

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

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

BOARD MEMBERS VIRTUAL: Johnson

BOARD MEMBERS ABSENT:

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

GUESTS PRESENT: George Sowers– EDC Counsel
Brad Dwenger – Wayne County Commissioner
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 4:00 p.m. on March 3, 2025.

2. APPROVAL OF MINUTES

a. 2025 February Minutes

Tanner stated the minutes from February 3, 2025, board meeting need to be reviewed and approved. No corrections were noted.

Motion to approve February 3, 2025, board minutes as presented by Smith and seconded by VanDerBurgt. Roll Call.

Motion carried.

3. TREASURER'S REPORT

a. 2025 February Financial Report

King stated the February 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 under budget for the month by \$18,205.55 and under YTD by \$18,145.81. There were no significant overages to report.

Motion to approve February financials as presented by Cenova and seconded by Gaddis. Roll Call.

Motion carried.

4. CHAIR'S REPORT

Tanner reported our executive committee met earlier this week and approved closure of EDIT Grant #18-195 for Compliance #2. The committee also discussed information pertaining to a landbank, a resolution for 601 East Main and a Memorandum of Understanding for the Wayne County Blight program. All of which will be discussed later in our meeting.

5. STAFF REPORTS FOR FEBRUARY

Mitchell – Mitchell stated during the asbestos abatement of the property in the Midwest Industrial Park where the metal barn was taken down, they found additional asbestos in the form of pipe wrap and the contractor removed by abatement while onsite. They also discovered an underground petroleum tank and a separator tank during the demolition process. Heartland Environmental was contacted to survey and test the soil to ensure proper clean up

by Reynolds. These findings resulted in an addendum to Reynolds Contract and an additional expense from Heartland. The City of Richmond will pay for the additional expenses.

6. Other Business

a. Renew Land Bank Services Agreement

Shaffer stated a Memorandum of Understanding with Renew Landbank was discussed and approved last year by the EDC board of directors. Mitchell said the landbank will be beneficial as they can acquire abandoned properties and repurpose them. The landbank can assist with much needed new housing development and neighborhood revitalization. The landbank is a 5-year agreement totaling \$200,000, or \$40,000 per year and we are asking the board to approve and move forward with Renew Landbank Services agreement.

Motion to approve Shaffer to enter into the 5-year agreement with Renew Landbank LLC to provide consulting services to the Economic Development Corporation of Wayne County, Indiana as presented by King and seconded by Smith. Roll Call.

Motion carried.

b. 601 East Main Street Resolution

Shaffer shared that the Elder Beerman building has been demolished, and the City of Richmond wants the EDC to assist in the sale of this property to Richmond FC LLC by being a pass-through for this transaction. The EDC would purchase the property then simultaneously sell the property to Richmond FC LLC. Any proceeds would be returned to the City of Richmond. Tanner asked Shaffer if she could explain the requirements and/or guarantees that are in place for Richmond FC LLC to develop the ground as intended. Shaffer reported that there are protections in place including a requirement that the property must remain as a market-rate development for the life of the 25-year TIF bond and the City of Richmond's loan agreement for the cash grant is structured as a forgivable loan and states if the project does not get completed, the developer must repay the cash grant.

Motion to approve the resolution authorizing Shaffer to enter into the real estate transactions as presented by Ballenger and seconded by White. Roll Call.

Motion carried. Gaddis abstained from voting.

c. Wayne County Blight Program Resolution

Shaffer said the EDC board approved the guidelines last year for the Wayne County Blight Program. It was determined the above-mentioned entities should enter into a Memorandum of Understanding describing the use of funds and the requirements of the city and towns to obtain the funding. The EDC will also be required to enter into agreements with each participating community to outline their responsibilities in the program. Sowers will finalize the agreements for each of the participating communities.

Motion to approve the resolution authorizing Shaffer to enter into a Memorandum of Understanding with Wayne County Government and with each participating community as presented by Gaddis and seconded by Robinson. Roll Call.

Motion carried.

7. ADJOURNMENT

Tanner adjourned the meeting at 4:30 p.m.

NEXT BOARD MEETING – Monday, April 23, at 4:00 p.m.

Agenda Items					
Board Member	Approval of February Minutes	Treasurer's Report for February	Renew Land Bank Services Agreement	601 East Main Street Resolution	Wayne County Blight Program Resolution
Ballenger	Y	Y	Y	1st	Y
Cenova	Y	1st	Y	Y	Y
Foster	Y	Y	Y	Y	Y
Gaddis	Y	2nd	Y	A	1st
Jackson	Y	Y	Y	Y	Y
Johnson	Y	Y	Y	Y	Y
King	Y	Y	1st	Y	Y
Robinson	Y	Y	Y	Y	2nd
Smith	1st	Y	2nd	Y	Y
Tanner	Y	Y	Y	Y	Y
Van Der Burgt	2nd	Y	Y	Y	Y
White	Y	Y	Y	2nd	Y

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