



**ROCK HILL ECONOMIC DEVELOPMENT CORPORATION**  
**Executive Committee Meeting Minutes**

**March 4, 2025**

The Executive Committee meeting was held on Tuesday, March 4, 2025, at noon in City Hall Room 373.

**Committee Members Present:**

Robert Alexander  
John Black  
Matt Dosch

Joanne Fockler  
John Gettys

Dr. Stacey Moore  
David Vehaun

**Others Present:**

Lisa Brown  
Jason Flora

David Lawrence

Rick Norwood

- I. **Call to Order:** The meeting was called to order by Matt Dosch at 12:08 PM.
- II. **Approval of Minutes:** Motion to approve the minutes of the January 7, 2025, meeting made by Robert Alexander, second by John Black. All in favor, motion carried.
- III. **Financials – Robert Alexander**
  - a. **Review and Approval of Financial Reports**
    - i. Review of SFP as of November 30, 2024 – The cash position is largely the same as last reporting, debt associated with the Lee Street project is shown. A new Financial Analyst will start on 3/10; reporting and financial operations will improve with new staff joining the City and RHEDC.
    - ii. Review of SOA as of January 31, 2025 – A \$25,000 from Comporium towards the Storyline Trail project was explained as an extraordinary item. Expenses are otherwise tracking as expected.
    - iii. *Motion to approve the Financial Reports as of January 31, 2025, approved with Dr. Stacey Moore making the motion and Robert Alexander giving a second to the motion. All in favor, motion carried.*
- IV. **Old Business – David Lawrence**
  - a. **Technology Ecosystem Mapping and Attraction Strategy - Update**
    - i. Draft report has been submitted by TIP Strategies. Project funded 50/50 by U.S. Economic Development Administration and RHEDC; Project started July 2024.
    - ii. Staff feedback on the draft report was obtained on 2/17; Feedback from Steering Committee obtained 2/20-2/26; Communicated feedback and requested improvements by TIP Strategies on 2/26; TIP Strategies working on improvements now; RHEDC Executive Committee updated on the report on 3/4; TIP Strategies presents the report in person at RHEDC Board Meeting on 4/8.
    - iii. The major sections of the draft report are: Technology Ecosystem, Industry attraction action plan, Existing industry action plan, Entrepreneurship action

- plan, Foundational support action plan, Strategic analysis, Target industries, Stakeholder engagement, SWOT analysis.
- iv. Updates were given on two or three recommendations by TIP Strategies within each major section.
  - v. Matt Dosch stated that prioritization should be given by the consultant as to what strategies might yield the most positive results. The report is very broad right now with so many ideas stated. With prioritization, the report is not so much of an uncontrolled mass. Robert Alexander suggested that actionable items which can be realistically accomplished need to be identified. Lisa Brown added that the April Board Meeting may involve more people attending from the community so that RHEDC can get more buy-in. Matt Dosch asked that the consultant should be clear that their recommendations are from TIP Strategies, not necessarily RHEDC. Robert Alexander suggested that the report needs to be consumable by people and not so broad. A question was asked about paying the consultant any additional funds. Lisa Brown indicated that the final 20% of the contract amount will not be paid until RHEDC is satisfied with the product.

## **V. New Business/Other**

### **a. FY2026 Planning – Lisa Brown**

- i. The Nominating Committee (NC) has been created. The Board Chairperson will convene the NC in the coming weeks. NC will meet and prepare slate of candidates. At the May Executive Committee Meeting, support on the candidates for the Executive Committee/Officers/Board Members will be sought. Robert Alexander, John Black, Wes Tuttle, Matt Dosch, Lisa Brown and Joanne Fockler were discussed as potential NC members. Dawn Johnson has expressed interest in the NC too.
- ii. The FY2026 Budget includes continued support for committees and enhanced marketing.
- iii. The FY2026 calendar includes a large board meeting every other month; Executive Committee meets every other month. A social event will be planned for August; The Annual Meeting will be held in June. There were positive comments made about the recent prior social events and Annual Meetings.
- iv. Lisa Brown discussed Annual Meeting content to include Palmetto Sites reporting where life sciences scored high as a target industry, President of SCBio has agreed to present and she added that staff toured a new Eli Lilly 1.4 million sq. ft. facility in Concord, NC last week. A challenge Rock Hill has is that no life sciences cluster exists. Preparing a workforce, offering incentives and creating a business-friendly environment might need to be the routes taken to get some life sciences businesses here. The manufacturing portion of life sciences was discussed as most appropriate for Rock Hill – medical device manufacturing and biopharma manufacturing.

### **b. City of Rock Hill – RHEDC MOU – Lisa Brown**

- i. A City of Rock Hill – RHEDC MOU from 2007 was shared. The goals of updating the MOU: Align efforts to the reconstituted RHEDC, clearly articulate roles for each entity, Clean-up old land transactions. A request to dissolve the Economic Development Investment Committee and Fund is also made. This proposal will

have RHEDC’s Executive Committee consider the changes to the MOU; those changes will then be presented to City Council. The changes were presented for review and discussion; the changes focused on clarifying roles, goal setting for economic development, funding operational expenses, staffing and RHEDC Board representation. Language regarding the sharing the land sales revenue for parcels at Tech Park was removed. It is proposed that the City will buy out RHEDC’s interest in the remaining land at Tech Park at a mutually agreeable price. It was discussed that this revenue could be put towards International Drive at Aspen Business Park. Robert Alexander suggested that RHEDC keep flexibility and not specifically require the funds to go to that road. An approved amended MOU would be considered by City Council on Monday, March 10th. There was much discussion held regarding the value of the land per acre. Data from an appraisal completed in 2020 was shared. Some of the land remaining at Tech Park is developable while other portions are not suitable for development. A value of \$350,000 per acre was settled on as the request for the City to buy out RHEDC’s interest in the remaining land at Tech Park. Motion to accept the amended MOU changes as proposed with a request for \$350,000 per acre if the City buys out the RHEDC’s interest in land sales at Tech Park. Motion made by Matt Dosch, unanimous second on the motion. John Black recused himself from the vote. Motion carried. The amended MOU, after consideration by City Council, will be supplemented with a land sale agreement once a mutually agreeable amount is agreed on. This matter will be discussed again in May.

**VI. Adjourn:** Matt Dosch adjourned the meeting at 1:04 PM.

<u>Upcoming Event</u>	<u>Details</u>
Full Board Meeting	April 1 <sup>st</sup> – Kounter Gathering Space - Noon