

**ECONOMIC DEVELOPMENT CORPORATION  
OF WAYNE COUNTY, INDIANA  
Board Meeting Minutes  
Monday, February 3, 2025**

**BOARD MEMBERS PRESENT:** Cenova, Foster, Gaddis, Jackson, King, Smith, Tanner, VanDerBurgt, White

**BOARD MEMBERS VIRTUAL:** Ballenger, Robinson

**BOARD MEMBERS ABSENT:** Johnson

**STAFF PRESENT:** Shaffer, Doty, Fisher, Lindsey, Mitchell

**GUESTS PRESENT:** George Sowers– EDC Counsel  
Gary Saunders – Wayne County Council  
Millie Emery – Western Wayne News

**1. CALL TO ORDER**

Board Chair Jim Tanner called the meeting of the Board of Directors of the Economic Development Corporation of Wayne County, Indiana to order at 4:02 p.m. on February 3, 2025. He introduced our newest board member, Brandi Jackson, to the group and asked all staff and board members to introduce themselves.

**2. APPROVAL OF MINUTES**

**a. 2025 January Minutes**

Tanner stated the minutes from January 13, 2025, board meeting need to be reviewed and approved.  
No corrections were noted.

*Motion to approve January 13, 2025, board minutes as presented by King and seconded by Gaddis. Roll Call.  
Motion carried.*

**3. TREASURER'S REPORT**

**a. 2025 January Financial Report**

King stated the January financials are on pages 5-10. King reviewed the Income Statement for the Economic Development Corporation of Wayne County, IN and reported that the EDC was over budget for the month and YTD by \$59.74. He stated the following items are over budget: 1367 Employee Health Insurance by \$4,465.62 and 1369 Disability Insurance \$321.69 due to paying two invoices in January. He stated the following items are over budget due to paying annual renewals in January, with the line items budgeted over a 12-month period. These items include 3320 Contractual/Professional by \$1,181.48 for GIS Planning and the ZoomProspector renewal; 3381 Dues, Subscriptions & Fees by \$1,120.14 for Irongate Creative annual web hosting; and 3392 Advertising & PR by \$3,250 for East Central Indiana Development Council membership dues.  
*Motion to approve January financials as presented by Cenova and seconded by Smith. Roll Call.*

*Motion carried. Robinson was unable to vote as he was attending virtually and unable to be seen for this motion.*

**4. CHAIR'S REPORT**

Tanner reported our executive committee met earlier this week and discussed revising our EDIT Grant Guidelines, and the possibility of the Food and Beverage Tax Legislation being proposed for Richmond.

**5. STAFF REPORTS FOR DECEMBER**

**Fisher** – Fisher reported Richmond ranked #3 out of 254 urban areas that participated in the 2024 Cost of Living Index. She also stated the EDC annual meeting will be held on May 5th at Reid Health's Lingle Hall. She will be sending out a calendar invite to all board members.

**Lindsey** – Lindsey has been focusing on the work based learning and how to streamline graduation pathway guidelines.

**Doty** – Doty said we completed the drone videos of the Midwest Industrial Park and that we had previewed some of these clips at our annual meeting last year. We will use these videos as marketing tools and on our park website pages. She wrote and distributed the news release for the Housing Accelerator Program which is targeted towards housing builders and developers.

**Mitchell** – Mitchell shared that the metal barn that was located on Round Barn Round has been taken down. We had additional environmental inspections done and two storage tanks were found and removed.

**Shaffer** – Shaffer stated she and the staff have been very busy with new attraction project opportunities for Wayne County. She will be attending the Richmond Common Council meeting tonight where they will be presenting the bond for Flaherty & Collins’ apartment development. All other financial incentives have been approved, this is the last step in the process. She reported that we now have 23 MakeMyMove remote workers and their families that have moved to Wayne County.

## 6. Other Business

### a. Revised EDIT Grant Guidelines

Shaffer stated the Revised EDIT Grant Guidelines is a continuation of our conversation in December. She reported that in 2023 our minimum wage requirement was increased to \$18/hour, and stated we should consider another increase. There are not many communities who offer cash incentives. The new guidelines will not prevent companies from investing, but reward companies that pay above average wages. The tax abatement wage threshold remains at \$18/hour minimum wage.

We would like the board’s approval for the following proposed amendments highlighted below:

#### Revision #1

- Business is creating or retaining a minimum of 5 permanent full-time equivalent jobs, excluding interns and apprentices.

#### Revision #2

- Wages meet one of the following criteria:
- Increase the minimum wage for all new and retained jobs to a minimum of 19.50/hour, excluding benefits. OR
- Average wage for all new and retained jobs exceeds Wayne County’s average wage by 110%. For 2025, that equates to \$26.58/hour, excluding benefits. (As indicated by the Bureau of Labor Statistics Quarterly Census of employment and Wages, average annual wage.

#### Revision #3

- At the discretion of the EDC of Wayne County’s Board of Directors and based on the merits of the project, the Board may deviate from the grant qualifications listed above. (Approved this language 12/10/24)

*Motion to approve Revised EDIT Guidelines as presented by VanDerBurgt and seconded by King. Roll Call. Motion carried. Robinson was unable to vote as he was attending virtually and unable to be seen for this motion*

Shaffer reviewed the Indiana for the Bold document and showed that Wayne County has the highest wage in our region.

## 7. ADJOURNMENT

Tanner adjourned the meeting at 4:29 p.m.

**NEXT BOARD MEETING – Monday, March 3, at 4:00 p.m.**

Agenda Items			
Board Member	Approval of January Minutes	Treasurer's Report for January	Revised EDIT Grant Guidelines
Ballenger	Y	Y	Y
Cenova	Y	1st	Y
Foster	Y	Y	Y
Gaddis	2nd	Y	Y
Jackson	Y	Y	Y
Johnson	Y	Y	Y
King	1st	Y	2nd
Robinson	Y		
Smith	Y	2nd	Y
Tanner	Y	Y	Y
Van Der Burgt	Y	Y	1st
White	Y	Y	Y

Key
1st - motion made
2nd - motion seconded
Y - yes vote
N - no vote
A - abstained
I - Ineligible to vote
Blank indicates absence