

**ECONOMIC DEVELOPMENT CORPORATION  
OF WAYNE COUNTY, INDIANA  
Board Meeting Minutes  
Monday, March 4, 2024**

**BOARD MEMBERS PRESENT:** Cenova, Foster, Gaddis, Johnson, King, Robinson, Tanner Turner, Zaleski

**BOARD MEMBERS VIRTUAL:**

**BOARD MEMBERS ABSENT:** Bolser, Fennimore, Van Der Burgt

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

**GUESTS PRESENT:** George Sowers– EDC Counsel  
Brad Dwenger – Wayne County Commissioner  
Gary Saunders – Wayne County Council  
Anne Taylor – City of Richmond  
Millie Emery – Western Wayne News

**1. CALL TO ORDER**

Board Chair Pete Zaleski 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 4, 2024.

**2. APPROVAL OF MINUTES**

**a. 2024 February Minutes**

Zaleski stated the minutes from the February 5, 2024, board meeting are on pages 2-5.

No corrections were noted.

*Motion to approve February 5, 2024, minutes as presented by Foster and seconded by Robinson.*

*Motion carried.*

**3. TREASURER'S REPORT**

**a. 2024 February Financial Reports**

King reported the Economic Development Corporation of Wayne County, IN is under budget for February MTD by \$6,081.69 and YTD by \$2,969.16. He reviewed the February Income Statement and reported the EDC was over budget for the month by \$48.33 for 1368 Unemployment Tax and stated this account will be within budget by mid-year; 2211 Office Supplies were over \$496.71; 3350 Insurance-Umbrella, Misc. is over by \$100 for the month but will be within budget by year-end; 3371 Rent-Building, Structures is over as we paid January and February rent in February; 3381 Dues, Subscriptions & Fees over \$1,366.83 due to paying annual fees; and 4445 Office Equipment-Computer is over by \$4,683.94 due to budgeted expenses for two new computers and monitors. Shaffer also stated the \$83,500 on item 1092 Rental Income was the penalty payment from Wolverine Worldwide and EDC in-turn paid this same amount to the City of Richmond on item number 3354 Rent-Other.

*Motion to approve February financials as presented by Tanner, seconded by Turner.*

*Motion carried.*

**4. CHAIR'S REPORT**

Zaleski reported the Executive Committee discussed the Grace Sales and Engineering EDIT Grant Compliance and a possible claw back. We were updated on Earlham's Lilly grant. He asked King for an update on the Cambridge City water tower project. King reported the Cambridge City Town Council met, and they are changing the scope of

the water improvements to only include the water tower and removing the loop main section of the project which will reduce the total cost from a \$9.1M project to a \$6M. Shaffer said we are exploring an application to the EDA to fund the water tower project and said we may need to look at using Consolidated EDIT funds for grant writing and engineering.

## **5. EDC STAFF REPORTS FOR FEBRUARY**

Zaleski asked if the staff had any additional information they would like to share with the group.

Doty reported we are working with Irongate Creative to develop coasters for the eclipse with the Home in Wayne logo on one side and the solar eclipse on the other side. She said she and Shaffer met with Wayne County Tourism Bureau to discuss how we can assist them with messaging and marketing for the upcoming solar eclipse. She also noted that we will be cancelling our Marketing & Communications meeting scheduled for March 4, as Irongate is still sorting through information they previously received.

Mitchell reported that she is currently attending the Stellar Pathways two-day informational session.

Shaffer stated IEDC is reviewing all 15 regional READI 2.0 submissions with a goal of making funding recommendations to the IEDC board in April. She said only those communities that are getting READI 2.0 allocations can receive funding from the Lilly grant. She also reported that the EDC has submitted an EDIT Claim request in the amount of \$10,000 to assist in the funding of the East Germantown playground. She said Economy recently launched their campaign and encouraged board members to consider contributions to both projects.

### **a. Strategic Plan Progress for Goal 2: Targeted Growth – Retain, expand, and attract businesses that align with the priorities of the County and promote synergies with existing clusters.**

Shaffer shared the progress that has been made to Goal 2; Targeted Growth and reviewed the spreadsheet with the board. The two areas of focus that still need our attention include existing industry supply chains along with a target industry analysis, and entrepreneurship and support for small businesses. She stated co-working space is underway with the Eastmans' project.

Zaleski asked if we are looking to purchase additional land. Shaffer said not at this time, we are focusing on the upgrades to both industrial parks infrastructure such as, the sewer capacity upgrades in MIP and water capacity improvements for GIP. That, along with making the new Phase III of the MIP shovel ready are the priorities now.

## **6. OTHER BUSINESS**

### **a. Grace Sales and Engineering Resolution**

Shaffer reported that the executive committee reviewed Grace Sales and Engineering's compliance report from 2019 for a grant in the amount of \$41,000. Grace met their capital investment requirements, but fell short on the projected payroll amount and headcount. Some of their issues came from losing a large customer, having to move from their original location to another facility, and the wait time for their new building to be constructed. She and Lindsey met with the owner of Grace Sales, and they have agreed to repay \$5,412 via quarterly payments and will pay in full by the end of year. In agreement to paying the amount the board authorized Shaffer to enter into an amendment to the incentive agreement which will hold Grace Sales and Engineering accountable for 75% of their revised payroll projections for the three remaining years of their compliance period.

*Motion by Cenova and seconded by Johnson to approve the claw back from Grace Sales and Engineering in the amount of \$5,412 and will pay by this amount by the end of 2024 as presented.*

*Motion carried.*

## **7. ADJOURNMENT**

Zaleski adjourned the meeting at 4:33 p.m.

**NEXT BOARD MEETING – Monday, April 1, at 4:00 p.m.**

## Roll Call Vote Tracking: 03-04-24 EDC Board Meeting

Agenda Items			
Board Member	Approval of February Minutes	February Financials	Resolution Approval of Grace Sales and Engineering
Bolser	A	A	A
Cenova	Y	Y	1st
Fennimore	A	A	A
Foster	1st	Y	Y
Gaddis	Y	Y	Y
Johnson	Y	Y	2nd
King	Y	Y	Y
Robinson	2nd	Y	Y
Tanner	Y	1st	Y
Turner	Y	2nd	Y
Van Der Burgt	A	A	A
Zaleski	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