

**ECONOMIC DEVELOPMENT CORPORATION  
OF WAYNE COUNTY, INDIANA  
Board Meeting Minutes  
Monday, June 3, 2024**

**BOARD MEMBERS PRESENT:** Bolser, Foster, Gaddis, King, Robinson, Tanner, VanDerBurgt, Zaleski

**BOARD MEMBERS VIRTUAL:** Johnson

**BOARD MEMBERS ABSENT:** Cenova, Fennimore, Turner

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

**GUESTS PRESENT:** George Sowers– EDC Counsel  
Ken Davidson – Richmond Beverage Solutions, LLC  
Gary Saunders – Wayne County Council  
Anne Taylor – City of Richmond  
Millie Emery – Western Wayne News  
Denise Retz – Richmond Parks Department

**1. CALL TO ORDER**

Board 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 June 3, 2024.

**2. EDIT Grant Application #24-217 Richmond Beverage Solutions, LLC**

Lindsey reported to the board that Richmond Beverage Solutions, LLC has applied for an EDIT Grant in the amount of \$215K to complete a \$45M project with \$6.2M in real property investment and \$38.8M in equipment. Their plan is to create 50 new positions in 2024 and an additional 15 by 2027 and an average hourly rate is \$24.40. Lindsey introduced Ken Davidson from Richmond Beverage Solutions to the group and asked him to explain their project scope. Davidson said this company started as Wayne Dairy in 1921 and they were then purchased by Smith Foods in 1994, and in 2016 Dairy Farmers of America purchased the company. Davidson said they are installing another aseptic line, which is a shelf stable bottled product. Davidson said he is excited to meet with us and begin this project. We are asking the board to approve EDIT Grant Application #24-217 for Richmond Beverage Solutions, LLC. in the amount \$215,000.

*Motion to approve EDIT Grant Application #24-217 for Richmond Beverage Solutions, LLC. in the amount of \$215,000.00 as presented by Tanner and seconded by Foster. Roll Call.*

*Motion carried.*

**3. APPROVAL OF MINUTES**

**a. 2024 April and May Minutes**

Zaleski stated the minutes from the April 1 and May 6, board meetings need to be reviewed and approved. Corrections were noted by Foster on the attendee list for May 2024 and Fisher will correct on minutes to show he was not in attendance.

*Motion to approve April and May 2024, minutes as presented with corrections noted by King and seconded by Bolser. Roll Call.*

*Motion carried.*

#### 4. TREASURER'S REPORT

##### a. 2024 April and May Financial Reports

King reviewed the April Income Statement for the Economic Development Corporation of Wayne County, IN and reported the EDC was over \$513.33 for 3389 Staff Education & Training; \$2,903.25 for 3392 Advertising & PR.

- b. King also reviewed the May Income Statement for the Economic Development Corporation of Wayne County, IN and reported the EDC was over \$3,548.11 for 1367 Employee Health Insurance, \$514.25 for 2212 Printed Office Supplies; \$692.98 3310 Vehicle Lease due to 2 payments being made in May, \$1,470 for 3312 Legal Services due to Sowers depleting the \$5,000 retainer and additional legal fees; \$2,903.05 for 3323 Travel Lodging & Meals due to staff attending several conferences and paying for our Annual Luncheon however, we will be reimbursed \$2,792 from our luncheon sponsors, Whitewater Valley REMC/Hoosier Energy and IMPA; \$1,955.67 for 3343 Vehicle Insurance; \$258.50 for 3346 Insurance Liability and \$1,604 for Office Furniture & Fixtures. This overage is due to purchasing 3 office chairs with an annual budget of \$1,800 which is spread over a 12-month period. We will be within budget at the end of the year. We have a few incidental expenses related to the MakeMyMove program where we pay invoices and will be reimbursed by the City of Richmond at the end of the year.

*Motion to approve April and May financials as presented by VanDerBurgt, seconded by Robinson. Roll Call. Motion carried.*

#### 5. CHAIR'S REPORT

Zaleski said we will be meeting with our partner communities over the next few months to identify how we can assist them through the renewal of the EDIT contract.

#### 6. EDC STAFF REPORTS FOR April and May

Doty reported we will have our 3<sup>rd</sup> Home in Wayne brand strategy workshop and have invited approximately 20 plus representatives from our community partner organizations and employers. We will be asking attendees for their input on marketing strategies and tools so we can ensure what we create will be useful to our partners as well as easy to incorporate into their own marketing efforts.

Mitchell reported the EDA grant writing is complete for the water tower in the Gateway Industrial Park. They are working in partnership with Wayne County, Cambridge City, EDC, Wessler Engineering, EIRPC, SIRPC and GIP tenants to request funding to construct the new water tower. The Stellar Pathways letter of intent was submitted by Wayne County Foundation, the lead applicant.

Shaffer is evaluating consulting firms for creating a target industry analysis. This ties into the objectives of our Strategic Plan's Goal 2, Targeted Growth. She is currently working with ECIRP on the possibility of moving to a regional target industry analysis rather than just focusing on Wayne County. This will broaden our targets and shift a portion of the cost burden to the ECIRP and other member counties. She reported the EDC secured a \$5,000 grant from Duke Energy to help cover the cost of the study. Cambridge City has only raised \$25K to date for their CreatINg Places park project and she is encouraging the group to donate to this campaign. All other park campaigns met their goal of \$50K donation goal which gives them an additional \$50K grant from IHEDA. The ECI region received a \$35M award for READI 2.0 which is a \$20M increase from READI 1.0.

##### a. Strategic Plan Progress for Goal 4: Ensure businesses in Wayne County have the talent they need to continue to grow and provide living wage jobs.

Shaffer reported the EDC is working with Ivy Tech to determine the needs of manufacturers, but more work is needed for other sectors. After the target industry analysis is complete, a next step should be a skills gap analysis for industries to improve upon and make Wayne County more attractive and identify barriers to recruiting, retaining, and developing talent. Bolser said Ivy Tech is working with schools in understanding their requirements for graduation and receiving a diploma, to see how they can help. We have created the Wayne County Job Finder website which pulls jobs from around Wayne County in one central location. Forward Wayne County created the Employability Coalition, and the Chamber is focused on young professionals through HYPE and the Wayne County Leads program. Shaffer said we are focusing on all facets

of the community such as, talent/housing/childcare and stated that we are only a convenor in this and not necessarily a leader in all areas. Home in Wayne rebranding is underway to develop the recruitment case and key messaging.

## **7. OTHER BUSINESS**

### **a. Real Estate Resolution**

Shaffer said the real estate resolution will allow the Economic Development Corporation to purchase property from the City of Richmond and will then immediately resell said property which is commonly known as Berryfield Park to a third party, which is Jake Powers with Chester Heights Apartments. Jake plans to build another 72-units on this property. Sowers said the Economic Development Corporation is helping to facilitate the sale and purchase of this property, otherwise the City of Richmond would have to get 2 appraisals and some additional procedures would need to take place. He said both transactions will happen almost simultaneously. The cost to the EDC is not to exceed \$500.

*Motion by King and seconded by Bolser to approve the Real Estate Resolution authorizing Shaffer to enter into a purchase agreement and immediately resale the property known as Berryfield Park to a third party.*

*Roll call.*

*Motion carried.*

### **b. Quadient Contract**

Shaffer said the US Postal Service is requiring all mailing systems meet the Intelligent Mail Indicia (IMI) Compliant standards. By renewing now, we can lock in the same rate we are currently paying for the next 36 months. We are asking the board to approve the Quadient Contract for a 36-month period at the same rate we are currently being charged.

*Motion by Tanner and seconded by Robinson to approve the Quadient Contract for a 36-month period starting June 2024. Roll Call.*

*Motion carried.*

## **8. ADJOURNMENT**

Zaleski adjourned the meeting at 5:03 p.m.

**NEXT BOARD MEETING – Monday, July 8, at 4:00 p.m.**

**Roll Call Vote Tracking: 06-03-24 EDC Board Meeting**

Agenda Items					
Board Member	Approval of April and May Minutes	EDIT Grant Application #24-217	Treasurer's Report for April and May	Real Estate Resolution	Quadiant Contract
Bolser	2nd	Y	Y	2nd	Y
Cenova					
Fennimore					
Foster	Y	2nd	Y	Y	Y
Gaddis	Y	Y	Y	Y	Y
Johnson	Y	Y	Y	Y	Y
King	1st	Y	Y	1st	Y
Robinson	Y	Y	2nd	Y	2nd
Tanner	Y	1st	Y	Y	1st
Turner					
Van Der Burgt	Y	Y	1st	Y	Y
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