

**ECONOMIC DEVELOPMENT CORPORATION  
OF WAYNE COUNTY, INDIANA  
Board Meeting Minutes  
Monday, August 3, 2020**

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

**BOARD MEMBERS ABSENT:** Golden, Salazar

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

**GUESTS PRESENT:** Sowers, George – EDC Counsel  
Mary Anne Butters – Wayne County Commissioner  
Leisure, Beth – Wayne County Council  
Truitt, Jason – Palladium-Item  
McClane, Brenda – Hometown Media Group

**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 4:02 p.m. on Monday, August 3, 2020 via Zoom meeting.

**II. APPROVAL OF MINUTES**

Templin stated the minutes from the July 6, 2020 board meeting were on pages 2-4. There are no corrections. *Motion to approve July 6<sup>th</sup> minutes as presented by Parker, second by Tanner. Motion carried.*

**III. TREASURER'S REPORT**

Zaleski reported the June financials that were approved at the July 6<sup>th</sup> board meeting have corrections. The EDC received the final EDIT tax income payment from the County and there was an additional payroll that was not reflected in the financials presented at the meeting.

*Motion to approve the corrected June 2020 financials as presented by King, second by Tanner. Motion carried.*

Zaleski reported was under budget by \$25,923.32 MTD and under budget by \$54,276.68 YTD for July. Zaleski indicated there are no items of note for July.

*Motion to approve the July 2020 financials as presented by Parker, second by Bolser. Motion carried.*

**IV. COMMITTEE REPORTS**

**a. Executive Committee**

Templin reported the Executive Committee met on July 30<sup>th</sup>. The County's COVID-19 loan program is going well, and Shaffer will provide an update. Ady had virtual interviews with 26 participants from community leaders and local government as we continue to move through the strategic plan process. Press release for Phillips Tube Group has gone out and they are partnering with Work One to begin the hiring process. Elder Beerman development is moving forward, we are working with TPMA for the Opportunity Zone information to get to developers. The CARES Act has dollars for infrastructure projects, we are looking at the water project in Cambridge City and the MIP for Richmond. The program has an 80/20 match when it is usually 50/50 so it will be a very competitive process.

## **V. EDC STAFF REPORTS**

**Lindsey** – Lindsey reported she had completed normal accounting work. The 2021 budget process has started, and Lindsey and Shaffer are working on that. The 2019 audit has begun, and Lindsey is working with Brady Ware through that process. The loan program closings were scheduled for Ron Cross and paperwork is being completed for Round 2 to start this week.

**Doty** – Doty reported the EDC is moving forward with the brand consolidation. A video has been created by OnVine media showing Brightside merging into Home in Wayne (HIW) and then HIW and Hoosier Opportunity (HO) both merging into the EDC logo. Phil Quinn with OnVine Media will also be working on some “person on the street” videos to talk about the branding and they will be done in a humorous way. HIW viewbook work continues as we change to a more virtual version for now. Sarah Coulter with Irongate Creative is working on graphics for the project. News release went out for the Phillips Tube Group project and round 2 of the loan program release should go out Wednesday. There is a new story posted on HIW about Bethany Theological Seminary’s 25<sup>th</sup> anniversary.

**Mitchell** – Mitchell reported that the MIP wetland mitigation project is almost complete so we will be able to buy the credits and move forward to fix the broken tile and do the fill-in so the property will be marketable. We need to wait for harvest of the field, but we hope to complete the project before winter. We received a \$10,000 grant from Duke Energy for MIP Phase III expansion and the Banning Engineering presentation of the final report will be held September 1st. The EDA CARES Act grants are moving forward with an application from Richmond for a road upgrade, an application from the EIRPC for an updated CEDS plan and a potential application for Cambridge City for the water tower project. The EDC is working with the Chamber and the school districts within the County to see what we can do to help the schools when we cannot do the Find a Job Fridays and in-person manufacturing day visits due to COVID-19. Shaffer indicated we might try to pick something up in the Spring if possible. Mitchell reported 1 BR & E visit for July. Mitchell indicated work continues with several housing development projects. Mitchell is working with TPMA on the marketing and brochures for developers for the Opportunity Zone.

**Shaffer** – Shaffer reported 150 companies have applied for supplies through the County’s PPE marketplace. Shaffer indicates she is still seeing an uptick in new projects, but not much in the way of local expansion. The Masterbrand customer service center at the Rose City Business Park will be available any time. They are not cutting employees, just moving to all remote work. She has also been working with a pet food manufacturer. The Phillips Tube Group project is moving forward, and Shaffer will be appearing with Mike Zara for the tax abatement proposal before Richmond City Council this evening. Shaffer reported the EDC staff has transitioned to full-time back in the office.

## **VI. OTHER BUSINESS**

### **a. Wayne County COVID-19 Loan Program**

Shaffer reported there were 22 applications received in Round 1 - 15 were funded, 2 withdrew, 1 was declined and 4 will be moved to Round 2 due to residency requirement issues. Round 2 will open Wednesday. Renee has the press release ready to go and Theresa will again be the point person. Changes for Round 2 include: majority ownership can be out of Wayne County if 75% of the staff reside within Wayne County and we will look at employers with around 100 employees.

### **b. EDC Strategic Planning Update**

Shaffer reported the building and sites tour will be held virtually tomorrow with Shaffer, Mitchell and Lindsey participating. They will be doing an inventory assessment of real estate available in Wayne County. Ady Advantage will be presenting a virtual interim report later in August or beginning of September to the staff, steering committee, and some elected officials.

Robinson asked if we will be continuing to hold board meetings virtually. Shaffer reported the Governor's order on meetings expires tonight at midnight. Sowers is monitoring the situation and will keep us informed as to how we need to proceed.

**VIII. ADJOURNMENT**

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

**NEXT BOARD MEETING – Monday, September 14th, 2020 at 4:00 p.m.**