

**ECONOMIC DEVELOPMENT CORPORATION
OF WAYNE COUNTY, INDIANA
Board Meeting Minutes
Monday, July 11, 2022**

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

BOARD MEMBERS VIRTUAL: Fennimore

BOARD MEMBERS ABSENT: Bolser, Johnson

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

GUESTS PRESENT: Sowers, George – EDC Counsel
Andrea Stuckey – Johns Manville
Saunders, Gary – Wayne County Council
Crist, Duane – Indiana American Water
Emery, Millie – Hometown Media Group
Oler, Ron – Richmond Common Council
Butters, MaryAnne – Wayne County Commissioner

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 4:01 p.m. on July 11, 2022.

II. EDIT Grant Application

a. Johns Manville EDIT Application #22-207

Shaffer introduced Andrea Stuckey as the HR Manager for Johns Manville. Stuckey reported they must completely rebuild their melter every 8 to 10 years. The cost for this project was \$28.5M and includes the training of all staff and retention of 107 employees and create two new apprenticeship positions. She stated their Richmond facility produces 60% of the insulation sold in the United States, and they have two other facilities producing insulation as well. Shaffer said due to the immense training and with the two new apprenticeship positions we would like to support this local company. She stated Johns Manville is one of the few companies who pay their employees while attending school for an apprenticeship. Shaffer would like the board to approve the \$50,000 EDIT Grant for Johns Manville. King stated the Executive Committee supports offering this EDIT Grant to Johns Manville.

Motion was made to the Board to approve Johns Manville EDIT Grant Application in the amount of \$50,000 as presented by Frame, second by Tanner. Roll Call.

Motion carried.

III. APPROVAL OF MINUTES

a. 2022 June Minutes

King stated the minutes from the June 6, 2022, board meeting are on pages 7-10. No corrections were noted.

Motion to approve June 6, 2022, minutes as presented by Templin, second by Salazar. Roll call.

Motion carried.

IV. TREASURER'S REPORT

a. 2022 June Financial Report

Zaleski reported the EDC is over budget for June MTD by \$13,166.78 but is under budget for YTD by \$38,203.40. He reviewed the June Income Statement and mentioned some items were over due to having 3 pay periods in the month of June. The items include Salaries, Federal Payroll Taxes, and Retirement. Gasoline is over budget due to the increased cost of fuel. He said we may need to look at increasing the 2023 budget for this item. Travel Lodging and Meals along with Staff Education are over due to staff attending conferences. We paid two Insurance premiums in the month of June and made two payments on our Rent and Building due to timing of pay dates.

Motion to approve the June financials as presented by Cenova, second by Robinson. Roll call.

Motion carried.

V. Chair's Report

a. Executive Committee Report

King reported on the upcoming Board appointments. He said the Wayne County Area Chamber of Commerce will have two appointments, Tim Frame is not eligible for reappointment, and Randy Templin is retiring. Richmond Mayor will have one appointment, Sayward Salazar is not eligible for reappointment. Shaffer said she will talk with those eligible for reappointment to see if they are interested in continuing, if they are, we will send a letter out to their appointing bodies seeking a reappointment. King and Shaffer stated we have received several suggestions for the open seats and encouraged the board to make suggestions if they have someone in mind. Zaleski asked if the person replacing Templin is only eligible for a 1-year term? Shaffer said yes.

King stated he met with Shaffer for her mid-year review and said they also discussed the influences the Economic Development Corporation and Board members could have within our community. King said he would be sending communication out to a select group regarding Shaffer's mid-year review.

Templin reported that DOT Foods and Sugar Creek were informed by REMC and Hoosier Energy the companies in the Gateway Industrial Park could be affected by the rolling blackouts. He also stated their DOT Foods plant in Mount Sterling, IL is also located in the rolling black-out area. Templin said they have not had any power outages yet. RP&L customers will not be affected by this at this time. Frame asked if this would be an issue in the Winter months also? Templin said it is a potential risk. Shaffer stated Hoosier Energy and REMC have direct contacts for Gateway Industrial Park tenants and REMC will report any threat of a black-out at their facilities. Templin said their Mount Sterling facility has generators that would be sent to their Cambridge City facility if a black out should happen. Frame asked if this was an issue last year? Templin said no, it was not an issue last year.

VI. EDC STAFF REPORTS

Fisher – Fisher reported she and Shaffer completed an initial review of the 2023 Budget. She participated in GIS Interlocal training with Gunty Atkins, Mitchell, and Lindsey. She has completed the Outlook Integration with Executive Pulse and now other staff members will be able to do the integration. She stated she and Doty worked on collecting data for the Home in Wayne and Economic Development Corporation websites. She also worked with Lindsey and Shaffer on submitting 6 new attraction projects to the Indiana Economic Development Corporation.

Lindsey – Lindsey said she is working on three active BR&E projects that may be seeking an EDIT grant in the coming months. She met with Wes Brown from the Indiana Economic Development Corporation and said he wants to become more engaged with our local companies and our outreach efforts. She and Acacia St. John met with will all 5 school districts and will be meeting with 5 students from each school system to learn “what students want in a job” is it specific hours, days, money or are they having travel issues, etc. We need to know how we can get students engaged. Lindsey said she, Valerie, and Acacia St. John have been preparing to conduct Employer Childcare/Internship roundtable discussions to learn what their needs are. According to the discussion, childcare seems to be the priority.

Doty – Doty reported our new Home in Wayne billboards are up on I-70 near the Gateway Industrial Park. We have two different messages on each side of the billboard. She reported the Livability Magazine is complete and

the board members may recognize some familiar faces on the front cover, Sarah Mitchell's nieces. Our ad is on page 21 of the magazine, and there are other members and locations in Wayne County featured in this edition. She has been working with IronGate and we are in the final stages of our branding survey, and we should be sending it out soon. She asked that all members forward the survey to their contacts and encourage others to do the same. We would like to have at least 250 responses.

Mitchell – Mitchell attended the redevelopment meeting approving a bond issue for the purchase of the Toschlog property located near the Midwest Industrial Park. Mitchell said the Gateway Industrial Park is planning for Phase IB of water improvements that is a \$1.4M project and includes a new well, repairs to the water treatment plant, a new high service pump, and electrical controls improvements. This will allow higher flow rates of 1,000 gallons per minute. Mitchell, along with Fisher and Lindsey have been participating in GIS training so they can become more familiar with this system.

Shaffer – Shaffer said there were six new attraction project leads from Indiana Economic Development Corporation that we responded to in June, one required the completion of a Request for Information. She said Projects Topper, Rollercoaster, and Thankful all remain active. She attended the Area Development Consultant Forum in Columbus, Ohio where she had the opportunity to learn from and get to know 17 site selection consultants from across the country. She came back from the event with new ideas on how to market our available sites and the community. She stated Mitchell will be engaging with a consultant for ideas on how to market the Toschlog property. She along with her colleagues in the East Central Indiana Regional Partnership have been working on our 2022 Wage and Benefit survey. Our goal is to have the survey finalized and launched by August 1 and will run through August 31. We can then have the survey results to our employers in early October. She said she met with a developer interested in properties in the central business district in Richmond's downtown and depot districts for businesses and housing development opportunities.

VII. Other Business

a. MakeMyMove

Shaffer reported the proposed financial incentive for MakeMyMove has been finalized. We learned that you do get more hits on your website if you have an incentive program available, and the program is much more successful in getting remote workers to relocate to your community. Shaffer is recommending to the board to fund \$100,000 for the MakeMyMove incentive program from the Consolidated EDIT fund. We only have the opportunity for reimbursement from Indiana Economic Development Corporation of up to 50% of the incentive paid to remote workers through the end of the year. This would only be available to one worker per household. Butters asked how this amount compares to other areas? Shaffer said most communities are offering \$5K. King stated the proposed amount is up to \$100K. Shaffer will share this with Commissioners on Wednesday, as well. Frame asked if other counties have incentives other than cash? Shaffer said yes, and we do too. We are offering incentives such as, one year Chamber of Commerce membership, discounts on co-working space, along with arts organization memberships, outdoor recreation opportunities, gym, and golf membership, etc. We will also have a Buddy Board which means we will connect those who relocate to our area with a local contact who will meet and communicate with them periodically to get them familiar with our community and other resources. Hype is also involved and will be available to answer questions.

Shaffer is seeking the board's support of her recommendation to approve \$100K to be paid from the Consolidated EDIT fund to be used for the MakeMyMove Financial Incentive package. Remote workers would receive the first installment of \$2,500 after the individual has established a residence in Wayne County, and the second installment of \$2,500 would be paid after the individual has lived in Wayne County for one year.

Motion to approve the MakeMyMove program be funded through the Consolidated EDIT Fund for use with Make My Move Financial Incentive as presented by Templin, second by Frame. Roll call.

Motion carried.

Other Business

King asked the group if there are any local programs offering incident preparation for recent events such as, active shooter training? Shaffer said the Wayne County Area Chamber of Commerce is promoting training offered by the Sherriff's department, and FEMA offers training on-line. King feels it would be good for the Economic Development Corporation of Wayne County, Indiana to promote training such as this. Doty told the group it would be beneficial for companies to have a Crisis plan in place and one person dedicated to communicate with the media.

VII. ADJOURNMENT

King adjourned the meeting at 4:51 p.m.

NEXT BOARD MEETING – Monday, August 1, 2022, at 4:00 p.m.

Roll Call Vote Tracking: 07-11-22 EDC Board Meeting

Agenda Items				
Board Member	Johns Manville EDIT Grant Application	June Minutes	June Financials	MakeMyMove Financial Incentive
Bolser				
Cenova	Y	Y	1st	Y
Fennimore	Y	Y	Y	Y
Frame	1st	Y	Y	2nd
Johnson				
King	Y	Y	Y	Y
Robinson	Y	Y	2nd	Y
Salazar	Y	2nd	Y	Y
Tanner	2nd	Y	Y	Y
Templin	Y	1st	Y	1st
Turner	Y	Y	Y	Y
Zaleski	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