

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

RHEDC Board Members Present:

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

RHEDC Board Members Absent:

John Black	
Brad Hastings	Brad Talbert
Dan Mahony	David Vahaun
Justin Smith	Dave Williams

Others Present:

Stephen Turner, RHEDC Executive Director	David Thackham, The Herald
Sally Baker, Financial Analyst	Evan Bohner, Winthrop
Rick Norwood, Dir of Industrial Recruitment	Skip Tuttle, Tuttle Co
Jeremy Winkler, Intergovernmental Mgr	Wes Tuttle, Tuttle Co
Jodie Kelly, Office Manager	Lynda Burke, SCDEW/SCWORKS
David Lawrence, Development Mgr	Auvis Cole, CVB
Greg Austin, Comporium	Alan Fletcher, Carolina Premier Bank
Toy Rhea, Gala Affairs	Bernice Huskins, York County Chamber
Cathy Murphy, Development Mgr	Matthew Kreh, WRHI
David Warner, Dir Tech Inc	Paul Rekhov, TD Bank
Liam Kyle, Event Coordinator	Kelly Morabito, First Citizens
Martin Lane, Proj Specialist	Grady Love
Sarah Key, Spec Ev	M. Phillips, Wells Fargo
Danita Treiber, Southern Charm Events	

I. Call to Order

Chairman Beverly Carroll called the meeting to order at 12:06 pm and welcomed RHEDC Board Members and guests.

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

Joanne Fockler is a Business Banker at First Citizens Bank

III. Pennies4 Progress – Rob Youngblood

Attendees are urged to vote today. Bev Carroll stressed that the program is supported by RHEDC and helps grow development in Rock Hill.

IV. Feedback from Planning Retreat: Next Steps – Bev Carroll

Beverly reviewed the recommendations for course adjustments in Knowledge Park in the in board packet handout.

V. Approve Minutes of October 3, 2017 Regular Monthly Meeting

The Minutes of the October 3, 2017 Board Meeting were emailed November 6, 2017. A motion was made and seconded to approve the minutes as presented. The motion was approved unanimously.

VI. Prospect Reports/Project Updates

Knowledge Park – David Lawrence

- 108 E Main St.
 - Lat Purser and Associates/The Tuttle Company continue 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 planned.
- University Center
 - Phase I infrastructure work is underway. The work includes the installation of 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
 - City of Rock Hill sports arena
 - Winthrop University exercise science
 - Keck & Wood engineering
 - subsidiary of Fortune 200 company
 - 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 expected to start in November 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
 - Staff has drafted 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.
- Redevelopment
 - Staff is working with real estate developers who have expressed interest in other development sites (Annex site, former Red Coach site, former Good Motors, 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.
- City Council authorized the City Manager to hire Alta Planning and Design to complete planning and design work on a 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 new development

Technology Incubator – David Warner

- Since August 2013
 - Entrepreneurs Directly Assisted by the TI@KP: 161
 - Technology Client Companies Recruited: 22
 - Employees Represented by Client Tech Companies: 131
 - Amount of Capital Raised by Client Companies: \$2.0m
 - Client Companies Invited to Pitch to SC Launch: 6
 - Client Companies Accepted as SC Launch Members: 6
 - SC Launch Funds Invested in Clients: \$450,000
 - Client companies located in Knowledge Park: 7
 - Client company internships created: 12
 - Interns hired full time by client companies: 4
 - Graduated Companies: 7
 - Office Space Demand Generated: 25,000 sq ft

Strengthening Economic Base – Rick Norwood

- Active Projects: 18 totaling 1,967 new jobs and \$342 million investment
- Legacy Park
 - Closing Complete on sale of property Legacy Park West (LPW) site
 - Prospect interested in a 135,000 SF - 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 432k sf building in LPW or a building to be built on Lot 4 in LPE
- TechPark
 - Prospect Activity Site G under Contract to Composite Resources
 - Prospect Activity on Site I (beside the BTC on Anderson Road)
- Waterford
 - One NEW prospect visit at Waterford Spec #2
- 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 October

- Announcements:
 - *Continental Tire buys former PCLS Building*
 - *New Investment: \$9,000,000*
 - *New Jobs: 10*
 - *LazyBoy builds new Warehouse Facility*
 - *New Investment: \$8,452,039*
 - *New Jobs: 29*

Downtown – Cathy Murphy

- Major Announcements include:
 - Lowenstein Building (160,000 square feet) 221 jobs
 - Keck and Wood
 - Atlas Copco-75 office employees
 - Piedmont-primary care
 - Winthrop University-Exercise Physiology
 - Top 200 company-to be announced
 - Parking below
- Sports Arena
 - Winter 2019
 - 170,000 square feet
- Cambria Hotel
 - Winter 2019
 - 110 rooms
 - 6 stories
- First of three parking decks
 - 770 spaces
- Prospects
 - Retail
 - Wants to purchase 4,000-10,000 SF
 - Wine bar
 - 119 South Oakland
 - Brew pub
 - February 2019
- Old Town Events
 - 10/20/17 Food Truck Friday 4,000+
 - 10/21/17 Oktoberfest 3,800+
 - 10/31/17 Boo-Ha-Ha-over 5,000 children!
 - Upcoming:
 - 11/17/17 Founders Holiday Ice Rink, Food Truck Friday, Juneteenth make-up
 - 11/30-12/3/17 ChristmasVille
- Social Media
- Facebook:
 - January: 15,790 likes
 - November: 18,393 likes
- Instagram:
 - January: 1,693 followers
 - November: 2,305 followers

VII. Committee Reports

Marketing – Bud Dark

- Knowledge Park themes: talent, technology, urban amenities, entrepreneurship, attraction of knowledge economy businesses.
- Marketing four primary, interconnected targets:
 - Talent (Employees)
 - Businesses (Employers)
 - Site Selectors (Brokers, Realtors)
 - Community (Citizens/Internal)
- Future plans include:
 - Continue talent attraction efforts
 - Business, Realtor/Broker attraction to KP
 - Oldtown retail recruitment
 - Placemaking

Finance – Luanne Kokolis

- The Finance Committee met on November 2, 2017.

Financial Statements

- The Statement of Financial Position for September 30, 2017 and Profit & Loss Budget vs. Actual for the year to date through September 30, 2017 were emailed to the board on November 6, 2017.
- Items of note included:
 - Continued monthly allocation of loan amortization reserve on the balance sheet.
 - There were two new contributions to the Barre Mitchell Fund; there was also activity with the Talent Pipeline program, Technology Incubator programs and legal fees.
- The Finance Committee presented a motion to approve the Financial Reports from September 2017. No second was necessary. The motion was unanimously approved.

Report on Proposal to Shift SC Commerce Grant Funds from Legacy West to Legacy East

- Scannell, our partner in the Legacy Park development, has requested that the \$300,000 SC Commerce site development grant be shifted from Parcel A at Legacy West to Parcel 8 at Legacy East.
- The reason for this change is to support initial development activities at Legacy East, which will open then entire 300 acre tract to marketing and development.
- Staff has made an initial inquiry to SC Commerce regarding this change and the response is positive.
- Motion from the Finance Committee to recommend that RHEDC take necessary steps with SC Commerce to shift the grant funding to Site 8 in Legacy East. No Second was necessary. The motion was unanimously approved.

Consider Authorization for EPA Cleanup Grant Application for Annex Site

- Staff shared a proposal for RHEDC to apply for an EPA Cleanup Grant of up to \$200,000 for work on the Annex site. This grant was originally approved by RHEDC last year, but the we missed the application window for 2016, and so the application will be submitted this year instead. The application will be submitted in December.
- The Finance Committee presented a motion to authorize a grant application to the EPA for a Hazardous Brownfields Cleanup grant for the Annex site property. No Second was necessary. The motion was unanimously approved.

Consider First Amendment to the Economic Development Fund Agreement between RHEDC and the City of Rock Hill.

- The committee reviewed a document entitled First Amendment to the Economic Development Fund Agreement.
- This document formalizes the RHEDC Board’s previous action to participate with the City and the joint Economic Development Investment Fund in the funding of stormwater improvements at TechPark.
- City Council is expected to act on this agreement on November 13. This is being shared as information. No action is needed

Quality of Life – Melanie Jones

- The 2017 Freedom Walkway Heroes were honored at a reception on November 1, 2017. The honorees were: Chief Gilbert Blue, Brother David Boone, Marshall Doswell, Reverend Cecil A. Ivory, Sr.
- 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.

Innovation – Matt Dosch

- Teen CEO Day was very well attended with over 4,000 students learning about different career paths available. Staff and members of the committee were at booths to meet and discuss with the students.

VIII. Other Business

- Consider cancelling the January 9th regular board meeting
 - We will be holding our annual Joint meeting with City Council on January 11th and can combine the two so that any business items can be addressed at the same meeting.
 - A motion was made to combine the January meetings. No Second was necessary. The motion was unanimously approved.
- 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 1:22 pm.

Respectfully submitted,

David B. Vebaun
Secretary/Treasurer

Upcoming Events:

Tuesday, December 5, 2017, (11:45 am lunch) RHEDC Board Meeting AT PALMETTO ROOM
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