

**ECONOMIC DEVELOPMENT CORPORATION  
OF WAYNE COUNTY, INDIANA  
Board Meeting Minutes  
Monday, September 13, 2021**

**BOARD MEMBERS PRESENT:** Cenova, Frame, King, Parker, Salazar, Tanner, Templin, Zaleski

**BOARD MEMBERS VIRTUAL:** Johnson, Robinson

**BOARD MEMBERS ABSENT:** Bolser, Turner

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

**GUESTS PRESENT:** Sowers, George – EDC Counsel  
Gilliam, Rebecca – Wayne County Foundation  
St. John, Acacia – Forward Wayne County  
Crist, Duane – IAW (virtual)  
Emery, Millie – Hometown Media Group (virtual)

**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, September 13, 2021.

**II. APPROVAL OF MINUTES**

Templin stated the minutes from the August 2, 2021 board meeting are on pages 2-4. No corrections are noted. *Motion to approve August 2<sup>nd</sup> minutes as presented by Zaleski, second by Parker. Roll call. Motion carried.*

**III. TREASURER'S REPORT**

**a. August 2021 Financial Reports**

Zaleski reported we were under budget \$24,111.55 MTD and under budget \$110,415.27 YTD for August. Zaleski stated there were no line items over for the month of August.

*Motion to approve the August 2021 financials as presented by Frame, second by Salazar. Roll call. Motion carried.*

**b. 2020 Audit**

Zaleski reported Jennifer North from Brady Ware presented the 2020 audit to Executive Committee. Zaleski stated everything is in order. The only item of note was the farm rent issue from 2019 that was corrected in 2020 and that is represented in Note 8 on page 8. Zaleski stated that with Board approval of the audit Lindsey will reach out to North and Brady Ware to get the 990 tax return completed.

*Motion to approve the 2020 Audit by King, second by Tanner. Roll call. Motion carried.*

**IV. EXECUTIVE COMMITTEE REPORT**

Templin reported the audit process went well and mentioned the good work Lindsey did. Templin stated there were 150 projects submitted for the READI call for projects for our region. He thanked Shaffer and Johnson for their work scoring the applications. Wayne County had 18 projects and 8 have been submitted for funding consideration. Final submission date for our plan is Sept 30. Shaffer stated that Fayette County has joined our region, so we now have 8 counties and they have also submitted the required \$30,000. Templin stated the Element 13 project is progressing and Project Topper is looking at Hagerstown. There are 4 new attraction projects being worked on currently. There are also 4 local expansion projects in various stages and that investment may total nearly \$25M.

## **V. EDC STAFF REPORTS**

**Lindsey** – Lindsey reported she completed normal financial work. She stated she has worked back around to the EDC employee handbook revisions and will have the edited version ready for board approval at the October meeting.

**Doty** – Doty reported the Marketing & Communication committee met in August. They discussed updates to Hoosier Opportunity (HO) and Home in Wayne (HiW). Doty stated she is working on questions to ask of the employers when we hold roundtables. We want to get their opinions on HO and HiW, such as how they use the sites and how they can be improved. Doty stated she met with a Richmond alum who is considering relocating back to Richmond from Nashville. It was a great conversation and made Doty wonder if that is a target group we are missing currently with HiW.

**Mitchell** – Mitchell reported the wetland work in Midwest Industrial Park (MIP) will be completed in October. She stated if we wait until then we will not have to pay for crop damage. She stated work is moving forward for housing development. We have begun work on Find a Job Fridays and plans for National Manufacturing Day.

**Shaffer** – Shaffer reported it was a busy month for business development. Shaffer stated she attended a site visit with King and others from Cambridge City for the Preserving Main Street program. King reported it was just announced that Cambridge City wasn't selected for the program. The program chose Kendallville and Brookville. Shaffer reported her work on the READI program continues. The consultant has 5 chapters of the region's proposal ready for review. Shaffer reports she wants to stay on top of it as the final proposal is due Sept 30. Shaffer reported the EDC is working alongside the Chamber, Tourism, Forward Wayne County, and the Wayne County Foundation to assist the County on the new HELP program application. This program is replacing the Stellar Communities program through Office of Community and Rural Affairs (OCRA). This program will help communities plan on how to invest their ARPA funds. The selected communities must commit at least 30% of their ARPA dollars to the program. OCRA will select 12 applicants and will provide \$20,000 towards a community coordinator position that will help develop a plan for spending our ARPA dollars. The OCRA match for this program is \$1M and \$20,000 towards the county's new position. The application is due October 1<sup>st</sup>. Shaffer stated the County has received \$12.7M in ARPA funds so this is a great way to secure additional funding. Shaffer stated Commissioner Plasterer is taking the lead on the application and he and the other Commissioners have been visiting the smaller communities to seek their participation. St. John stated Economy and Hagerstown have already committed their 30%. Frame asked about Elder Beerman development. Shaffer replied they have one developer seriously considering the project and they are looking at securing the gap funding if the project is selected in the READI program.

## **VI. OTHER BUSINESS**

### **a. Main Street Structural/Feasibility Study**

Shaffer reported Forward Wayne County and the Wayne County Foundation are working on doing a study of the feasibility of structures in the county's Main Streets. St. John is working with the Main Street organizations from Richmond, Centerville, Cambridge City and Hagerstown. Shaffer stated Fountain City opted not to participate. This study will look at the structures and indicate what needs done to bring the buildings up to code. They will also do some visual concepts. LWC Inc. and Whisenhunt Construction are working on the project. St. John reported the outlying communities will contribute 5%, the Foundation is contributing 10%. Richmond's Redevelopment Commission is funding the City's portion of \$43,030. Shaffer stated the Commissioners are asking for \$76,445 from Consolidated EDIT funds for the remaining funds. Shaffer stated the Commissioners and Council have both voted in favor of the funds being paid from the Consolidated EDIT. Shaffer stated we have a balance of just under \$3.7M in unobligated

Consolidated EDIT funds. Salazar asked where communities are getting the funding and why Richmond's is more. Shaffer replied Richmond has TIF and the other communities have much smaller budgets. *Motion by Frame, second by Cenova to approve \$76,445 from Consolidated EDIT to be paid to the Wayne County Foundation. Roll call: King-abstain. Motion carried.*

**VII. ADJOURNMENT**

Templin adjourned the meeting at 4:45 p.m.

**NEXT BOARD MEETING – Monday, October 4, 2021 at 4:00 p.m.**

**Roll Call Vote Tracking: 09-13-21 EDC Board Meeting**

Agenda Items				
Board Member	Minutes	Financials	2020 Audit	Main Street Study
Bolser				
Cenova	Y	Y	Y	2nd
Frame	Y	1st	Y	1st
Johnson	Y	Y	Y	Y
King	Y	Y	1st	Y
Parker	2nd	Y	Y	Y
Robinson	Y	Y	Y	Y
Salazar	Y	2nd	Y	Y
Tanner	Y	Y	2nd	Y
Templin	Y	Y	Y	Y
Turner				
Zaleski	1st	Y	Y	Y

Key
1st - motion made
2nd - motion seconded
Y - yes vote
N - no vote
A - abstained
Blank indicates absence