

**ECONOMIC DEVELOPMENT CORPORATION  
OF WAYNE COUNTY, INDIANA  
Board Meeting Minutes  
Monday, March 2, 2020**

**BOARD MEMBERS PRESENT:** Bolser, Frame, King, Parker, Robinson, Salazar, Tanner, Turner, Zaleski

**BOARD MEMBERS ABSENT:** Golden, Templin

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

**GUESTS PRESENT:** Butters, Mary Anne – Wayne County Commissioner  
Truitt, Jason – Palladium-Item  
Oler, Ron – Richmond Common Council  
Thurlow, Kim – Ivy Tech  
Williams, Krista – EDC Intern  
Sowers, George – EDC Attorney  
Leisure, Beth – Wayne County Council  
Crist, Duane – IAW  
McClain, Brenda – Hometown Media Group

**I. CALL TO ORDER**

Board Vice Chair Chad Bolser called the meeting of the Board of Directors of the Economic Development Corporation of Wayne County, Indiana to order at 4:00 p.m. on Monday, March 2, 2020 in the EDC board room.

**NEW BOARD MEMBERS**

Shaffer reported that Rebecca Thomas, VP of Academic Affairs at Earlham College, is the Wayne County Commissioners appointment to the EDC board. She will do orientation and will be present at our meeting on May 11, 2020.

**II. APPROVAL OF MINUTES**

Bolser stated the minutes from the February 3, 2020 board meeting were on pages 2-4. There were no corrections. *Motion to approve February 3rd minutes by Zaleski, second by Salazar. Motion carried.*

**III. TREASURER'S REPORT**

Zaleski reported the EDC was over budget MTD by \$2, 120.25 and under budget YTD by \$9,866.91. Zaleski reported items of note this month were in the insurance, postage, staff training and advertising/PR categories due to paying retro payments, annual fees and training that will be held later in the year.

*Motion to approve by Turner, second by Salazar to approve the February 2020 financials as presented. Motion carried.*

**IV. EXECUTIVE COMMITTEE REPORT**

Bolser reported the Executive Committee met February 27<sup>th</sup>. The first item discussed was the Taconic EDIT grant, Taconic has completed all requirements so the grant was closed. Shaffer gave an update on projects. The Elder-Beerman property documents are being processed. Shaffer is working with Ady Advantage to help with the new strategic plan. Ady Advantage is the company we worked with for the last strategic plan. Salazar asked if the EDC is required to get more than 1 bid for the process, Shaffer replied no. Updated priorities for the consolidated EDIT funds will be discussed under other business.

## **VI. EDC STAFF REPORTS**

**Lindsey** - Lindsey reported working with Webb & Associates to get the spreadsheet and Income Statement updated with the noncounty money being listed separately. Watched webinars from GIS planning related to Zoom Prospector which we use for the property listings on our website. Completed normal monthly work.

**Doty** - Doty reported the Marketing and Communication committee met on Feb 5<sup>th</sup>. Doty reported she has been working to get the design complete for the HIW viewbook, including the theme and selecting photos. The HIW videos will be released shortly. The 3-month geofencing project is complete. We had 25,000 impressions and 40 click throughs. Looking at a call to action to see what we need to do to get more follow-through to the website from the ad. Krista Williams, EDC intern, is updating data on the EDC website.

**Mitchell** - Mitchell reported there was no Industrial Park committee meeting in February. The letter seeking approval for MIP should go out this week and we will have a 60 to 90 day wait for approval. She is working with OCRA to get the site certification for MIP 1 regarding the wetlands. Moving forward in the utility planning process for MIP. Mitchell showed the Elder-Beerman property to a developer and she indicated the RFP for the property is being reviewed by George Sowers and AJ Sickmann. Mitchell talked about the Stellar Communities program and we are looking at doing a county focused application with the letter of intent due April 3<sup>rd</sup>. Mitchell indicated she had been working on the Opportunity Zone prospectus. Meetings were held with stakeholders and finance groups. Next step planning and updates to regulations are next.

**Shaffer** - Shaffer reported Project Mold is a small manufacturing operation looking to relocate from Ohio. Project Thankful is very active, Shaffer reported that she, Mitchell and some others visited their site in Bowling Green and we held utility provider meetings here the next day. Project Halloween is working on environmental assessment of the former Palladium-Item building. Project Festival is active again and they are looking at an existing building in Richmond. Shaffer reported she has been having conversations regarding the trip to Japan this year and whether we should go with the COVID-19 virus. The grant that helps with travel can be divided and used later if we decide not to go this year.

## **VI. OTHER BUSINESS**

Shaffer explained the 2020 Priorities for EDIT grants. #1 will cover expansion of MIP which is the 326 acres and sewer extension and sewer expansion and water tower of GIP. #2 will be related to the Opportunity Zone and the Elder-Beerman property. #3 is working with developers to get additional housing in our area but communities will have to invest in infrastructure. #4 we need the rail transloading facility to enhance our ability to market land. Tanner indicated being on the Reid Health board, he sees the struggle to have suitable housing for medical professionals to relocate here. King indicated that Cambridge City is working on ideas for housing for their downtown area. Shaffer indicated we will help for companies to draw down other resources first and use consolidated EDIT to complete the package.

*Motion by Parker to approve 2020 EDIT Priorities, second by King. Motion carried.*

Shaffer explained that Project Thankful is 30 jobs with a \$15M investment. They need additional borings in MIP to make sure the ground can handle the casting pits. We have a contract from Alt & Witzig for \$3500.00 with the possibility of an additional \$2275.00 if they hit bedrock. Shaffer would like for us to pay for the borings as we own the land and we have the option to deduct the amount from their EDIT grant if they locate here.

*Motion by Zaleski to move forward with Alt & Witzig contract, second by Frame. Motion carried.*

Lindsey explained that First Merchants is required by the IRS to make some changes to the language in our 403(B) plan. They need a resolution from our board of directors covering the changes.

*Motion by Salazar to approve resolution for changes to the EDC's 403(B), second by Turner. Motion carried.*

Shaffer reported the EDC had received a \$500 contribution from the Indiana American Water company as a thanks for the work we do. Shaffer stated we will put the funds in our Grant Administration savings account.

**VII. ADJOURNMENT**

Bolser adjourned the meeting at 4:50 p.m.

**NEXT BOARD MEETING – Monday, April 6, 2020  
at EDC of Wayne County, Richmond, Indiana at 4:00 p.m.**