



ROCK HILL ECONOMIC DEVELOPMENT CORPORATION
Executive Committee Meeting Minutes

November 5, 2024

The Executive Committee meeting was held on Tuesday, November 5, 2024, at noon in City Hall Room 373.

Committee Members Present:

John Black
Matt Dosch

Joanne Fockler
Joel Hamilton

Stacey Moore
Jim Reno

Others Present:

Lisa Brown
Jason Flora

David Lawrence

Rick Norwood

- I. **Call to Order:** The meeting was called to order by Matt Dosch at 12:13 PM.
- II. **Approval of Minutes:** Motion to approve the minutes of the September 3, 2024, meeting made by John Black, second by Dr. Stacey Moore. All in favor, motion carried.
- III. **Financials – Lisa Brown**
 - a. **Review and Approval of Financial Reports**
 - i. Review of SFP as of September 30, 2024 – there were no large financial movements; City-RHEDC transfers were reflected and there were no changes related to land transactions. A brownfields loan with the Catawba COG is due 11/15/2024 but City of Rock Hill will pay it because project delays associated with City’s new facilities at the former Annex Site are involved.
 - ii. Review of SOA as of September 30, 2024 – A \$20,000 grant is shown, United Way funds moving in/out of the accounts occurred and in-kind donations are reflected.
 - iii. *Motion to approve the Financial Reports as of September 30, 2024 approved with Jim Reno making the motion and John Black giving a second to the motion. All in favor, motion carried.*
 - b. **Form 990**
 - i. RHEDC’s first Form 990 since the switch was made from a calendar year to a fiscal year was presented. A few edits were made by staff following the financial audit. Form 990 can be filed by 11/15/2024 if an email is sent to the full Board of Directors for approval. Matt Dosch asked that the organization’s summary as listed on the Form 990 be widened to indicate “revitalize Rock Hill” instead of identifying certain areas. The Form 990 matches the financial audit. Motion to send the Form 990 to the full Board of Directors for approval made by Joanne Fockler, second by Dr. Stacey Moore. All in favor, motion carried.

IV. Old Business – Lisa Brown

a. **Former Clinton Ford**

- i. The Phase 2 Environmental Report found nothing of concern. A Voluntary Cleanup Contract (VCC) is still recommended.
- ii. An MOU between the Clinton entity and RHEDC has been restated to cover cost-sharing for environmental work and marketing.
- iii. Staff is looking into getting marketing materials created; the Planning Dept. will be consulted about best uses for the property.
- iv. Discussion took place about a time expectation to see the property sold; perhaps one year was discussed. Support was heard to not allow property owners to use the RHEDC's VCC service and then do their own sale transaction.
- v. Staff was asked to pursue milestones in any further agreements with the Clinton's instead of specific dates. A limit on RHEDC's financial impact was also requested.

b. **Miscellaneous Updates**

- i. An update was given on Student-Made, a student run store within one of the existing retailers in downtown for students to sell their products. A Relentless Challenge Grant has been applied for. The store will be placed inside The Hickory Post store. Winthrop University will be responsible to find students to staff the store and products to sell. There is an online platform as part of Student-Made; RHEDC wants a physical store to be prominent.
- ii. The Gravity Center will rename the Venture Mentoring Service (VMS). RHEDC's questions have been responded to and a three-year funding request over three years has been discussed (\$30,000 year 1, \$25,000 year 2, \$15,000 year 3). A part-time person will be put in place to schedule and manage entrepreneurship activities.
- iii. FY2025 Goal Updates: A written report providing updates for each committee as prepared by staff was shared.

V. New Business/Other

a. **FY2026 Goals and Timeline**

- i. FY2026 goals will be sent by email once ready for distribution. Proposed goals for each committee were shared.
 1. John Black suggested that youth/students be interviewed as part of retail assessment work to identify retail uses which may do well.
 2. Joel Hamilton expressed that the work being completed by TIP Strategies should influence the Workforce Development Committee's work.
 3. BRE is working through its future goals; a name change may occur.
 4. John Black shared appreciation for how the reorganization of committees has worked well and participation has increased. Joel Hamilton agreed that people have moved onto committees where they can use their skills and knowledge. Discussion took place about future projects for the Placemaking Committee.

b. **CLEANCarolinas**

- i. Dr. Stacey Moore discussed CLEANCarolinas to increase awareness about this initiative. A large National Science Foundation (NSF) grant is being applied for after a consortium spanning North Carolina and South Carolina created a very well-received pre-application.
- ii. There are 36 counties across the two states involved. A focus of the grant is creating a supply chain for wind turbines used in offshore power generation. York Technical College leads the workforce development portion of this effort.
- iii. The NSF grant, if awarded, may be in the hundreds of millions of dollars.
- iv. Wind turbines and electric grid technologies are focus areas offering economic development opportunities.
- v. A goal is to pivot manufacturers across SC into this industry. This effort is expected to attract international investment too.
- vi. Questions were asked concerning how RHEDC can help. Dr. Moore indicated that increasing awareness of this initiative and identifying companies to participate in the future would be helpful actions.

VI. Adjourn

At 1:45 PM, the meeting was adjourned by Matt Dosch.

<u>Upcoming Event</u>	<u>Details</u>
Full Board Meeting	December 3 rd – Kounter Gathering Space - Noon