

**ECONOMIC DEVELOPMENT CORPORATION
OF WAYNE COUNTY, INDIANA
Board Meeting Minutes
Monday, June 6, 2022**

BOARD MEMBERS PRESENT: Bolser, Cenova, Fennimore, King, Robinson, Salazar, Tanner, Templin, Turner

BOARD MEMBERS VIRTUAL: Johnson, Zaleski

BOARD MEMBERS ABSENT: Frame

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

GUESTS PRESENT: Sowers, George – EDC Counsel
Crist, Duane – Indiana American Water
Emery, Millie – Hometown Media Group

I. CALL TO ORDER

Board Chair Jim King 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 6, 2022.

II. APPROVAL OF MINUTES

a. 2022 April Minutes

King stated the minutes from the April 4, 2022, board meeting are on pages 2-4. No corrections were noted.

Motion to approve April 4, 2022, minutes as presented by Salazar, second by Turner. Roll call. Motion carried.

b. 2022 May Minutes

King stated the minutes from the May 20, 2022, board meeting are on pages 5-9. No corrections were noted.

Motion to approve May 20, 2022, minutes as presented by Tanner, second by Salazar. Roll call. Motion carried.

III. TREASURER'S REPORT

a. 2022 April Financial Reports

Zaleski reported the EDC is under budget for April MTD by \$18,496.11 and YTD by \$41,388.77. Items of note for April are 2249 In-House Supplies are over but will even out by year end; and 3373 Programming and Consultation are over by \$59.89 due to 2% annual increase and now being charged for 6 devices.

Motion to approve the April 2022 financials as presented by Templin, second by Robinson. Roll call. Motion carried.

b. 2022 May Financial Reports

Zaleski reported the EDC is under budget for May MTD by \$10,252.06 and YTD by \$51,640.83. Items of note for May are 2212 Printed Office Supplies are over \$261.33 due to charges for printing the EDC Annual Report; 3320 Contractual/Professional Services are over by \$1,726.49 due to paying Beals-Moore and our annual fee for Zoom Prospector/GIS, this will even out by year end; 3343 Vehicle Insurance is over budget due to paying the annual premium this month; 3373 Programming and Consultation is over by \$59.89;

3381 Dues, Subscriptions & Fees are over by \$1,003.81 due to paying for annual subscriptions to Pal-Item, Whitewater Community TV, and IEDC (International). We should be within budget at year end.
Motion to approve the May 2022 financials as presented by Cenova, second by Bolser. Roll call.
Motion carried

IV. Chair's Report

a. Executive Committee Report

King said the Executive Committee discussed an upcoming EDIT Grant Application during our last meeting. The EDIT Grant Application has not been finalized and we are waiting for more information from the company. He asked the board members if they had any questions from our special Board meeting held in May regarding the Toschlog Acquisition. No questions were asked.

King said we received valuable feedback regarding the EDC's Annual meeting. We had approximately 30 more guests in attendance this year than years past. Everyone seemed to enjoy the comments from the representatives of the companies receiving awards, and it was suggested that we look into having a panel of speakers at next year's meeting to discuss a special topic, with time slotted for questions and answers.

V. EDC STAFF REPORTS

Fisher – Fisher reported she and Shaffer have begun work on the 2023 Budget. She said we received our results from the 1st Quarter 2022 COLI survey and Richmond is ranked 8th out of 262 cities. She attended the 2022 Ball State University's Indiana Economic Development Course the week of May 16. She worked with Valerie on submitting 2 new attraction projects in April and 3 projects in May. She also participated in Executive Pulse's training on Outlook Integration with Theresa.

Lindsey – Lindsey said she toured the new Indiana America Water facility and is impressed with their new building. She reported she has been very busy with BR&E projects. She has recently met with 4 local companies and has a 5th project coming forth and each will be seeking EDIT grants. She participated Western Wayne Schools Exemplar Panel reviews and met with seniors to talk about their plans for their future and obstacles they are facing. She will continue to work with schools and local companies in hopes to resolve some of the issues these students have. She, Valerie, and the Chamber are talking with SBDC on the Business Builders Program/Building Entrepreneurship. She has also started the course for JobsEQ FIT Certification and has begun work for a BR&E class through the University of Oklahoma's Economic Development Institute.

Doty – Doty said after the Annual meeting she designed her very first video using photos taken from the annual meeting and combined them with our news release. She participated in an on-air session with the Point radio station to discuss the Annual Meeting and how the EDC operates. She has been working with the staff at Make My Move gathering photos and video to develop Richmond's profile on their website. She is working with IronGate Creative on surveys for the audience analysis to create focus groups and will share with the Marketing Committee next week. She worked with Bill Engle to develop our next Home in Wayne story, which is focusing on Main Streets and this article will be featuring Richmond's Main Street. She mentioned to the group that Louise Ronald will no longer be writing stories for us. She has decided to return to her family's business and will be writing for them. The billboards for the Gateway Industrial Park were sent to the printer. She shared the billboard design with Reid Health, and they liked our designs. We purchased ad space in the Livability magazine and needed to take photos of local residents and announced Sarah Mitchell and her family will be on the front cover.

Mitchell – Mitchell said the DOT Foods expansion of their office, new guard shack and parking area in the Gateway Industrial Park has been approved by the Industrial Park committee. She said the Midwest Industrial Park (MIP) Preliminary Engineering Reports for both the Gaar Jackson Road and Richmond Sanitary District are complete. The city will be meeting to figure out how to fund the projects. The MIP Wetlands are still being worked on when the weather is feasible. She attended the APA National Annual Conference and has participated in the I-HOPE Community Action Event on the housing challenges we are facing. She said Desmond Bane will be the Honoree at the Boys & Girls Club Smart Futures Dinner on July 19th at the Kuhlman Center.

Shaffer – Shaffer said we have had several leads from the IEDC, and there were a couple we passed on to other areas within the state because we were unable to provide what they needed. She agreed with Theresa and Sarah

regarding BR&E being very busy lately. She said the 326-acre land is exciting to have and be able to offer. She updated the group on the active projects that have been identified by the media which include:

- Project Topper, which is Ramco Supply and is seeking to locate a new production operation on State Road 1. Ramco had to go before the Zoning Board for a variance.
- Project Roller Coaster, which is Metal Max, has received approval for a zoning change for a privately owned 47-acre property located on the corner of Industries Road and Salisbury. This company produces metal roofing and siding.
- Project Thankful is Element 13 and she has been working on a revised incentive proposal for them and is also working with the city on this project.
- Project Insect is an Israeli company that made a site visit to East Central Indiana and talked with a couple of local companies.

Shaffer updated the group on the Customer Experience Excellence training which focused on hospitality businesses but said we had more service providers attend than the hospitality sector. We had 19 participants. She discussed the news release regarding the READI allocations and said the region's governing board, which she is a member, has approved the distribution of funds for each county. Wayne County will receive \$2,950,000 and it will be used to support the redevelopment of the former Elder Beerman property for market rate multi-family housing. The EDC and City of Richmond are finalizing some items so we can formalize the deal. We will not have a response on our application to Indiana's Redevelopment Tax Credit program until September. The members had several questions but the specifics of this project have not been finalized or made public so details will not be available until later.

VI. Other Business

a. Make My Move Interlocal Agreement

Shaffer reported the agreement with TMap, LLC Remote Worker Program Initiative and the City of Richmond has been finalized. We are now seeking the boards approval of the Interlocal Agreement between the EDC, City of Richmond and Wayne County which describes the \$20,000 funding each entity has agreed to allocate towards the Make My Move program.

Motion to approve the Interlocal Agreement for TMap, LLC Remote Worker Program Initiative as presented by Templin, second by Turner. Roll call. Motion carried.

VII. ADJOURNMENT

King adjourned the meeting at 4:43 p.m.

NEXT BOARD MEETING – Monday, July28, 2022, at 4:00 p.m.

Roll Call Vote Tracking: 06-06-22 EDC Board Meeting

Agenda Items					
Board Member	April Minutes	May Minutes	April Financials	May Financials	MakeMyMove Interlocal Agreement
Bolser	Y	Y	Y	2nd	Y
Cenova	Y	Y	Y	1st	Y
Fennimore	Y	Y	Y	Y	Y
Frame					
Johnson					Y
King	Y	Y	Y	Y	Y
Robinson	Y	Y	2nd	Y	Y
Salazar	1st	2nd	Y	Y	Y
Tanner	Y	1st	Y	Y	2nd
Templin	Y	Y	1st	Y	1st
Turner	2nd	Y	Y	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