

**ECONOMIC DEVELOPMENT CORPORATION
OF WAYNE COUNTY, INDIANA
Board Meeting Minutes
Monday, September 11, 2017**

BOARD MEMBERS PRESENT: Barrett, Elzemeyer, Frame, Jackson, Leisure, Parker, Russell, Salazar, Upchurch, Warner, Yaeger

BOARD MEMBERS ABSENT: Witte

STAFF PRESENT: Shaffer, Doty, Henry, Geres

GUESTS PRESENT: Bolser, Chad – Ivy Tech Community College
Burns, Denny – Wayne County Commissioner
Fields, Beth – City of Richmond
Oler, Ron – Richmond Common Council
Plasterer, Jeff – Wayne County Council
Shuey, Mickey – Palladium-Item
Sickman, AJ – City of Richmond
Snow, Mayor Dave – City of Richmond
Truitt, Jason – Palladium-Item
Zaleski, Peter – Wayne County Council

CALL TO ORDER

Board Chair Jackson called the meeting of the Board of Directors of the Economic Development Corporation of Wayne County, Indiana to order at 2:02 p.m. on Monday, September 11, 2017 in Ivy Tech's Johnson Hall, Room 2321.

NEXT LEVEL JOBS

Ivy Tech Chancellor Chad Bolser provided an overview of the Next Level Jobs program which allows individuals without a bachelor's or associate degree to attend Ivy Tech Community College tuition-free to earn a certificate. There are also funds for employers to train their employees with this same program.

APPROVAL OF MINUTES

Jackson stated the minutes from the August 7, 2017 board meeting were on pages 2-4 of the board packet. *Motion by Frame, second by Parker to approve the August 7, 2017 minutes as presented. Motion carried.*

TREASURER'S REPORT

Elzemeyer reported on being under budget \$11,321.86 MTD for August and under \$75,669.95 YTD. He reported on items over budget for the month and year and stated they would all catch up by the end of the year, with the exceptions of 1369 – Long-Term Disability and 2215 – Equipment Supplies, which would need a transfers. *Motion by Upchurch, second by Leisure to approve the August 2017 financials.*

Elzemeyer reported the 2016 financial audit performed by Jennifer North of Kassens, Rodefeld, and North came back good with no findings of errors, fraud, or anything unusual. *Motion by Parker, second by Frame to approve the 2016 financial audit. Motion approved.*

EDIT Application #17-189

Shaffer reported on EDIT application #17-189 from the Wayne County Commissioner's to use \$1.42M from the EDIT consolidated fund towards the old Reid Hospital cleanup and demolition. Wayne County Commissioner Denny Burns, Wayne County Council President Peter Zaleski, City of Richmond Mayor Dave Snow, City of Richmond Attorney AJ Sickmann, and City of Richmond Controller Beth Fields were all present to speak about the application. There are still contingencies being negotiated that will be part of an interlocal agreement that will include the funding from this EDIT application. The group will also be looking for other funding sources to buy down the loans including looking at the state, federal, and private sectors, as well as reviewing the insurance policies on the property. *Motion by Parker, second by Frame to approve EDIT application #17-189 for \$1.42M out of the EDIT consolidated fund for use for the old Reid cleanup and demolition. Motion approved.*

COMMITTEE REPORTS

- A. Finance** – Elzemeyer reported the finance committee met on August 31, 2017 and reviewed the August GL and received a verbal report from Jennifer North about the 2016 financial audit.
- B. Executive** – Jackson reported the executive committee also met on August 31, 2017 and discussed Osborn's withdrawal of their EDIT application (but they are still moving forward with their expansion), Ahaus Tool, DOT Foods, and Wernle's compliance reports, the wetland delineation contract, WorkKeys testing, and WWRSD.
- C. Marketing and Communication** – Doty reported the committee met on Wednesday, August 23, 2017 and discussed the Hoosier Opportunity website, Brightside, Depot Fest 2017, the next business case page focusing on distribution and logistics, the Blue Buffalo community event, the Next Level Jobs program, and the AT&T Aspire grant announcement.

EDC STAFF REPORT

Geres – Geres reported on starting the budget process for next year, working on business attraction by completing an RFI for Project Tide and submitting lots for Projects Bounce and Tide, creating an eblast for 1650 Progress Drive and setting up a showing with Henry, the broker, and interested local company, and sending out letters requesting new board appointments and/or re-appointments.

Henry – Henry reported working on Find a Job Friday by setting up the schedule and working with local employers and area high schools, meeting with the principals and superintendents on Hoosier Opportunity and WorkKeys testing, community networking, and attending 11 BRE visits for the month and 66 for the year.

Doty – Doty reported on holding a conference call with the Hoosier Opportunity partner counties, ordering train whistles with the Hoosier Opportunity branding for the Depot Fest, working with OnVine media to provide topics for promotion, and promoting Blue Buffalo's community event.

Shaffer - Shaffer reported business development leads were light over the summer, but that three new attraction projects initiated in August: Project Philly – a professional service provider and Projects Bounce and Tide – both manufacturing operations. Projects Pipeline, Stormtrooper, and Silo all remain active and interested in Wayne County properties. She reported on attending the annual IEDA site selector's conference in French Lick where she was able to networks with 10 national site selectors and hear about the economic development industry and what is changing and shifting. She reported working with Ivy Tech, Ahaus Tool and Engineering and the Wayne County Area Chamber of Commerce on Manufacturing Day planning. She continues to work on industrial park development by looking into land options and optimizing the land we already have. She is also highly engaged in the wastewater options

in Western Wayne. She reported on the first BRE visit that a few board members attended to Ahaus Tool and Engineering. Lastly, she reported on a few events:

Quanex Tour – Friday, September 15, 2017 from 12:00 pm – 2:00 pm

Lintech Event – Friday, September 15, 2017 at 2:00 pm

BHG Open House and Ribbon Cutting – Friday, September 15, 2017 from 11:00 am – 3:00 pm

OTHER BUSINESS

A. Wetland Delineation Contract

Shaffer reported working on maximizing marketable land in Phase I of the Midwest Industrial Park with the Industrial Park committee. Geres had sent out an RFP for a wetland delineation of Phase I and had received back several RFPs. The committee focused on the 5 lowest bids and from that narrowed the list down to 3 firms. Shaffer, Geres, Elijah Welch, Bob Warner, and Josh Russell all participated in follow-up calls with the 3 firms. One firm did not answer our several attempts to connect with him at the scheduled time. We chose to proceed with Little River Consultants because of the consultant's experience with wetland delineations and mitigations should we need to pursue a mitigation after the delineation. Little River's contract is for \$5,900 or \$6,900 with request for jurisdictional determination. *Motion by Elzemeyer, second by Leisure to approve the Little River Consultant contract as presented. Motion carried.*

Doty thanked Bob Warner and his wife for volunteering at the EDC open house at the Depot Fest.

Shaffer reminded everyone of Blue Buffalo's community event at Ivy Tech and presentation at 3:30 pm following the board meeting and encouraged everyone to stay and attend.

ADJOURNMENT

Jackson adjourned the meeting at 3:20 p.m.

**NEXT BOARD MEETING – Monday, October 2, 2017
at EDC of Wayne County, Richmond, Indiana at 4:00 pm**