

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

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

BOARD MEMBERS VIRTUAL: King, Robinson

BOARD MEMBERS ABSENT: Fennimore, Johnson

STAFF PRESENT: Shaffer, Doty, Fisher, Mitchell

GUESTS PRESENT: Morton, Jeremy – Viking Corporation
Sowers, George – EDC Counsel
Christ, Duane – Indiana American Water
Dwenger, Brad – Wayne County Commissioner
Emery, Millie – Hometown Media Group
Oler, Ron – City of Richmond

1. CALL TO ORDER

Board Vice 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 6, 2023.

2. INTRODUCTION TO VIKING GROUP

Shaffer announced that Jeremy Morton, the COO of the Viking Group is joining us today. The Viking Group is in the process of purchasing 40 acres of land in our Midwest Industrial Park Phase III. Shaffer asked Jeremy to tell the committee about their company and why they chose Richmond. Jeremy said the Viking Group in Michigan has been owned by the same German company for the last 100 years, and they have 30 plants throughout the globe. They also have over 10,000 employees. They are a manufacturer of fire suppression systems, such as sprinklers, valves, and their new Fendium coated pipe which has a corrosion resistance material that protects and adds longevity to their pipes at a fraction of the cost of stainless steel. He said the Viking Group chose Richmond for the proximity to manufacturing towns and shipping to the East coast and South. They are excited for the start-up of their plant here in Richmond. Shaffer said the Viking Group has a 60-day due diligence timeframe and then another 30 days to close on the purchase of the land.

3. APPROVAL OF MINUTES

a. 2023 February Minutes

Zaleski stated the minutes from the February 6, 2023, board meeting are on pages 2 – 5 and we need board approval. No corrections were noted.

Motion to approve February 6, 2023, minutes as presented by Tanner, seconded by Foster. Roll call.

Motion carried.

4. TREASURER'S REPORT

a. 2023 February Financial Reports

Jim Tanner reported the EDC is over budget on a few accounts for February including account 3320 Contractual and Professional Services was over by \$2,860.52 due to paying two invoices to Beals-Moore

for work completed in the Midwest Industrial Park. He stated the EDC is under budget MTD by \$9,475.13 and under YTD by \$12,592.43.

Motion to approve February financials as presented by Tanner, seconded by Bolser. Roll call.

Motion carried.

5. CHAIR'S REPORT

Zaleski stated the Executive Committee reviewed several EDIT compliance reports this month. During this meeting two were approved for compliance #1 and three approved for compliance #2.

6. EDC STAFF REPORTS

Fisher – Fisher said we have had two local companies reach out to us wanting to donate incentives to the MakeMyMove remote workers who relocate to Richmond. It is exciting to have them contacting us to offer incentives for this program. She is working on the Economic Development Corporation's annual meeting and luncheon to be held on Monday, May 8 at Lingle Hall.

Lindsey – Lindsey reported she has been working with local companies on their EDIT Grant compliance. She is also working with Ivy Tech on an expungement event this week. This event helps non-violent criminal records such as someone with a DUI get their charges expunged to be eligible for more job opportunities, housing, etc. The latest numbers from the probation office from last year's event show there were 30 people whose records were expunged. She participated in the Wayne County Area Chamber of Commerce's Career Fair where they had a total of 1,500 students attend and meet with local employers.

Doty – Doty said she has been working on the Home in Wayne branding strategy with Jeff Huffine at IronGate Creative. Jeff discussed common themes and possible directions for Home in Wayne's branding strategy. He will put together a plan we can share with Valerie for her input and the Marketing Committee for their review and input. We will then move to the development stage. The staff reviewed the JobsEQ portal, and we are waiting on any costs we may incur to have the search filters and other categories revised as suggested. She and Mitchell have been working to update both industrial park brochures.

Mitchell – Mitchell said the Talbot property closed and we will take possession in 60 days. We continue to move forward with demolition plans for the Talbot and Toschlog properties and have received one quote and are awaiting another for asbestos and environmental inspections. She and Doty are working to update marketing materials for the industrial parks.

Shaffer – Shaffer said she joined 10 other economic development partners from the State of Indiana in delegation to the UK. She said the State of Indiana has signed a Memorandum of Understanding to do business with the UK. We were there to learn from each other on how we implement policies and to further strengthen economic ties with them. The MOU is focused on women's economic empowerment, clean energy and leveling up, which is rural economic development. She also told the group we will have 2 site visits this week, one in the Midwest Industrial Park and one in the Gateway Industrial Park. Projects Thomas, Alma, and Keystone continue to move forward as well. Several local businesses have recently contacted us regarding industrial space for expanded production or warehouse needs. In response, the EDC has created and distributed an industrial space needs survey. We will review and share the results with interested building developers. We have had 4 MakeMyMove remote workers that have already relocated to the Richmond area, and we have made 3 additional offers and made another today.

7. OTHER BUSINESS

a. Farm Sublease Agreement

Shaffer said we have a farm sublease agreement to allow Bob Toschlog to farm 249 acres of tillable land at a rate of \$250 per acre through December 31, 2023. The silver barn will remain on the property while he farms the land. If he decides not to extend the lease, we will make a decision on what we do with the silver barn. The lease states that if any of the crops are damaged from work being done on the property, Bob Toschlog would be compensated through a reduction in the fall rent payment. Sowers said Toschlog would have until the end of the year and an additional 60 days to vacate the property should he choose not to extend the lease. The City of

Richmond is required to carry casualty insurance and Toschlog must have liability insurance to cover the contents of the barn. There is a provision for us to be able to withdrawal the acreage if we have a potential interest in the land.

*Motion by Turner and seconded by Bolser to approve the farm sublease agreement. Roll call.
Motion carried.*

b. Milton Resolution

Shaffer said the resolution would give her authority to assist in the sale of the former Milton Town Hall building. Sowers said without the resolution, Milton Town Council would have to hire three appraisals before they could sell the building. The Economic Development Corporation will purchase the property from Milton Town Council and will immediately resell the building to a third party. The Economic Development Corporation will return all profits to Milton Town Council.

Motion by Tanner and seconded by Turner to approve the Milton resolution authorizing Shaffer to enter into a purchase and sale agreement with an amendment stating the EDC will return all profits to Milton Town Council. Roll call.

Motion carried.

c. EDIT Grant Guidelines

Shaffer said we are supposed to review the EDIT grant guidelines on an annual basis. Wages have increased in recent years so it is the staff recommendation to increase the starting wage for qualifying businesses from \$15 per hour to \$18 per hour. She stated that we have not had a company submit a project with less than a \$750,000 investment since 2016, therefore we would like to increase the required investment amount from \$250,000 to \$500,000 for a business to be eligible for an EDIT Grant. Shaffer also mentioned the City of Richmond has implemented a stair-step approach for businesses to be eligible for tax abatements.

Motion by Cenova and seconded by VanDerBurgt to approve the proposed revisions to EDIT Grant Guidelines. Roll call.

Motion carried.

Zaleski reminded the group that Ivy Tech Richmond will be hosting the IEDC board meeting on March 23, with the public session scheduled for 2:00 p.m. – 3:00 p.m. He also mentioned the EDC's Annual Meeting will be Monday, May 8, 2023.

8. ADJOURNMENT

Zaleski adjourned the meeting at 4:38 p.m.

Roll Call Vote Tracking: 03-06-23 EDC Board Meeting

Agenda Items					
Board Member	Approval of February Minutes	February Financials	Farm Sublease Agreement	Milton Resolution	EDIT Grant Guidelines
Bolser	Y	2nd	2nd	Y	Y
Cenova	Y	Y	Y	Y	1st
Fennimore					
Foster	2nd	Y	Y	Y	Y
Gaddis	Y	Y	Y	Y	Y
Johnson					
King	Y	Y	Y	Y	Y
Robinson	Y	Y	Y	Y	Y
Tanner	1st	Y	Y	1st	Y
Turner	Y	1st	1st	2nd	Y
Van Der Burgt	Y	Y	Y	Y	2nd
Zaleski	Y	Y	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

NEXT BOARD MEETING – Monday, April 3, 2023, at 4:00 p.m.