

**ECONOMIC DEVELOPMENT CORPORATION
OF WAYNE COUNTY, INDIANA
Board Meeting Minutes
Monday, July 6, 2020**

BOARD MEMBERS PRESENT: Frame, King, Parker, Robinson, Salazar, Tanner, Templin, Turner, Zaleski

BOARD MEMBERS ABSENT: Bolser, Golden

STAFF PRESENT: Shaffer, Doty, Mitchell, Lindsey

GUESTS PRESENT: Sowers, George – EDC Counsel
Oler, Ron – Richmond Common Council
Truitt, Jason – Palladium-Item
Phillips, Angela & Zara, Michael – Phillips Tube Group of Indiana

I. CALL TO ORDER

Board Chair Randy Templin called the meeting of the Board of Directors of the Economic Development Corporation of Wayne County, Indiana to order at 4:01 p.m. on Monday, July 6, 2020 via Zoom meeting.

VI. OTHER BUSINESS

a. Phillips Tube Group of Indiana EDIT Grant Application #20-203

Shaffer asked to go out of order on the agenda as we have guests from Phillips Tube Group, who closed on property located at 401 Industrial Parkway, on the call. Angela Phillips and Michael Zara are representing the company, which is a family-owned business headquartered in Middletown, OH. They currently have three plants and a transportation company. Phillips said the company began in 1967 and they manufacture welded steel tubing for the appliance, RV, HVAC and automotive industries. They are following their strategic plan which included a fourth location. She thanked Shaffer for the assistance in being able to locate their first Indiana plant, here in Wayne County, and stated this will be the most technological of all the plants. Zara stated they chose Wayne County for three reasons. Number one is the geographic location. Number two is the favorable business climate. Number three is Wayne County can support a forward-looking technology center in an automated plant. Shafer stated the EDIT Grant application is located on pg. 17 and the scope of project is on pg. 22. The company will be investing \$8.2M and creating 30 jobs by 2024 with an average wage of \$26/hour plus benefits. Shaffer indicated the \$98,500 request is in line with the scope and amount funded of previous projects. Shaffer noted Phillips Tube Group was reported on previously with code name Project Festival.

Motion to approve EDIT Grant application #20-203 in the amount of \$98,500 by Frame, second by Parker. Motion carried.

Shaffer indicated she will present the application to the Wayne County Commissioners at their meeting on Wednesday July 8, 2020.

II. APPROVAL OF MINUTES

Templin stated the minutes from the June 1, 2020 board meeting were on pages 2-4. Noted corrections: on pg. 3 the Stride Rite Corporation (Wolverine) lease terminates in June 2024, not December 2024, also on pg. 3. The Elder Beerman property is being transferred not sold.

Motion to approve June 1st minutes with noted corrections by Zaleski, second by Parker. Motion carried.

III. TREASURER'S REPORT

Zaleski reported the EDC was over budget by \$12,663.31 MTD and under budget by \$42,487.02 YTD for June. The only item of note is Ady Advantage was paid \$25,000.00 for the EDC's strategic plan, which is why we are showing over budget.

Motion to approve the June 2020 financials as presented by Parker, second by Tanner. Motion carried.

IV. COMMITTEE REPORTS

a. Executive Committee

Templin reported the Executive Committee met on June 25th. They received an update on the COVID-19 loan program through the county. The Elder Beerman property transfer was to be heard by the Board of Public Works on July 2nd but we have not received an update. Ady has begun the strategic plan process with employer interviews and partner roundtables. Templin reported it is contract renewal time for the EDC with the County and also for the EDC with Valerie. Those discussions are ongoing.

b. Industrial Park Committee

No meeting was held in June.

V. EDC STAFF REPORTS

Lindsey – Lindsey reported she had worked with the US Census Bureau to find a location for the onboarding of Census employees for late July and early August. Wayne County has only had approximately 50% of the residents complete the Census. They will be using the grand hall in the train depot. Lindsey stated that most of her work in June was dedicated processing applications for the loan program.

Doty – Doty reported the EDC had received numerous compliments on the COVID-19 resource page on the website. The brand consolidation project is now moving forward. The Brightside stories have been moved to the Home In Wayne (HIW) page. OnVine Media will begin merging the Facebook pages, when that is complete, we will begin to promote it. We ordered more HIW coasters and they will be delivered to bars and restaurants to get the HIW name back out in the public. Doty reported there has been an uptick in jobs being posted on Hoosier Opportunity.

Mitchell – Mitchell reported that the IDEM permitting for MIP is about 45 days in so we should hear something soon on the wetland project Little River and Beals Moore have been working on. MIP Phase III which is the 326-acre Toschlog property is moving forward. We received a \$10,000 grant from Duke Energy for MIP and should receive their final report in September. Mitchell had 4 BR & E visits using Zoom and phone conferences. Mitchell participated in housing discussions and had her normal community engagement for Boys and Girls Club and Communities in Schools.

Shaffer – Shaffer said we have been working on employers' updates to see how we can assist them as we move forward through COVID. She is working on an expansion project in Centerville with Kyle Turner. Shaffer is working with Ken Paust to coordinate our local PPE marketplace. The City and County both received CARES Act funding and are using a portion of those funds purchasing masks, thermometers, hand sanitizer, gloves, and floor decals. Businesses will be able to apply online, hopefully will be live later this week and Renee will promote for the EDC and Chamber will be promoting it as well. Shaffer has been working with the group in Cambridge City for infrastructure relating to the water and sewer system. Rate structures have been presented for the sewer treatment expansion and the contract is being finalized with SugarCreek. Commonwealth engineers are looking at the additional capacity for water and fire protection. They are looking at the scope of the project to see what portion can wait. There is \$225M in CARES Act funding available. An outside firm needs to be utilized to make sure the project receives the maximum amount of funding. Sarah and Valerie are working with EDA consultants to see who the best fit for the project is.

VI. OTHER BUSINESS

b. Wayne County COVID-19 Loan Program

Shaffer reported there were 22 applications received by the June 19th deadline for the first round of funding from Wayne County's COVID-19 Loan Program for disaster relief. The application packages are reviewed by Lindsey, then sent to the auditor to make sure no taxes are owed. The financials are then reviewed by the SBDC. Lindsey then moves them to 1 of 2 scoring committees. There is a minimum score that must be met for the package to go to the loan fund board for evaluation. There are 9 packages for review by the board on Friday. Lindsey is holding some applications that require additional information. This application round requested \$445,000 in funding. Shaffer is confident there will be a second round of funding and indicated we have 3 applications for round 2 that were received after the due date for round 1. The employment threshold and residency requirement may be altered for round 2.

Shaffer gave an update on the strategic plan process. Ady Advantage will be here July 29th. They will be conducting roundtables with elected officials from the communities the EDC represents. There will also be a buildings and sites tour.

Tanner thanked Shaffer and the staff for a job well done.

Shaffer reported that Rebecca Thomas, who was appointed by the Commissioners, had resigned her board seat as she has taken a position out of state. The Commissioners are looking for a replacement

VIII. ADJOURNMENT

Templin adjourned the meeting at 4:40 p.m.

NEXT BOARD MEETING – Monday, August 6th, 2020 at 4:00 p.m.