

**ECONOMIC DEVELOPMENT CORPORATION
OF WAYNE COUNTY, INDIANA
Board Meeting Minutes
Monday, February 6, 2023**

BOARD MEMBERS PRESENT: Bolser, Cenova, Fennimore, Foster, Gaddis, Johnson, Robinson, Tanner, Turner, VanDerBurgt, Zaleski

BOARD MEMBERS VIRTUAL: King

BOARD MEMBERS ABSENT:

STAFF PRESENT: Shaffer, Doty, Fisher, Mitchell

GUESTS PRESENT: Warner, Mark – Liberation Labs
Sowers, George – EDC Counsel
Emery, Millie – Hometown Media Group
Oler, Ron – City of Richmond
Saunders, Gary – Wayne County Council
Thurlow, Kim – Ivy Tech

1. CALL TO ORDER

Board Chair Sherrilyn Johnson called the meeting of the Board of Directors of the Economic Development Corporation of Wayne County, Indiana to order at 4:04 p.m. on February 6, 2023.

2. INTRODUCTION OF NEW BOARD MEMBER

a. Mike Gaddis – Appointed by Mayor Dave Snow, City of Richmond

Johnson introduced our new board member, Mike Gaddis to the group and welcomed him to our Board. Mike is president of Wayne Bank and was appointed to the EDC Board by Mayor Dave Snow.

3. WELCOME AND INTRODUCTION TO LIBERATION LABS

Shaffer introduced Mark Warner, CEO of Liberation Labs who joined our meeting virtually to explain the products Liberation Labs will be manufacturing at their new Richmond plant. Mark said the products produced in Richmond will be based on precision fermentation creating proteins that are identical to those found in animal sources. After fermentation, the resulting broth is purified using technology very similar to milk processing, where the yeast is removed, and the products are separated and dried. The facility in Richmond will be Liberation Labs' first site for industrial applications for food ingredients and materials. They chose Richmond for the shovel ready site near rail service and road transportation, close to feedstocks, and is powered by clean energy. They are projected to open by the end of 2024.

4. APPROVAL OF MINUTES

a. 2023 January Minutes

Johnson stated the minutes from the January 9, 2023, board meeting need board approval. No corrections were noted.

Motion to approve January 9, 2023, minutes as presented by Zaleski, seconded by Turner. Roll Call.

Motion carried.

5. TREASURER'S REPORT

a. 2023 January Financial Reports

Jim Tanner reported the EDC is under budget for January MTD and YTD by \$3,351.70. He said we were over for the month on a few line items but should be within budget next month.

1367 Employee Health Insurance and 1369 Disability Insurance is over for January due to 2 payments being made to Anthem this month; 1368 Unemployment Tax is over for the month but will even out by year end; 3381 Dues, Subscription and Fees is over due to our 2nd installment to Executive Pulse for our CRM program which was \$5,437.50; and 3392 Advertising and PR is over for the month due to paying our membership dues to East Central Indiana Development Council. We had a few miscellaneous items that were over however, we should be within budget at year end.

Motion to approve January financials as presented by Cenova, seconded by Robinson. Roll call.

Motion carried.

b. EDC of Wayne County Proposed Transfer of Funds

Shaffer reported we have 3 proposed Transfer of Funds that require Commissioners' Pre-Approval, and that approval has been received. The requests were to transfer \$2,060.00 from 1367 Employee Health Insurance to 1001 Salaries; \$157.59 from 1367 Employee Health Insurance to 1365 Federal Payroll Taxes; and \$103.00 from 1367 Employee Health Insurance to 1366 Retirement. The transfer is needed due to an error when calculating an employee's annual increase because the wrong base salary was used when creating our 2023 operating budget.

Motion to approve the proposed Transfer of Funds as presented by Zaleski and seconded by Tanner. Roll Call.

Motion carried.

6. CHAIR'S REPORT

Johnson stated the Executive Committee agreed to close two EDIT Grants. She said the committee also approved a resolution for Shaffer to enter into a real estate purchase agreement for land in the Midwest Industrial Park.

7. EDC STAFF REPORTS

Fisher – Fisher said she has been coordinating with the local organizations who agreed to donate incentive items to the MakeMyMove program. The items vary depending on which of the 5 incentive packages they choose. She created a spreadsheet to track information for remote workers, their incentives and to keep all aspects of the MakeMyMove process organized and in one place.

Shaffer said our remote workers are enjoying the trails, our farmer's market, and the ambassadors have been a valuable resource for the remote workers for information on things Richmond has to offer. The two remote workers Valerie has met have relocated to Richmond came from Denver, CO and Los Angeles County, CA. The other two who are looking for homes in the Richmond area are from Michigan and Nevada.

Doty – Doty said we have received a lot of good exposure with the Liberation Lab announcement, including an article from Inside Indiana Business. She has been participating in the Home in Wayne focus groups with Irongate and the next and final focus group will with Tim Scales' entrepreneurship class at Indiana University East. After the final focus group is complete, the strategy development begins. She has submitted a few changes for the Jobs EQ site, and we are awaiting a response from the website developer.

Mitchell – Mitchell said we closed on the Talbot property located in the Midwest Industrial Park and we will take possession 90 days after closing date. She has been working with the fire department for a control burn of structures on the Talbot/Toschlog properties and met onsite to discuss IDEM requirements and what is allowed to be burned. She met with Richmond Sanitary District to discuss sanitary upgrades and initiate engineering. She said SugarCreek received approval from the Industrial Park Committee for their investment project that will allow them to enclose storage tanks currently stored outdoors. She said there is an Industrial Park Priority Project list on page 20 of our packet. She helped the Boys and Girls Club of Wayne County with attending the Indiana Pacers and Grizzlies game with 75 students and 50 chaperones to watch Desmond Bane.

Shaffer – Shaffer said thank you to our economic partners including City of Richmond administration, our utility providers, Beals-Moore & Associates, and George Sowers for helping with the Liberation Labs project. She said we

are currently working on seven BRE projects that include larger investments such as Project Keystone, a \$27M investment and 48 new jobs and Project Alma, a \$150M investment with 50 new jobs. She reported we received the Child Care survey results, and our workforce is desiring subsidies and/or tax incentives for child care assistance. This information has been shared with Representative Brad Barrett and Senator Jeff Raatz. Shaffer recognized and congratulated her staff on the following:

- Theresa Lindsey received the Chamber's recognition as the Business and Education Committee Volunteer of the Year Award
- Sarah Mitchell is the recipient of the Boys and Girls Club's 2023 Bob Rosa President's Award
- Renee Doty on her role as the 2023 board chair of the Main Street board of directors
- Rhonda for her work on Make My Move program and ensuring that we are able to procure and deliver our incentive package.

Shaffer announced that she has been selected as 1 of 11 economic development partners in Indiana to join the IEDC delegation to London to further strengthen economic ties with the UK and women's economic empowerment. This is being paid for by the UK government.

8. OTHER BUSINESS

a. Project Delta Resolution

Shaffer and Sowers explained the Resolution will allow Shaffer to enter into a purchase and sale agreement for approximately forty acres of land in Phase III of the Midwest Industrial Park with the prospect for the sum of \$502,480.00. Sowers will make the necessary corrections to the written amount on the Resolution to read "Five Hundred Two Thousand Four Hundred Eighty Dollars".
*Motion by Cenova and seconded by Zaleski to approve Project Delta Resolution for Shaffer to enter into a purchase and sale agreement with the corrections made to the Resolution. Roll Call.
Motion carried.*

Shaffer stated there may be an announcement on Project Delta as early as this week. She said we are having a great start to 2023.

Bolser announced that Ivy Tech Richmond will be hosting the March 23rd IEDC board meeting.

9. ADJOURNMENT

Johnson adjourned the meeting at 4:49 p.m.

NEXT BOARD MEETING – Monday, March 6, 2023, at 4:00 p.m.

Roll Call Vote Tracking: 02-06-23 EDC Board Meeting

Agenda Items				
Board Member	Approval of January Minutes	January Financials	Proposed Transfer of Funds	Project Delta Resolution
Bolser	Y	Y	Y	Y
Cenova	Y	1st	Y	1st
Fennimore	Y	Y	Y	Y
Foster	Y	Y	Y	Y
Gaddis	Y	Y	Y	Y
Johnson	Y	Y	Y	Y
King	Y	Y	Y	Y
Robinson	Y	2nd	Y	Y
Tanner	Y	Y	2nd	Y
Turner	2nd	Y	Y	Y
Van Der Burgt	Y	Y	Y	Y
Zaleski	1st	Y	1st	2nd

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