

The regular monthly meeting of the Board of Directors of the Rock Hill Economic Development Corporation was held on Tuesday, December 5, 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 November 30, 2017.

RHEDC Board Members Present:

Robert Alexander	Brad Hastings	Jim Reno
Tim Baldwin	Dawn Johnson	Justin Smith
Eddie Boulware	Melanie Jones	Chad Williams
Myron Brown	Luanne Kokolis	David Williams
Bev Carroll	Dan Mahony	Rob Youngblood
Bud Dark	Kerry Mast	
Mari Doroud	Allan Miller	
Doug Echols	Warren Norman	
Joanne Fockler	Penny Pratt	
	Lain Reavis	

RHEDC Board Members Absent:

John Black	David Vebaun
Matt Dosch	Dave Williams
Randy Graham	

Others Present:

Stephen Turner, RHEDC Executive Director	Skip Tuttle, Tuttle Co
Sally Baker, Financial Analyst	Matthew Kreh, WRHI
Rick Norwood, Dir of Industrial Recruitment	Amy Faulkenberry, Piedmont Medical
Jeremy Winkler, Intergovernmental Mgr	John Gettys, attorney
Jodie Kelly, Office Manager	Amy Massey, Kimley-Horn
David Lawrence, Development Mgr	Pam Morrell, broker
Greg Austin, Comporium	Laura Little, acct coordinator
Cathy Murphy, Development Mgr	Andy Shene, First Citizens Bank
David Warner, Dir Tech Inc	
Danita Treiber, Southern Charm Events	
David Thackham, The Herald	

I. Call to Order

Chairman Beverly Carroll called the meeting to order at 12:07 pm and welcomed RHEDC Board Members and guests.

II. New Board member introduction for the month – Joanne Fockler

Justin Smith is principal at Vinyet Architecture

III. Approve Minutes of November 7, 2017 Regular Monthly Meeting

The Minutes of the November 7, 2017 Board Meeting were emailed November 30, 2017. A motion was made and seconded to approve the minutes as presented. The motion was approved unanimously.

VI. Prospect Reports/Project Updates

Strengthening Economic Base – Rick Norwood

- Active Projects: 16 totaling 3,270 new jobs and \$666.6 million investment
- Legacy Park
 - Closing Complete on sale of property Legacy Park West (LPW) site
 - Prospect interested in a 135,000 SF building - Paddock site
 - Legacy East Spec Buildings sold to Graham Commercial Properties
 - Proposal out for a 194,000 SF prospect for Building 8 (first building to be built) in LPE and for a 168,000 SF prospect for Lot 7 in LPE
 - Prospect proposal for 350,000 SF in either the existing 432,000 SF building in LPW or a building to be built on Lot 4 in LPE
- TechPark
 - Site G to sell to Composite Resources – closing 12/11
 - Prospect Activity on Site I (beside the BTC on Anderson Road)
- Waterford
 - One NEW prospect visit – Waterford Spec #2, 3 new inquiries
- Riverwalk
 - 507,000 SF Spec Building under construction
 - Site F Under Contract – Announcement Pending
 - PCLS Building Under Contract – Announcement Pending
- Business & Retention
 - 3 Existing Industry Calls made in November

Knowledge Park – David Lawrence

- Business license changes and new incentives approved by City Council on November 27th.
 - Adopts the state model for discounting the rate charged on gross income above \$1 million; a 10% discount applies for each million in gross income up to a maximum discount of 40% (e.g. \$4 million and higher receive 40% rate discount)
 - Adopts the 2017 North American Industry Classification System (NAICS); reduces rates on about 2,000 businesses and results in lower fees (about \$315,000)
 - Business license abatement for up to 5 years if thresholds are met.
 - City has the ability to recoup abatement if the business fails to perform.
 - Rules in place regarding the sale of businesses, starting a second similar business, etc.
- 108 E Main St.
 - Lat Purser and Associates/The Tuttle Company are nearing completion on the construction of 89 apartment units at 108 East Main Street. Construction is expected to be complete at year-end. Various public improvements (walkway next to the building, sidewalks, on-street parking, landscaping) are underway as well.
- University Center
 - Phase I infrastructure work is underway. The work includes roads, water services, electric services, storm water facilities, and sanitary sewer lines.
 - Announcements regarding several tenants coming to the Lowenstein Building/1939 Building took place on 10/27:

- Piedmont Medical primary care
- Winthrop University exercise science
- subsidiary of Fortune 200 company
- City of Rock Hill sports arena
- Keck & Wood engineering
- Atlas Copco
- A development partnership led by The Sherbert Group will redevelop the power plant building with additional floors added for brewery, restaurant and office tenants
- Construction is starting on the sports arena, now at 170,000 SF
- A Cambria Hotel will be built offering 110 rooms; opening in 2019
- A parking deck offering 770 spaces will be built in proximity to the sports arena and hotel in 2018
- Construction of the sports arena, parking deck, and hotel will take place at the same time, requiring significant coordination and planning.
- Parking
 - A parking equipment RFP seeking vendors to provide access and revenue control equipment for the new parking deck and the Lowenstein Building/1939 Building at University Center has been issued.
 - Policy changes will need to be made to accommodate paid parking and new parking approaches.
- Redevelopment
 - Staff is working with real estate developers who have expressed interest in development sites (Annex site, former Good Motors, TownCenter sites, etc.) located within Knowledge Park.
- Knowledge Park
 - Supporting redevelopment planning (parking, tax credits, building improvements, target uses, etc.) efforts underway in regards to the Springs Creative Distribution Center property (400,000+ sq. ft.).
 - Efforts to accelerate redevelopment interest in South Oakland Avenue will be assisted through improved parking, connections to downtown and infrastructure improvements to be planned and implemented.
 - City Council held a workshop with Alta Planning and Design to begin work on a planning and design study for the Knowledge Park Pedestrian/Cyclist Connectivity System. Knowledge Park Leadership Group issued a recommendation after completing interviews and proposals reviews with bidders. The project may include a bridge over Dave Lyle Boulevard and Norfolk Southern's railway. Goals of the project include moving visitors safely throughout Knowledge Park while extending their stay and also increasing the attractiveness of vacant/underutilized sites for development.
 - A Knowledge Park Strategy Plan will likely be created in 2018 to guide/coordinate the various economic development efforts (incentives, infrastructure, real estate redevelopment, marketing, talent development, etc.) to be pursued over the next 5+ years.

Technology Incubator – David Warner

- 11/7 Joined 3 other Economic Development staff members in talking about careers with 8,000 8th grade middle school students from around the Region at the Teen CEO Day at Winthrop Coliseum.
- 11/14 Hosted the Knowledge Park Coders event on Alexa Skills with Jeremy Proffitt
- 11/15 2017 Ignite Your Innovation Conference at the Marriott Kingsley in Fort Mill. Conducted a day-long workshop on improving local businesses.
- 11/15 1 Million Cups 1st Year Anniversary Event – MyTcase update by Theron Pickens and announcement of Knowledge Perk by Ryan Sanderson
- 11/16 Presented at the “Access To Success” event at the Sylvia Theater in York
- 11/18 Hosted two seminars as part of the multi-day Art Party event. Copyright and trademark protections for artwork, and art as a business.

- 11/28 Promoted and attended the Threads By Nomad event at the Rock Hill Cotton Factory

VII. Committee Reports

Finance – Luanne Kokolis

- The Finance Committee met on November 30, 2017.

Financial Statements

- The Statement of Financial Position for October 31, 2017 and Profit & Loss Budget vs. Actual for the year to date through October 31, 2017 were emailed to the board on November 30, 2017.
- Items of note included:
 - Continued monthly allocation of a loan amortization reserve for the Waterford Spec Building loan obligation.
 - Annual Antrim billing for taxes and operating expenses; increases RHEDC's basis in Antrim
 - Operating activity with the Barre Mitchell Fund, the annual retreat, Talent Pipeline program, Technology Incubator programs and legal fees.
- The Finance Committee presented a motion to approve the Financial Reports from October 2017. No second was necessary. The motion was unanimously approved.

Consider Recommending the 2018 Operating Budget – Sally Baker

- The committee reviewed a draft operating budget for 2018; the board
- There are no major changes or new initiatives included in the budget. It is based on actual activity for 2017, combined with updated projections for 2018.
- Items of note include:
 - Rebudgeting the \$300,000 SC Commerce LocateSC grant; these activities were projected to occur in late 2017, but will now happen in Q1 of 2018.
 - Inclusion of the expected 2018 Q1 sale of property at Legacy East; we do not usually budget for property sales, but this sale is considered to be highly probable in Q1.
 - Shifting how the budget accounts for temporarily restricted funds that are expected to be released from restriction in 2018. This is not new income, but will correspond to actual expenses expected to occur in 2018.
- The Finance Committee presented a motion to approve the 2018 Operating Budget. No Second was necessary. The motion was unanimously approved.

Consider an amended agreement with Scannell related to the shift of SC Commerce grant funding from Legacy West to Legacy East

- At the November 7th meeting, the board approved a motion from the Finance Committee to recommend that RHEDC take necessary steps with SC Commerce to shift the \$300,000 LocateSC grant from Legacy West to Site 8 in Legacy East.
- The request has now been approved by SC Commerce.
- The Finance Committee presented a motion to approve a draft Side Letter Agreement with Scannell related to the shift of SC Commerce grant funding from Legacy West to Legacy East. The approval is subject to final changes that may be recommended by legal counsel. No Second was necessary. The motion was unanimously approved.

Quality of Life – Melanie Jones

- Consider a non-binding Memorandum of Understanding Regarding Public Art in “Old Town” Rock Hill
 - The MOU will be between RHEDC, the City of Rock Hill, the Women’s Art Initiative and the Arts Council of York County
 - The goals of the MOU are:
 - To enhance the design of public spaces in Old Town through collaboration among community leadership, citizens, and artists;
 - To complete at least three installations of public art in Old Town within the next five years;
 - To engage in deliberate, creative, meaningful, and fun “place-making” in Old Town that will support the healthy growth of Old Town as the City’s economic center and the first designated “Cultural District” in the State of South Carolina.
- A reminder that the Barry Mitchell Fund is at \$4,480 to date and the goal is \$7,500. Please be sure to contribute if you have not already done so.

VIII. Other Business

- A reminder that we will be holding our annual Joint meeting with City Council on January 11th and any business items can be addressed at the same meeting. There will not be any Tuesday meeting in January.
- A reminder to please donate to the Barre Mitchell Community Initiatives Fund to help us reach the 100% participation goal.

IX. Adjourn

- There being no further business to come before the Board, the meeting was adjourned at 12:41 pm.

Respectfully submitted,

David B. Vahaun
Secretary/Treasurer

Upcoming Events:

THURSDAY, January 11, 2018, (11:45 am lunch).....Joint City Council/RHEDC AT Operations Center
Tuesday, February 6, 2017, (11:45 am lunch) RHEDC Board Meeting AT PALMETTO ROOM
Tuesday, March 6, 2017, (11:45 am lunch) RHEDC Board Meeting AT PALMETTO ROOM