

**ECONOMIC DEVELOPMENT CORPORATION
OF WAYNE COUNTY, INDIANA
Board Meeting Minutes
Monday, June 2, 2025**

BOARD MEMBERS PRESENT: Ballenger, Cenova, Foster, Gaddis, Jackson, Robinson, Tanner, VanDerBurgt

BOARD MEMBERS VIRTUAL: Johnson, King

BOARD MEMBERS ABSENT: White

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

GUESTS PRESENT: George Sowers— EDC Counsel
Mayor Ron Oler – City of Richmond
Jerry Purcell – Richmond Common Council
Millie Emery – Western Wayne News

1. CALL TO ORDER

Board Chair Jim Tanner 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 June 2, 2025.

2. APPROVAL OF MINUTES

a. 2025 March Minutes

Tanner stated the minutes from the April 23, 2025 board meeting need to be reviewed and approved.

No corrections noted.

Motion to approve April 23, 2025, board minutes as presented by Gaddis and seconded by Smith.

Roll Call.

Motion carried.

3. TREASURER'S REPORT

a. 2025 April Financial Report

Shaffer and Fisher reviewed the Income Statement for the Economic Development Corporation of Wayne County, IN and reported the EDC was under budget for the month by \$4,309.71 and under YTD by \$25,303.53. Fisher reported we were over budget in April on the following items #3310 Vehicle Lease \$629.89 due to paying 2 invoices in April; #3343 Vehicle Insurance is showing as an overage due to paying our annual premium for May 2025 – May 2026; #3392 Advertising and PR we paid several invoices for marketing projects such as, Irongate, printing of billboard and installation, MakeMyMove incentive package and EDC banners.

Other Income/Expenses

1092 Other Income – Total of \$17,555.88

Deposit of \$3,995 from Blight to Operating for demolition and removal of unsafe structures

Deposit of \$5,000 from MakeMyMove to Operating account for 2nd installments for 2 remote workers

City of Richmond reimbursed EDC \$8,560 for MIP Improvements

3000 Other Non Budget -Total of \$17,555.88

Paid B&B Construction \$3,995 for demo and removal of unsafe structures

Paid Heartland Environmental \$3,161.48 for 1587 Round Bard Road

Paid Reynolds Service Tech \$5,399.40 for MIP Improvements at 1591 Round Barn Road

Paid \$5,000 2nd installments to 2 remote workers

MakeMyMove Savings Account

Paid \$5,000 to EDC Operating for 2nd installments for Harney & Gordon

EDC Blight Savings Account

Paid \$3,995 to EDC Operating for demo and removal of unsafe structures

Shaffer stated we will continue including information on all EDC bank accounts for future meetings.

Motion to approve April financials as presented by VanDerBurgt and seconded by Robinson. Roll Call.

Motion carried.

b. 2025 May Financial Report

Shaffer reviewed the Income Statement for the Economic Development Corporation of Wayne County, IN and reported the EDC was over budget for the month by \$13,130.18 and under YTD by \$12,173.35.

Fisher reported the May financials and stated we are over budget for the month on the following 3 accounts due to having 3 pay periods in May; #1001 Salaries \$ 12,519.63; #1365 Federal Payroll Taxes \$945; and #1366 Retirement \$617.77. We are also over on the following items #3312 Legal Services \$1,860 for payment of legal services; #3392 Advertising & PR for \$451.97 we made payments to Irongate for design and production of the "From Here I Can" campaign, annual reports, and HIW scratch pads & pens.

Other Income/Expenses

1092 Other Income – Total \$8,350

Deposit of \$6,250 from MakeMyMove to Operating for 3 remote workers

Deposit of \$1,250 from Blight Account to Operating for pre-demo and asbestos inspection

3000 Other Non-Budget – Total \$ \$8,350

Paid \$6,250 for 1st installments for 3 remote workers

Paid Heartland Environmental \$2,100 for pre-demo and asbestos inspection

MakeMyMove Saving Account

Paid disbursement to 3 remote workers

Blight Account

Transfer to EDC Operating \$2,100 for Heartland Pre-demo and asbestos work

Motion to approve May financials as presented by Cenova and seconded by Smith. Roll Call.

Motion carried.

4. CHAIR'S REPORT

Tanner reported the executive committee meeting the shared feedback regarding the EDC annual meeting. He said there were quite a few people who were surprised by the amount of work being handled by the EDC staff of only five. He received several positive comments on how the EDC is assisting others in making the community better.

5. Revitalize Richmond

a. Project Phoenix Update

Shaffer reported that Project Phoenix is a partnership with the EDC, the City of Richmond, and AP Development LLC. We have announced the \$30 million redevelopment effort through a news release. The project includes the redevelopment of five historic downtown properties that will be fully restored to nation park's historic standards. The buildings included are: the Knollenberg buildings, the Hittle building, the former BMO Harris building, the Jenkins building, and the Odd Fellows building. Another building included in the project is the Grassroots Action Center which will be used as a construction trailer and then torn down to make room to activate the alley. Shaffer showed an aerial of the buildings involved and they all are within a 2-block area of downtown Richmond. The project will result in 100 new apartments and approximately 20,000 sq ft of commercial space on the ground floor.

b. New Savings Account

Shaffer shared the board approved a Resolution authorizing her to enter into the Subaward Agreement for

Project Phoenix and manage the project, but now she needs the board's approval to open a new savings account for this project to keep the funding separate from the EDC Operating Account. The EDC is requesting the full board's approval to open a savings account through Wayne Bank for the Revitalize Richmond Project Phoenix. *Motion to approve the EDC to open a savings account with Wayne Bank for the Revitalize Richmond project as presented by VanDerBurgt and seconded by Jackson. Roll call.*
Motion carried.

6. STAFF REPORTS FOR April and May

Fisher – Fisher said she completed the 1st quarter of 2025 Cost of Living Index survey and Richmond, IN ranked 4th out of 251 cities across the United States.

Lindsey – Lindsey said she submitted 4 projects to the state of Indiana. She was a presenter at Ball State University's Basic Economic Development Course on early learning to explain the importance of funding for the initiatives.

Doty – Doty said she completed follow-up work and communication on the EDC's annual meeting and the Home in Wayne branding.

Mitchell – Mitchell met with Ryan Hutching to develop a list of maintenance items that need completed in the Midwest Industrial Park. She said we had to have asbestos removal completed on 2 properties. She also reported on the Housing Accelerator Program (HAP). We have 82 lots that will be developed, and additional funding was fulfilled by \$170,000 from Wayne County EDIT Fund and the contribution from the Consolidated EDIT Fund increased to \$650,000 so that five projects could be funded.

Shaffer – Shaffer reported that she and Mitchell had a call with Liberation Labs leadership and now that construction has resumed, they are making great progress on the facility. They hope to begin production the 1st quarter of 2026, and plan to begin hiring hourly workers towards the end of the year. They have also changed their name from Liberation Labs to Liberation Bioindustries. She informed the group that the sale of Berryfield Park was closed last week. The owner plans to add 72 new apartments in the new buildings and will add one more unit as they convert an office to an apartment. There were approximately 35 attendees at the arts and culture READI 2.0 planning session. We have 29 remote workers in the MakeMyMove program, and only one spot remaining with 3 individuals in the pipeline.

7. Other Business

King asked who will be leading the East Central Indiana Partnership now that Trevor Friedeburg is leaving. Shaffer said Caitlin Hancock will be the interim director for now. They are putting a job description together for posting.

8. ADJOURNMENT

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

NEXT BOARD MEETING – Monday, July 7, at 4:00 p.m.

Agenda Items				
Board Member	Approval of April Minutes	Treasurer's Report for April	Treasurer's Report for May	Approval to open Revitalize Richmond Savings Account
Ballenger	Y	Y	Y	Y
Cenova	Y	Y	1st	Y
Foster	Y	Y	Y	Y
Gaddis	1st	Y	Y	Y
Jackson	Y	Y	Y	2nd
Johnson	Y	Y	Y	
King	Y	Y	Y	Y
Robinson	Y	2nd	Y	Y
Smith	2nd	Y	2nd	Y
Tanner	Y	Y	Y	Y
Van Der Burgt	Y	1st	Y	1st
White				

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