

**ECONOMIC DEVELOPMENT CORPORATION  
OF WAYNE COUNTY, INDIANA  
Board Meeting Minutes  
Monday, April 3, 2023**

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

**BOARD MEMBERS VIRTUAL:** Robinson, VanDerBurgt

**BOARD MEMBERS ABSENT:** Fennimore, Zaleski

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

**GUESTS PRESENT:** Corde, Brian – Atlas Insight  
Wiebolt, Jeff – Atlas Insight  
Sowers, George – EDC Counsel  
Crist, Duane – Indiana American Water  
Field, Beth – City of Richmond  
Saunders, Gary – Wayne County Council  
Emery, Millie – Hometown Media Group

### **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 4:03 p.m. on April 3, 2023, at Ivy Tech Community College.

### **2. APPROVAL OF MINUTES**

#### **a. 2023 March Minutes**

Johnson stated the minutes from the March 06, 2023, board meeting need to be approved. No corrections were noted.

*Motion to approve March 6, 2023, minutes as presented by Turner, seconded by Foster.*

*Motion carried.*

### **3. TREASURER'S REPORT**

#### **a. 2023 February Financial Reports**

Jim Tanner reported the Economic Development Corporation is under budget MTD by \$16,210.76 and under YTD by \$28,803.19. We had 4-line items over budget during March for a combined total of \$147.42.

*Motion to approve March financials as presented by Gaddis, seconded by Bolser.*

*Motion carried.*

### **4. CHAIR'S REPORT**

Johnson stated the Executive Committee reviewed and approved EDIT Grant compliances for 3 local companies. We also discussed several other items which will be addressed later in our meeting.

### **5. EDC STAFF REPORTS**

**Fisher** – Fisher reminded the committee that our annual meeting is scheduled for Monday, May 8<sup>th</sup> at Reid Health – Lingle Hall at 11:30 a.m. We will be sending invitations out within a week. She said with all the changes in the Midwest Industrial Park, she has been updating our sites, acreage, maps, and photos provided by Mitchell on ZoomProspector. She trained with MakeMyMove on their portal and will begin welcoming and engaging candidates in the pipeline.

**Lindsey** – Lindsey stated she has been busy with EDIT Grant compliances. She participated in a site visit with Shaffer and Mitchell. She and Shaffer met with a company regarding child care support and said we may be able to utilize this company in our area. She worked with Ivy Tech on the expungement event. They had 77 attendees, 30 people talked with the attorneys that were present, and 10 people will have their records expunged. She said 14 others will meet with attorneys to try and get their records expunged, and we had 6 people attend virtually. This program helps individuals with a criminal record to get their record expunged and enables them to apply for jobs that they otherwise would not have been eligible for.

**Mitchell** – Mitchell said we closed on the Talbot property, and we will take possession soon. We obtained a quote for the pre-demo inspections for environmental hazards on these properties per IDEM requirements. The quote was approved by the Industrial Park committee. She and Shaffer met with Norfolk Southern to discuss rail viability in the remaining Midwest Industrial Park. She attended the groundbreaking ceremony for Blue Buffalo and had lunch with Victoria from IMPA. She said housing conversations continue.

**Shaffer** – Shaffer thanked the board members who were able to attend the Blue Buffalo/General Mills groundbreaking ceremony. Blue Buffalo will be adding 169,000 sq. ft. to their facility, with an investment of \$200M, and will be creating 50 to 60 new jobs. Blue Buffalo is working with the City of Richmond on TIF bonds and Beth Fields is present at this meeting if anyone has questions for her. Blue Buffalo will not be receiving an EDIT grant for this project. She reported Ivy Tech hosted the Indiana Economic Development Corporation's board meeting where Mayor Snow and Trevor Friedeberg provided an update on the READI program. Shaffer said among the Blue Buffalo, Viking Group, and Liberation Labs projects announced this year, we are looking at a total of \$370M in investments and 206 new jobs. Our Jobs EQ portal is almost ready to use and will have the ability to search by company, job title, education, and full-time/part-time positions, etc. Bolser asked if companies will be able to link to this site? Shaffer said yes, they will be able to link to our site. We had 9 companies respond to our survey regarding the need for additional industrial space. We have had 4 remote workers move to Richmond, 4 remote workers that have accepted our offers, and 5 more have offers pending.

## **6. OTHER BUSINESS**

### **a. Project Thomas**

Shaffer said Project Thomas is a rail transloading project that will be purchasing land from Blue Buffalo for a new, independent operation. The city of Richmond is offering a \$900K incentive for this project and has asked the Economic Development Corporation to be a pass-through for this incentive. This is a \$39M investment and will create 30 jobs with an average wage of \$27 per hour. Shaffer introduced Brian Corde and Jeff Wieboldt with Atlas Insight and asked the group if they had any questions for them about the project or the incentive. Corde said he appreciates the help with this project and worked with our outstanding team led by Shaffer. He said half of the cars will serve Blue Buffalo with enough excess space to serve other companies in the area. We are asking the board to approve and authorize the Economic Development Corporation to act as a pass-through for a financial incentive from the Richmond Redevelopment Commission for Project Thomas.

*Motion to approve the resolution for Project Thomas authorizing the Economic Development Corporation to be a pass through for a \$900,000 financial incentive as presented by Turner and seconded by Bolser.*

*Roll call.*

*Motion carried.*

### **b. Safety Zone / Supply Source EDIT Grant #23-214**

Shaffer said Safety Zone / Supply Source applied for an EDIT Grant prior to us changing our EDIT Grant guidelines. However, there was a 30-day delay in hearing back from the state therefore this EDIT grant did not get processed prior to our new guidelines going into effect so the project does not meet the new wage requirement of \$18/hour. Shaffer said Safety Zone / Supply Source is consolidating a facility from Toledo, Ohio to Richmond and is currently utilizing 4 different warehouse spaces including the former Spartech building which has been empty for approximately 15 years. The EDIT grant is for \$25,000 to support the creation of 49 new jobs that pay an average wage of \$16.25/hour and an investment of \$2M. We are asking the board for approval to issue EDIT Grant #23-214 under our previous EDIT grant guidelines.

*Motion to approve Safety Zone / Supply Source EDIT Grant #23-214 using our previous guidelines as presented by Turner and seconded Bolser. Roll call.  
Motion carried.*

**c. Taconic Biosciences, Inc. EDIT Grant #22-211**

Shaffer stated the EDC board approved Taconic Biosciences original EDIT Grant #22-211 for \$50,000 and they have now revised their projections, reducing their headcount from 18 to 14 however, their investment amount remains the same. We are asking the EDC board to re-approve Taconic's \$50,000 EDIT Grant with the reduced headcount.

*Motion to approve Taconic Biosciences, Inc. EDIT Grant #22-211 in the amount of \$50,000 with a revised headcount from 18 to 14 as presented by Turner and seconded King. Roll call.  
Motion carried.*

**d. Environmental Review Proposal**

Shaffer said Heartland submitted a quote for \$1,950 to do a hazard material analysis on the 3 new sites in the Midwest Industrial Park. If we need to remove any hazardous material or asbestos from these sites there will be an additional contract to do that work. We will be reimbursed by the City of Richmond for the environmental inspection. We would like the board's approval to enter into a contract with Heartland Environmental for a hazardous material analysis.

*Motion to authorize the Economic Development Corporation to enter into a contract with Heartland Environmental for a hazard analysis on the new properties in the Midwest Industrial Park as presented by Cenova and seconded Turner. Roll call.  
Motion carried.*

**e. EDC Vehicle Lease**

Shaffer stated she is having a difficult time finding a vehicle within our budgeted amount. We currently pay \$512 per month and our lease agreement ends in May. She needs a vehicle with 4-wheel drive, and 3<sup>rd</sup> row seating for taking guests on site visits. She has been working with Brad Robinson and other dealerships to search for a vehicle that meets our needs, but all have been over our budget of \$650 per month. She asked the board how she should proceed. After much discussion, it was decided that Shaffer should find a vehicle that suits her needs even if it is over budget but must receive approval by the executive committee.

*Motion to approve an increased budget with executive committee approval for a 36-month lease as presented by King and seconded by Bolser. Roll call. Robinson abstained.  
Motion carried.*

**f. Renew Richmond US 27 Bridge Project Overview**

Shaffer discussed the US 27 bridge construction project with the board. She mentioned our parking access may be limited and with noise from the work being done, the EDC staff may be working remotely during the month of April.

**7. ADJOURNMENT**

Johnson adjourned the meeting at 5:02 p.m.

**NEXT BOARD MEETING – Monday, June 5, 2023, at 4:00 p.m.**

**Roll Call Vote Tracking: 04-03-23 EDC Board Meeting**

Agenda Items							
Board Member	Approval of March Minutes	March Financials	Project Thomas	Safety Zone / Supply Source EDIT Grant #23-214	Taconic Biosciences EDIT Grant #22-211	Environmental Review Proposal	EDC Vehicle Lease
Bolser	Y	2nd	2nd	2nd	Y	Y	2nd
Cenova	Y	Y	Y	Y	Y	1st	Y
Fennimore							
Foster	2nd	Y	Y	Y	Y	Y	Y
Gaddis	Y	1st	Y	Y	Y	Y	Y
Johnson	Y	Y	Y	Y	Y	Y	Y
King	Y	Y	Y	Y	2nd	Y	1st
Robinson	Y	Y	Y	Y	Y	Y	A
Tanner	Y	Y	Y	Y	Y	Y	Y
Turner	1st	Y	1st	1st	1st	2nd	Y
Van Der Burgt			Y	Y	Y	Y	Y
Zaleski							

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