ECONOMIC DEVELOPMENT CORPORATION OF WAYNE COUNTY, INDIANA
Board Meeting Minutes
Monday, August 3, 2026

BOARD MEMBERS PRESENT:	Ballenger, Cenova, Foster, Smith, Gaddis, McLane, Jackson, White, Johnson, Troutwine, Van Der Burgt
BOARD MEMBERS VIRTUAL:	None
BOARD MEMBERS ABSENT:	None
STAFF PRESENT:	Shaffer, Lindsey, Mitchell, Robinson, Cougill
STAFF ABSENT:	None
GUESTS PRESENT:	George Sowers – EDC Legal Counsel Jane Bumbalough – Richmond Common Council Jerry Purcell – Richmond Common Council Gary Saunders – Wayne County Council Millicent Emery – Western Wayne News (virtual)

I. CALL TO ORDER
Board Chair Cenova called the meeting of the Board of Directors of the Economic Development of Wayne County, Indiana to order at 4:00 pm on Monday, August 3, 2026.

II. APPROVAL OF MINUTES
Cenova stated that the July 15, 2026, Board minutes were corrected.
A motion to approve the corrected July 15, 2026, Board minutes was made by Foster seconded by Gaddis. Motion Carried.

III. TREASURER'S REPORT
Smith stated that the Economic Development Corporation of Wayne County is under budget for the month of July by $3,848.03 and under budget YTD by $54,957.30. Smith also stated that the EDC's account summaries for the month ending in June were Operating - $468,597.23, Blight - $134,903.98, Downtown READI Grant - $0, Grand Administration - $166,734.22, MakeMyMove - $105,396.17, and Revitalize Richmond - $44,708.25. Shaffer added that $500,000.00 was deposited into the new READI Downton Revitalization Grant account in July so that will be reflected next month. Shaffer stated that EDC Revitalize balance of $42,758.25 is the EDC's administration fees from the Earlham Revitalize Richmond grant that can be used to cover the EDC's costs for managing the AP Development project. Smith stated that the EDC is over budget for the month of July on line item #1367 Health Insurance - $1,249.11, due to adding Lisa. Smith also noted that we were over budget on line item #3312 Legal Services - $1,750.00 due to paying 2nd half of retainer. Smith stated we were over budget on line items #3346 Insurance Liability - $3,150.33, #3349 Insurance General- $890.00, and #3362 Maintenance & Repair Equipment - $564.11 and that these line items will even out by year - end. Smith also

noted that line item #1092 Other Income received and distributed was $16,950.00; $1,950.00 was for the Revitalize Richmond account, and $15,000 was paid to 6 movers for 1st installment of their incentive.

Motion to approve July financials as presented by Foster and seconded by Gaddis. Motion carried.

IV. STAFF REPORTS

Cougill stated she had cut the 1st incentive installment checks for 6 MakeMyMove individuals and attended the Wayne County Budget Workshop with Shaffer. Cougill stated that she retrieved paperwork for the new READI Downtown Revitalization Grant and worked on COLI and ongoing coordination with Mitchell on details of the Vaile Homeownership 101 classes.
Lindsey stated that she is continuing work on the IU East project Emerging Technologies in Manufacturing and that she had visited Blue Buffalo, Dot Foods, and Ahaus Tool. Lindsey stated she is continuing work with Shaffer on eight potential Business Retention and Expansion projects and that she is currently serving as the board president for Communities in Schools and attended the Hive board of directors meeting.
Robinson stated the Marketing & Communication Committee had viewed the final website proposals. Robinson stated the development and distribution of the July EDC Newsletter had gone out with features stories of Homeownership 101, Land Trust public meetings, the Indiana Small Business Development Workshop and the Business Retention and Expansion visit. Robinson also stated the press release of JM Hutton had an overwhelming response and was featured on MSN, Fox 59, and the Indianapolis Business Journal where Governor Mike Braun had highlighted the project's significance.
Mitchell stated the newly formed Wayne County, Indiana Land Bank continues work on their mission statement, bylaws, EDC MOU, election of officers, and assignment of committees. .
Mitchell stated she continues to work on the Wayne County Blight program, and 29 properties have been demolished. Mitchell stated 17 people have enrolled in the Homeownership 101 Financial Literacy Program which starts August 11. Mitchell stated the next 4 homes are soon to begin construction within the Vaile Neighborhood. Mitchell stated 35 grant applications were submitted and are being scored for the READI Downtown Revitalization Grant program.
Shaffer stated that the EDC is continuing to respond to new leads from the IEDC and are completing RFI's when requested. Shaffer stated the EDC has sent the Strategic Plan RFP to 7 consulting firms with a deadline for proposals due on August 14th. Shaffer also stated she presented the EDC's budget at the Wayne County Budget Workshop. Shaffer stated she is engaged with the Town of Cambridge City as they finalize their new water tower project. She also shared we have challenges with lack of housing for the MakeMyMove program. Ballenger asked how many spots were left and Shaffer responded that there are 6 spots left and 11 are in the accepted status. Shaffer stated that the EDC may have to take a pause on MakeMyMove due to lack of housing. Johnson stated she felt that if the EDC took a hiatus due to housing, when the EDC brought it back it should come back on its own momentum. Van Der Burgt stated the timing to take a break may be poor due to housing becoming available at 6 Main and that the EDC should show support with help to fill the units that will become available in either November or December. McLane asked what the deadline was for the movers to hold a job

position and have housing; Shaffer added by September. Troutwine asked if it was staffing issues, and Shaffer added the EDC needed more employer engagement. Shaffer will bring more information back to the board next month.

V. OTHER BUSINESS

a. Blue Sky Website Design Contract

Shaffer stated that the EDCWC has found a new website designer, Blue Sky. Robinson stated in March we had 3 vendors interview for the project and by July it was narrowed down to 2. Robinson stated with the help of the Marketing and Communications Committee, Blue Sky was chosen. The contract for Blue Sky is for $17,500, and an additional $2,000 for customized graphics, if necessary. Robinson stated Blue Sky is out of Noblesville but has local ties as the owner is from Richmond and family still lives in the area. Troutwine asked if coding and the CMSs were the EDCs or were we renting them; Robinson stated that they were the EDCs. Van Der Burgt stated that he was in favor of Blue Sky; that they think with ideas out-side the box. *Motion to approve the Blue Sky Web Design Contract for $17,500 with $2,000 added for graphic designs as presented by Johnson and seconded by Troutwine. Motion Carried.*

VI. ADJOURNMENT

Cenova adjourned the meeting at 4:36pm

NEXT BOARD MEETING – Monday, September 14, 2026

Agenda Items				
Board Member	APPROVAL OF MINUTES	JULY FINANCIALS	BLUE SKY WEB DESIGN CONTRACT	
Ballenger	Y	Y	Y	
Cenova	Y	Y	Y	
Foster	1st	Y	Y	
Gaddis	2nd	Y	Y	
Jackson	Y	Y	Y	
Johnson	Y	2nd	1st	
McLane	Y	Y	Y	
Smith	Y	Y	Y	
Troutwine	Y		2nd	
Van Der Burgt	Y	1st	Y	
White	Y		Y	

Key
1st - motion made
2nd - motion second
Y - yes vote
N - no vote
A - abstained
I - Ineligible to vote
Blank is absence