

**ECONOMIC DEVELOPMENT CORPORATION
OF WAYNE COUNTY, INDIANA
Special Board Meeting Minutes
Monday, May 19, 2016**

BOARD MEMBERS PRESENT: Barrett, Clark, Elzemeyer, Frame, Green, Jackson, Parker, Russell, Warner, Witte

BOARD MEMBERS ABSENT: Cohen, Green, Upchurch

STAFF PRESENT: Shaffer, Doty, Henry, Geres

GUESTS PRESENT: Plasterer, Jeff – Wayne County Council
Shuey, Mickey – Palladium-Item
Sowers, George – Attorney for EDC

CALL TO ORDER

Board Chair Witte called the meeting of the Board of Directors of the Economic Development Corporation of Wayne County, Indiana to order at 1:00 p.m. on Thursday, May 19, 2016, in the EDC board room.

OTHER BUSINESS

A. Project Dove Resolution and Purchase Agreement

Shaffer reported Heartland Pet Food MFG (Project Dove) plans to build a 400,000 SF manufacturing plant and distribution center in Phase II of the Midwest Industrial Park. They plan to invest \$147M and create 165 new jobs by the end of 2018, paying average wages of \$17/hour and \$15/hour starting wages. The purchase agreement is for a land grant of 89.832 acres for the purchase price of \$10. Included with the purchase agreement was a resolution authorizing Valerie Shaffer to execute the purchase agreement on behalf of the EDC of Wayne County. The purchase agreement is to be amended by adding a separate page between page 7 and 8 that states "By Purchaser" which was erroneously left out. *Motion by Frame, second by Elzemeyer, to approve the resolution and purchase agreement as presented with the stated amendment. Motion carried.*

B. Project Dove Infrastructure Improvement Agreement

Shaffer reported the infrastructure improvement agreement states two major improvements: the extension of rail into Phase II and the upgrade of Garr-Jackson Road.

The City of Richmond will invest \$1M to extend rail into the north section of Phase II to serve Project Dove and any future tenants. It will be Project Dove's responsibility to extend rail onto their parcel.

Garr-Jackson Road, which is already being utilized by truck traffic from current tenants of the Midwest Industrial Park, needs to be widened to make it safer. Project Dove's design plans make it imperative for the upgrade to occur, as raw goods will come in on Industries Road and finished goods will exit on Gaar-Jackson. The road is owned by three separate jurisdictions, with Richmond owning ½ mile, Centerville owning ½ mile, and Wayne County owning 1 mile.

The agreement was presented as concept only, and revisions are being made to the final agreement. One revision noted was the funding split between 25% City of Richmond and 75% County will likely be a 50/50 split, but discussions are still being held.

Motion by Elzemeyer, second by Frame, to approve the infrastructure improvement agreement in concept only, subject to refinements allocating costs. Motion approved.

ADJOURNMENT

Witte adjourned the meeting at 1:33 p.m.

**NEXT BOARD MEETING – Monday, June 6, 2016
at EDC of Wayne County, Richmond, Indiana at 4:00 pm**