ECONOMIC DEVELOPMENT CORPORATION OF WAYNE COUNTY, INDIANA
Board Meeting Minutes
Monday, May 11, 2026

BOARD MEMBERS PRESENT:	Ballenger, Cenova, Foster, Smith, Gaddis, Johnson, McLane, Jackson, Van Der Burgt
BOARD MEMBERS VIRTUAL:	White
BOARD MEMBERS ABSENT:	Van Der Burgt
STAFF PRESENT:	Shaffer, Lindsey, Mitchell, Bowman
STAFF ABSENT:	Robinson
GUESTS PRESENT:	George Sowers – EDC Legal Counsel Gary Saunders – Wayne County Council Jeff Longsworth – Primex Plastics Millicent Emery – Western Wayne News (virtual) Andrew Kahle – G101.3 (virtual)

I. CALL TO ORDER

Board Chair Peggy Cenova called the meeting of the Board of Directors of the Economic Development Corporation of Wayne County, Indiana to order at 4:00 pm on May 11, 2026.

II. PRIMEX PLASTICS EDIT GRANT #26-221

Lindsey presented the EDIT Grant application for Primex Plastics #26-221 for the Bubble Guard extrusion line. The new line is an $8M investment and will create 6 new advanced manufacturing jobs at an average of $24.65/hour. Jeff Longsworth, Primex Plastics, stated the Primex purchased their first similar machine 10 years ago, and it was the first of its kind in North America. He reported the new line has the capability to extrude plastic twice as thick and operate almost 24 hours per day. Shaffer stated this would be the 4th EDIT Grant for Primex, and their corporate headquarters is located in Richmond with 346 people employed. Lindsey stated that Primex is an excellent partner to our community and they always go above and beyond to help with school events and non-profit organizations. Shaffer requested the EDC board approve the EDIT Grant to Primex Plastics for $85,000.00.

Motion to approve the Primex Plastics EDIT Grant #26-221 for $85,000.00 as presented by Smith and seconded by Jackson. Motion carried

III. APPROVAL OF MINUTES

a. April 30, 2026

Cenova stated the minutes for the April 30, 2026 board meeting were located on pages 7-11 and asked if there were questions or corrections. No corrections noted.

Motion to approve the EDC April 30, 2026 board minutes as presented by Gaddis and seconded by Ballenger. Motion carried.

IV. TREASURER'S REPORT

a. April Financial Report

Smith reported that the Economic Development Corporation of Wayne County, IN is over budget for the month of April by $12,512.27 and under budget by $14,838.31 YTD. We are over budget on Item #1001 Salaries by $12,234.40 due to 3 pay periods in April, Item #1365 Federal Payroll Taxes by $901.51 due to 3 pay periods in April, Item #2221 Gasoline by $49.38 due to record high gas prices, #3310 Vehicle Lease by $4,157.88 due to the purchase of the 2023 Nissan Pathfinder, #3323 Travel Lodging and Meals by $1,522.72 due to the Annual Meeting-waiting on sponsorship check, #3343 Vehicle Insurance by $2,163 due to annual payment, #3368 by $179.17 due to services paid for 2 months, and #3373 by $538.21 due to services paid for 2 months . These line items will even out by end of year.

EDC Operating Account
1092 Other Income – Total $84,549.14
Received:
$81,899.25 from Abstracts of Richmond for the Milestone Property
$1,400.00 from Blight Account
$544.76 from Grant savings account
$705.13 from Grant savings account
3000 Other Expenses – Total $446,856.75
Paid:
$81,899.25 to the City of Richmond for the Milestone Property
$1,400 to Heartland Environmental for pre-demolition inspections
$544.76 to Downtown Deli for the Vaile Workshops donation from Reid Health
$33.17 to Dollar General-soda for the Vaile Workshops donation from Reid Health
$3.99 to Mejier-water for the Vaile Workshops donation from Reid Health
$6.79 to Mejier-cookies for the Vaile Workshops donation from Reid Health
$361.18 to Olive Garden for the Vaile Workshops donation from Reid Health
$300.00 to Corner Café for the Valie Workshops donation from Reid Health

Blight Savings Account
Paid:
$1,400.00 to operating account for Heartland Environmental
Grant Admin Savings Account
Paid:
$544.76 to Downtown Deli for the Vaile Workshops donation from Reid Health
$33.17 to Dollar General-soda for the Vaile Workshops donation from Reid Health
$3.99 to Mejier-water for the Vaile Workshops donation from Reid Health
$6.79 to Mejier-cookies for the Vaile Workshops donation from Reid Health
$361.18 to Olive Garden for the Vaile Workshops donation from Reid Health
$300.00 to Corner Café for the Valie Workshops donation from Reid Health
$15,045.38 to #3310 Vehicle Lease in the operating account for 2023 Nissan Pathfinder purchase
MakeMyMove Savings Account
No Transactions
Revitalize Richmond Savings Account
No Transactions
Motion to approve April financials as presented by McLane and seconded by Foster. Motion carried.

V. STAFF REPORTS FOR APRIL

Bowman stated it has been a pleasure working for the EDC of Wayne County and wishes the board and the community the very best. Lindsey stated that 16 people attended the Early Childhood Coalition Meeting. The coalition's goals include meeting individuals where they are to improve reading skills of the children across Wayne County. Lindsey reported she was awarded the 1st coalition champion for the Tabacco Free Wayne County Coalition. She stated that she is working with 2 local factories interested in going tobacco free to improve the health of employees and help keep insurance premiums down. Lindsey invited board member to attend a meeting on May 27th for the Rose View Transportation Study Advisory Committee. She stated it is important for our community to maintain and expand its accessibility to public transportation. Mitchell reported she has reviewed the Hutchings maintenance plan for the Midwest Industrial Park and the city of Richmond will cover the costs of less than $10,000. Mitchell thanked Reid Health for covering the costs of meals at the Vaile Homeownership 101 Financial Literacy program. She reported they had 6 people graduated from the program with 1 individual already preapprove for home purchase. Mitchell stated the Housing Accelerator Program has a groundbreaking ceremony at Hidden Valley on June the 10. Shaffer reported she had just returned from the Select USA tradeshow in Washington DC. Over 5,000 people attended the event, and she had ten 1 on 1 meetings with companies from around the world. Shaffer stated she will be working to cultivate the leads received while attending the trade show.

VI. OTHER BUSINESS

a. Downtown Revitalization Grant Program

- **Grant Agreement with IEDC**

  Shaffer stated the grant agreement is between the IEDC and The EDC of Wayne County for a $3M match for projects to reduce blight, increase building occupancy, and restore historic downtown properties across the county. Shaffer added the lookback period for the first round of grants will be August 2, 2024 not February 16, 2024 as stated on exhibit A. Shaffer added the revised date gives plenty of time for the applicants from the original READI grant to apply and gives an opportunity for new building owners to apply as well. Shaffer reported there are a few changes to the agreement as compared to the Starr Grant Agreement, one being there is no advance of funds, it is reimbursement only. Also, the grant program must comply with charitable purpose requirements and maintain accurate records for reporting to the IRS. The IEDC will provide a representative to assist in reporting and inspections of the eligible applicants. Shaffer stated this project looks to generate a $17M private investment across the county and will be completed by the end of 2028. Troutwine inquired how many businesses from the last HELP round will be eligible to apply for additional funding. Mitchell stated at least 6 businesses will definitely qualify.

  Motion to approve Grant Agreement with IEDC as presented by Foster and seconded by Troutwine. Motion carried.

- **Grant Program Parameters**

  Shaffer stated the READI Downtown Revitalization Grant Program will consist of 3 rounds. Round 1 beginning June 8, 2026 for incorporated communities with utilities, Round 2 beginning September 1, 2026 for unincorporated areas to be identified, and Round 3 February 1, 2027 for incorporated communities with utilities all across Wayne County. Shaffer reported that Round 3 of the program will not have a look back period. The grant funds will require a 75/25 match, and the reimbursement will be 75% of the construction improvement costs or $200,000 whichever is less and the project total has a minimum threshold of $20,000. Shaffer stated the application for grant assistance will be considered within 30 business days after the application period closes. Johnson asked if a business could apply for more than one property. Mitchell reported that the program is one application per parcel and an applicant is limited to 2 grant submissions for the program. Mitchell also stated that the applications will be scored to determine eligibility for the grant. Troutwine inquired about a cap of funds per round of the program. Shaffer stated that they have not yet determined a limit of funds per round, however that may need to be addressed as they determine the number of applications received when the program opens. Smith asked about the differences between incorporated versus unincorporated towns. Mitchell stated that there are 14 incorporated towns across Wayne County, however there are two without utilities. Troutwine asked about the self-performance limitation outlined in the parameter. Ballenger reported that there is no bonding or licensing requirements for contractors. However, most are required to provide some sort of liability insurance. Shaffer reported that the projects will be inspected to ensure that guidelines were followed.

  Motion to approve Downtown Revitalization Grant Program Parameters as presented by Gaddis and seconded by Johnson. Motion carried.

- **READI Downtown Grant Savings Account**

  Shaffer stated in order to track Downtown Revitalization funds regarding the READI Downtown Grant Program the EDC will need to establish an additional savings account at Wayne Bank.

  Motion to approve the establishment of READI Downtown Grant Savings Account at Wayne Bank as presented by Johnson and seconded by Troutwine. Motion carried.

b. Home In Wayne 2026 Proposal

Shaffer stated the 2025 Home in Wayne contract should be completed by the end of the month. They are posting 3 new videos with new stories, and 6 lifestyle photos and stories representing the overall quality of life in Wayne County. Shaffer reported they have been having monthly project meetings and developing a new newsletter format through Mailchimp. The proposal recommended and approved by the EDC Marketing Committee for $21,350.00 is within the proposed 2026 EDC Budget and we are not expecting to encumber any funds for Home In Wayne for 2026.
Motion to approve the Home In Wayne 2026 Proposal contract as presented by Smith and seconded by Troutwine. Motion carried.

c. Land Bank Board Appointment

Shaffer stated the city and county have finalized the agreement to establish the Wayne County, Indiana Land Bank. The Land Bank will consist of 7 board members that represent the EDC, the City of Richmond, the town of Cambridge City, the Wayne County Commissioners, and the Wayne County Council. The EDC's land bank Board appointment is a 3-year term. Intend Indiana, who will be providing ongoing technical assistance, suggested the board have a well-rounded set of skills encompassing roles such as financial, community, real estate, legal, housing, and non-profit archetypes. Shaffer reported that it is important for the land bank to begin with a good foundation, and she believes that Sarah Mitchell would be the best person to represent the EDC on the land bank board. Shaffer stated that Mitchell checks many categories of the type of member needed and it would be desirable to have a staff member on the board who is directly engaged in the projects. Johnson agreed that Mitchell is best to represent the EDC.Johnson also stated that it will be important to get some other people involved in the development of the land bank to ensure its long-term success.
Motion to approve the EDC of Wayne County Land Bank Board Appointment as presented by Jackson and seconded by Johnson. Motion carried.

VII. ADJOURNMENT

Cenova adjourned the meeting at 4:42 pm.

NEXT BOARD MEETING – Monday, June 8, 2026, at 4:00 pm

Agenda Items								
Board Member	Primex Plastics EDIT Grant #26-221	April 30 Board Meeting Minutes	April Financial Report	Grant Agreement with IEDC	Downtown Revitalization Grant Program Parameters	READI Downtown Grant Savings Account at Wayne Bank	Home in Wayne 2026 Proposal	Land Bank Board Appointment
Ballenger	Y	2nd	Y	Y	Y	Y	Y	Y
Cenova	Y	Y	Y	Y	Y	Y	Y	Y
Foster	Y	Y	2nd	1st	Y	Y	Y	Y
Gaddis	Y	1st	Y	Y	1st	A	Y	Y
Jackson	2nd	Y	Y	Y	Y	Y	Y	1st
Johnson				Y	2nd	1st	Y	2nd
McLane	Y	Y	1st	Y	Y	Y	Y	Y
Smith	Y	Y	Y	Y	Y	Y	1st	Y
Troutwine	1st	Y	Y	2nd	Y	2nd	2nd	Y
Van Der Burgt								
White	Y	Y	Y	Y	Y	Y	Y	Y

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