 3, 2016 at the City Club of Rock Hill. Notice of the meeting was sent to all members, City Council, media and interested citizens. Notice was posted at City Hall on April 28, 2016.

**RHEDC Board Members Present:**

Greg Austin	Randy Graham	Alice Rigdon
Tim Baldwin	Dawn Johnson	Andy Shene
John Black	Luanne Kokolis	David Vehaun
Eddie Boulware	Dan Mahony	Cathy Weaver
Myron Brown	Allan Miller	Chad Williams
Bev Carroll	Warren Norman	Dave Williams
Elaine Copeland	Jim Reno	Rob Youngblood
Lee Gardner	Toy Rhea	

**RHEDC Board Members Absent:**

Jason Broadwater	Doug Echols	David Stringer
Eddie Brown	Kerry Mast	Gary Williams
Brian Crenshaw	Greg Rutherford	

**Others Present:**

Sally Baker, Financial Analyst  
Vickie Conner, City of Rock Hill  
Keith Costley, Keck & Wood  
Mike Crowder, WRHI  
Steven Gibson, Assistant City Manager  
Jesslyn Ham, City of Rock Hill  
Martin Lane, City of Rock Hill  
David Lawrence, Knowledge Park Development Manager  
Susan Lyle, Performance Manager  
Julie Marshall, Saluda Trail Middle School  
Amy Massey, Kimley-Horn  
Lisa Meadows, Rock Hill/York County CVB  
Cathy Murphy, City of Rock Hill  
Rick Norwood, Director of Industrial Recruitment  
McKenzie Pearson  
Paul Rehkow, TD Bank  
John Rinehart  
Teresa Thomas, Office of Senator Lindsey Graham  
Skip Tuttle,  
Wes Tuttle, The Tuttle Company  
George Ward, J.M. Cope  
David Warner, Technology Incubator Director  
Jeremy Winkler, Intergovernmental Manager

**I. Call to Order and Welcome**

Chairman Greg Austin called the meeting to order at 12:10 pm and welcomed RHEDC Board Members and guests.

**II. Approve Minutes of March 1, 2016 Regular Monthly Meeting**

The Minutes of the April 5, 2016 Board meeting were approved as submitted.

**III. Prospect Reports/Project Updates**

*Business Parks – Rick Norwood*

- Active Prospects: 17 totaling 1,340 jobs and \$132 million investment.
- Active Projects: 17 totaling 1,430 jobs and \$443.7 million investment.
- Inactive Projects: 9 totaling 999 jobs \$97 million investment.
- Spec Building # 2 in Waterford – starting in Spring of 16
- Active New Construction or Expansion projects in every Business Park
- Prospect interest already in RHEDC Spec and Scannell Spec

*Technology Incubator @ Knowledge Park – David Warner*

- Hosted the second annual Middle School Knowledge Park Fun Tour for 35 students and faculty as a reward for participation in the 2016 business Model Competition.
- Attended Gigabit Cities LIVE 2016 which focused on the community Impact of gigabit internet service
- Client company P2Ops and its TV TOC Box product was presented to SC Launch at Clemson iCAR for potential funding and assistance
- Participated in the Charleston Innovation Tour and reviewed the operating policies of the Harbor Entrepreneur Center, the Launch Pad co-work space, the Charleston Digital Corridor (Flagships), the Low Country Local First Center, and the Lowcountry Innovation Center
- Attended the SBIR Road Tour of federal grant agencies at Clemson iCAR with two client companies represented, Lithium Ion Power and the Green Generation Group.
- Conducted the fourth Business Growth Workshop of the year entitled “Getting Your Brand Right.”
- Meet with new early stage company Thrive GPO to consider relocation to Knowledge Park

*Knowledge Park – David Lawrence*

- Sora Phelps Rock Hill LLC (master developer) and City of Rock Hill continue to work on a new Master Development Agreement and Financing Agreement. The agreements include items such as land purchase schedules (timing and prices), infrastructure investments (planned expenditures, timing, and financial requirements), and credit enhancement for debt issuance, project ownership structures, and planned uses for TIF funds. Key dates in this process include:
  - April 5<sup>th</sup> Planning Commission approved the Development Agreement
  - April 11<sup>th</sup> City Council approved (first reading) Development Agreement/Financing Agreement
  - May 9<sup>th</sup> City Council to consider (second reading) Development Agreement/Financing Agreement
- The master developer is working on a marketing plan for the redevelopment of the Bleachery site including a “fly through” video. A redevelopment preview event “From Textile to Tech-Style” is scheduled for May 23<sup>rd</sup> at 2:00 pm.
- An application for a Brownfield Loan provided through the Catawba Council of Governments was filed and was approved. The loan will help the master developer lower the overall cost of abating lead-based paint and asbestos within the Lowenstein Building and the 1939 Building.
- Visits to learn about the development and operation of co-work facilities, business accelerators, and business incubator facilities were completed in Charleston, SC (April 13<sup>th</sup> and 14<sup>th</sup>) and a future trip to Greenville, SC is planned.

*Downtown – Cathy Murphy*

- Friends of the York County Library Used Book Store opened on Main Street in April. Initial plans are to be open weekly on Thursday, Friday and Saturday from 10:00 am until 4:00 pm.
- The Roasting Company has submitted renovation plans for 122 Oakland Avenue. A mid-July opening is projected.
- Events scheduled for Spring/Summer 2016 Include:
  - Farmers Market: May 19 – Sept. 15, 5:00 pm – 8:00 pm, Fountain Park
  - Food Truck Friday: May 20, June 17, July 15, Aug. 19, Sept. 16, 6:00 – 10:00 pm, Fountain Park
  - Old Town Amphitheater Concert Series
    - The Guess Who – June 4
    - America – July 9
    - Toto – August 12
  - Red, White & BOOM! – July 3

**IV. Committee Reports**

*Finance – Lee Gardner*

The Finance Committee met on April 28.

**Consider Approval of RHEDC March 31, 2016 Financial Reports**

The committee reviewed and approved the Statement of Financial Position for March 31, 2016, the March Budget Report, and the Innovation Challenge Grant report dated April 25, 2016.

The Finance Committee presented a motion to approve the Statement of Financial Position for March 31, 2016, the March Budget Report, and the Innovation Challenge Grant report. The motion was unanimously approved.

**Update on the Waterford Spec Building #2**

- Santee Cooper Loan Closing – closing is expected to be on or before May 16th, and we will begin construction immediately thereafter.
- RHEDC entered into a fixed price construction contract with J. M. Cope on May 7, 2015. Andrew Cope, President of J. M. Cope, presented an update on the project schedule and pricing. He explained that due to a robust construction climate he expects some cost increases and potential shipping delays with concrete and concrete panels. He is working to acquire concrete from an alternate vendor. He anticipates the project being completed within the allocated budget, during 4th quarter of 2016.
- Prospective buyers are already expressing interest in the new building.

**Update on Legacy West Business Park**

In April 2016 the RHEDC Board approved the Development Agreement between RHEDC and Scannell. Key points of the Development Agreement:

- RHEDC to receive assignment of contracts and options to purchase 3 tracts of land totaling about 94 acres
- RHEDC to close on purchase of 2 tracts, totaling about 79 acres by June 27, 2016, net cost to RHEDC of approximately \$1.3 million
- Scannell to purchase from RHEDC 2 building sites totaling about 42 acres by July 29 and start construction of two spec industrial buildings
- RHEDC to seek grants to support infrastructure development of the sites
- Scannell to fund infrastructure costs above the amounts provided by grants

- Scannell to manage infrastructure construction
- Scannell to acquire all tracts from RHEDC within 3 years
- RHEDC expects to generate up to \$400,000 in cash to help fund future investments in business park sites
- Scannell and RHEDC to work cooperatively to plan the development of the 300 acre Legacy Park East development

Mr. Gardner reported that RHEDC completed the closing on Parcel F (44.07 acres, with 41.89 usable acres) owned by the Williams family on Tuesday, April 26th. Per the executed development agreement, RHEDC contributed cash of \$360,785.30 to the closing. The next closing (Parcel A, 18.55 usable acres and 13.161 unusable acres) will occur on or before June 27, 2016.

Mr. Gardner also provided an update on the Santee Cooper Site Readiness Grant. With the completed closing on the first parcel, RHEDC became eligible to submit the grant application. The application was submitted on April 29th.

**Consider Proposal for New Signage at TechPark**

The Committee reviewed a proposal submitted by the TechPark Property Owners Association for new signage at the two Dave Lyle Boulevard entrances to the park and for new directory signs within the park. Design for the new signs will be consistent with the TechPark sign on Anderson Road. The projected cost for the new signs is \$52,586.44. The TechPark POA is considering using \$15,586.44 of cash reserves to contribute to the cost, and then issuing a special assessment to fund the remaining \$37,000.

*Quality of Life – Luanne Kokolis*

The Quality of Life Committee met on April 5 and reviewed 10 proposals from students for a public art installation at the new White Street roundabout. The committee will report back to the board at the June meeting and present the selected design

**V. Adjourn**

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

Respectfully submitted,

David Vebaun  
Secretary/Treasurer

**Community Interest Presentation**

Dr. Julie Marshall, Saluda Trail Middle School

Dr. Marshall reported on her experience over the past two years in coaching STEAM student teams at Saluda Trail Middle School in the Business Model Competition, sponsored by the Technology Incubator @ Knowledge Park. Explaining that the “design cycle” is how they teach, the Business Model Competition provided collapsed time frames for the students to perform, adding real life pressure and intensity that they normally don’t get in the classroom. The Business Model Canvas used in the competition, was a valuable teaching tool for students to collaborate to get their ideas on paper. For the students overall, the entire experience made them feel part of what is happening in Knowledge Park, and for many, changed their paradigms about the future of Rock Hill.

Upcoming Events:	Tuesday, June 7, 2016, 12:00 pm	RHEDC Board Meeting
	<b>Thursday, June 16, 2016, 5:30 pm</b>	<b>RHEDC Annual Meeting</b>
	Tuesday, July 5, 2016, 12:00 pm	RHEDC Board Meeting
	Tuesday, August 2, 2016, 12:00 pm	RHEDC Board Meeting
	<b>Friday, October 28, 2016, 8:00 am</b>	<b>RHEDC Annual Retreat</b>