

**ECONOMIC DEVELOPMENT CORPORATION
OF WAYNE COUNTY, INDIANA
Board Meeting Minutes
Monday, November 4, 2019**

BOARD MEMBERS PRESENT: Frame, Golden, Leisure, Parker, Salazar, Templin, Turner, Warner, Yaeger, Zaleski

BOARD MEMBERS ABSENT: Bolser

STAFF PRESENT: Shaffer, Doty, Mitchell, Lindsey

GUESTS PRESENT: Crist, Duane – Indiana American Water
Oler, Ron – Richmond Common Council
Sowers, Geoge – EDC Attorney

I. CALL TO ORDER

Board Chair Robert Warner 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 Monday, November 4, 2019 in the EDC board room.

II. APPROVAL OF MINUTES

Warner stated the minutes from the October 7th, 2019 board meeting were on pages 2 - 3. There was a typographical error noted in item 6 Tim Frame was typed as Time Frame.
Motion to approve September 9th minutes with one correction by Zaleski, second by Frame. Motion carried

III. TREASURER'S REPORT

Templin reported the EDC was over budget MTD by \$1,323.56 and under budget YTD by \$127,594.28. Templin reported there were expenses for the Opportunity Zone contract, Elder-Beerman property signage, East Central Indiana Livability magazine and Josh Smith photography that were part of the overage amount for this month.
Motion to approve by Parker, second by Salazar to approve the October 2019 financials as presented. Motion carried.

IV. COMMITTEE REPORTS

- A. Executive Committee** – Warner reported the executive committee met on October 21rd, 2019. Main topics included updates on WWRSD, Elder-Beerman property, met the new office manager Theresa Lindsey, and project updates.
- B. Industrial Park Committee** – MIP Phase 1 planning, WWRSD update, expansion planning with RFP for geotechnical work

V. EDC STAFF REPORTS

Doty – Doty reported on Home In Wayne photo contest, the photo selection process with prizes for the winners, journal and pen and expanding the brand to the general public with the event.

Mitchell – Mitchell reported on workforce development projects including that Manufacturing Day was successful with 199 students participating. Mitchell also coordinating with schools for WorkKey assessments and emerging goals were met so we will retain our CWRC designation. Mitchell reported she continued to work on industrial park planning. She had 1 BRE visit and she and Shaffer were also working on 4 expansion projects. She attended the Oklahoma University Economic Development Institute in Denver, CO.

Shaffer – Shaffer reported Project Halloween has a signed letter of intent to purchase preferred building creating 20 – 25 jobs. Shaffer also reported she was working on two local expansions with the potential for 50 jobs created and \$35 million in new investment. BRE 1806 now has an EDIT application in place that will be presented in December for a project investing \$9 million and creating 34 new jobs paying an average hourly wage of \$22. This project involves adding a production line and space to an existing facility.

Shaffer provided an update on the 21st Century Talent region. Nine of ten counties have agreed to participate. A catalog of assets for attraction will be developed and Hoosier Opportunity and Home IN Wayne will be included. Goals and gaps in the talent pipeline will be identified next.

Shaffer told the board a tentative deal with WWRSD and the County has been reached. Formal approval by County Council and the Commissioners will be next and some of the \$1 million funding may come from the Consolidated EDIT fund.

Shaffer reported that the county has contracted with RQAW to develop a plan for the Elder-Beerman property to include university use on the 1st floor and apartments on the 2nd floor. Work on an RFP is underway that will be issued to developers with an interest in the project.

Shaffer reported she had spoken with a representative for the 93,000 sq ft K-Mart property. They are looking at reuse and the EDC will be assisting with marketing the property for sale or lease.

VI. OTHER BUSINESS

a. Patriot Engineering Contract

An RFP was sent out and we received 5 bids for the geotechnical work and phase I environmental report on the Toschlog property. The Industrial Park Committee recommends Patriot Engineering at a cost of \$14,500.00. They will do 38 borings at a depth of 20 ft. They are a trusted company and have worked on other sites in the park previously. We have funds to cover in Contractual/Professional services.

Motion to approve by Frame, second by Turner. Motion carried.

b. Resolution for Credit Card

Shaffer presented the resolution to acquire a Wayne Bank Visa card for Theresa Lindsey with a credit limit in the amount of \$4,000.00. The card will replace the \$4,000.00 card that was closed when Alaina Geres left the EDC.

Motion by Parker, second by Salazar to approve the new credit card with a limit of \$4,000. Motion carried.

VII. ADJOURNMENT

Warner adjourned the meeting at 4:16 p.m.

**NEXT BOARD MEETING – Monday, December 2, 2019
at EDC of Wayne County, Richmond, Indiana at 4:00 p.m.**