



ROCK HILL ECONOMIC DEVELOPMENT CORPORATION
Board of Directors Meeting

April 1, 2025

The Rock Hill Economic Development Corporation (RHEDC) Board of Directors met on Tuesday, April 1, 2025, at 12:00 pm in-person at The Gathering Space at Kounter. Notice of the meeting was sent to all RHEDC members, City of Rock Hill Economic Development staff, and media.

RHEDC Board Members Present:

Robert Alexander	Matt Dosch	Jim Reno, City Council
Jack Leitner	Jerrienne Jackson	Justin Smith
David Vehaun, City Manager	Joanne Fockler	Wes Tuttle
Dr. Stacey Moore	John Black, City Council	Dean Faile
John Gettys, Mayor		

RHEDC Board Members Absent

Will Garrison	Dr. Lester McCorn	Dr. Edward Serna
Joel Hamilton		

Others Present:

John Blomberg	Jason Flora, Staff	Rick Norwood, Staff
Lisa Brown, Staff	Ray Crabb	Melanie Cooper
Nathan Mellichamp	Matthew Kreh, Staff	Sarah Vining
Colleen Coesens	Thomas Monroe	Brandon Murr
Roddy Broadnax	David Lawrence, Staff	Elaine Wilmore, Staff
David Warner	Niki Clevenger, Staff	Joy Smith
Felicia Robinson	Quanisha Savage	Bob Vance Weghe
Christopher J Potts, Sr	Jordan McCraw	Greg Austin
Lynda Burke	Amy Massey	Celeste Tiller
Serena Williams	Allen Miller	Lain Reavis
Anthony Smith	John Karras, TIP Strategies	Luke Shuffield, TIP Strategies
Daimen Hoover, Staff		

- I. Call to Order and Welcome.....Matt Dosch**
 The meeting was called to order at 12:20 pm. RHEDC Board Members and guests were welcomed. Matt Dosch introduced Chris Potts, guest of the Mayor.

- II. Approval of February 4, 2025 Board Meeting Minutes.....Matt Dosch**
Review and Consider Approval of February 4, 2025, Board Meeting Minutes
Motion made by Robert Alexander, second made by Jim Reno. All in favor, motion carried.

- III. Approval of January 31, 2025 Financial Statements.....Robert Alexander**

Review and Consider Approval of January 31, 2025 Financial Statements.

Robert Alexander reviewed the key points of the Statement of Financial Position with assets being up and Liabilities also up due to loan being paid by the city. On the Statement of Activities, expenses are below budget causing a higher net income than anticipated for the budget.

The two financial reports come from Executive Committee with approval, motion made by Dr. Stacey Moore and Robert Alexander giving a second to the motion. All in favor, motion carried.

IV. Committee Updates

Focus on Investment and Development.....Joanne Fockler

Joanne Fockler gave a presentation on the goals and pursuits of the Investment and Development Committee. She reported that the committee is actively working within its mission statement to advance Rock Hill's economic interests through proactive development planning, identifying brownfield clean-up opportunities, monitoring business recruitment activities, and advancing collaborative public-private partnerships to achieve its three goals financial sustainability, public-private development opportunities, and support business recruitment activities.

Success with Aspen Business Park was shown with the C-A-T Resources (Combat Application Tourniquet) project. C-A-T produces a life saving device used by U.S. military and allies. C-A-T retain 200 jobs with the potential for 300 more jobs and a \$18 million capital investment. Phase 2 of a road extension project was discussed with the total cost estimated at \$6.6 million; this opens land up for more business attraction.

The Voluntary Clean-up Contract (VCC) Service has been utilized in many locations (former Bleachery, former Good Motors, former The Herald) to spur redevelopment. VCC removes risk for real estate developer and lender; removes a time-consuming redevelopment step. The ID Committee and staff are exploring opportunities to potentially produce revenue for RHEDC. They are documenting RHEDC's VCC process, policies, and expectations. A VCC policy will be presented to the ID Committee at the May meeting.

The SC Textile Communities Revitalization Act is a credit against income tax or property tax equal to 25% of eligible rehabilitation expenses. Many redevelopment projects across Rock Hill have used this valuable tax credit. Some examples of these are University Center, The Cotton Factory, and Riverwalk. The state law was revised in 2021 and 2025 to allow for more properties to be eligible. This new updated law allows for projects 1,000 feet from past textile use (even if divided by public ROW) to qualify and with increased benefits. Staff is looking at maps and historical documents to identify more properties which may be eligible for this incentive. These incentives can "layer on" textile tax credits with other incentives with the hope to get awareness to developers.

Technology Business Recruitment Strategy update: The project was funded 50/50 by U.S. Economic Development Administration and RHEDC; project started July 2024. TIP Strategies was selected after a competitive process where 10 proposals were received. The goal of this effort is to map the technology ecosystem in Rock Hill and develop a strategic framework for the recruitment of innovative companies to Rock Hill. For this purpose, technology is described as a commitment to cutting-edge products, processes and services. Innovation is the means by which new technologies emerge – by both start-up and established

corporations.

V. Other Business - Technology Ecosystem Mapping and Attraction Strategy

John Karras & Luke Shuffield, TIP Strategies

Joanne Fockler introduced John Karras and Luke Shuffield, with TIP Strategies to present on Technology Ecosystem Mapping and Creation of Technology Focused Economic Development Strategy. John discussed Why now? Why here? To better inform the importance of Technology ecosystem mapping and the challenges that economic development faces. The future economic success of Rock Hill will depend on innovation and technology. The RHEDC is uniquely positioned to drive public sector, industry, and academic partnerships to create an innovation economy. The project goals are to map the technology ecosystem and create a technology-focused economic development strategic plan that expands the number and diversity of technology businesses in Rock Hill.

Luke Shuffield then spoke about what was learned about Rock Hill when it comes to specific ecosystem mapping and the tours the consultants did within Rock Hill and the surrounding area. Luke also laid out what Rock Hill's response to this should be by pointing out the target industries that align with the technology ecosystem mapping. Those industries are Sports & Health Tech, Fintech & Cybersecurity, and Advanced Manufacturing. They also provided a hiring landscape representing the number of jobs posted and hired for each of these in the Charlotte Metro area.

John Karras answered the questions "*What do we need to do?*" with the top priorities.

- Industry attraction: *What companies should we be attracting?*
 - Industry attraction priority: Goal 1.6.4 Generate a new real estate development, redevelopment, and occupancy strategy for Knowledge Park, with particular attention paid to The Thread (a 400,000 square-foot adaptive reuse site of an old textile mill).
 - Example: Pegues Park in Dallas, TX & UTSA National Security Collaboration Center (NSC) San Antonio, TX
- Existing industries: *What are the tech needs (workforce, supply chain, infrastructure) now and in the future?*
 - Existing industry priority: Goal 2.1.4 Strengthen relationships with small and medium-sized businesses to support scaling up. Provide targeted financial and resource support, such as small business grants and low-interest loans for growth investments like technology upgrades or office expansion.
 - Example: Industry cluster groups initiatives other cities have completed were shown such as INSURTECH HARTFORD, THE WATER COUNCIL, KC ANIMAL HEALTH CORRIDOR and many more.
- Entrepreneurship: *What does the ecosystem for high-growth entrepreneurship look like, and how can it be supported?*
 - Entrepreneurship priority: Goal 3.7 Develop a focused events strategy.
 - Example: KC Animal Health Corridor Summit Manhattan, KS & Columbia, KS-MO
- Foundational Support: *What academic and community supports are needed to build an innovation economy?*
 - Foundational support priority: Goal 4.1. Initiate a robust talent attraction and retention strategy.

- Example: Talent campaigns such as Just say no to winter ... and launch your life-changing career in San Diego, Greater Wausau, HelloWestMichigan, Dublin Ohio Reality Check.

Luke Shuffield then displayed how these goals can be tracked in the implementation phase by using the implementation matrix. It highlights who the supporting partners are, the timeline for the implementation and the current status of the action items and sub action items. It also has a place for key accomplishments and required resources that are needed to complete the task.

VI. Other Business - Website UpdateJason Flora

Matt Dosch introduced Jason Flora, City of Rock Hill Economic and Urban Development Staff to present a website refresh that is in the process of being launched. The purpose of this is to modernize the website while keeping same messaging “Bright Minds & Big Ideas”. The refresh is be accomplished by giving it a fresh look and updated content, new navigation, new spotlight to aim focus on projects while also keeping users up to date on what’s happening. there will be a new modern background video header and new email sign-up to better engage with primary and secondary audiences. Jason presented screenshots of all these new features.

VII. Adjournment

Matt Dosch adjourned the meeting at 1:16 pm.