

**ECONOMIC DEVELOPMENT CORPORATION
OF WAYNE COUNTY, INDIANA
Board Meeting Minutes
Monday, December 2, 2019**

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

BOARD MEMBERS ABSENT: Bolser, Parker

STAFF PRESENT: Shaffer, Doty, Mitchell, Lindsey

GUESTS PRESENT: Casiano, Jose – Smith Foods
Truitt, Jason – Palladium-Item
McClain, Brenda – Hometown Media Group
Oler, Ron – Richmond Common Council
Sowers, George – 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, December 2, 2019 in the EDC board room.

II. APPROVAL OF MINUTES

Warner stated the minutes from the November 4th, 2019 board meeting were on pages 2 - 3. There were no corrections.

Motion to approve November 4th minutes by Zaleski, second by Turner. Motion carried

III. TREASURER'S REPORT

Templin reported the EDC was under budget MTD by \$17,150.33 and under budget YTD by \$130,311.09. Templin reported there were expenses for the annual fee to GIS Planning for Zoom Prospector which is the property listings on the EDC website, Ivy Tech for Lincoln High School Work Keys and Brady Ware for the audit.

Motion to approve by Frame, second by Zaleski to approve the November 2019 financials as presented. Motion carried.

Templin reported the 990 tax return was received from Brady, Ware the week of the November 15th filing deadline. To avoid penalty, Shaffer reviewed the return and saw no issues. After conversation with Sowers and the Executive Committee, the EDC submitted the return by the deadline and we need a ratification vote from the board.

Motion to ratify the approval of the 990 Tax Return by Yaegar. Second by Frame. Motion carried.

IV. COMMITTEE REPORTS

A. Executive Committee – Warner reported the executive committee met on November 25th, 2019. Main topics included updates on WWRSD, Elder-Beerman property transfer, Smith Foods EDIT grant and the 2020 slate of officers on page 9.

B. Nominating Committee – Warner stated that the committee met twice to determine 2020 slate of officers: Randy Templin – Chair, Chad Bolser – Vice-Chair, Pete Zaleski – Treasurer and Larry Parker – Secretary.

Motion to close nominations by Leisure, seconded by Salazar. Motion carried.

Motion to approve 2020 Slate of Officers by Golden, seconded by Frame. Motion carried.

C. Industrial Park Committee – Did not meet in November.

V. EDC STAFF REPORTS

Lindsey – Lindsey reported working on health insurance renewal, working with Mitchell on BR & E visits, updating property listings on website and continued work on office organization and filing.

Doty – Doty reported the Home In Wayne photo contest was well attended. The photos selected along with additional photos will be used for the Home In Wayne viewbook and will hopefully drive people to the website. The 2nd phase of the digital campaign reached 21, 663 and the 3rd phase is getting ready to start and will focus on cost of living. Doty reported the EDC will begin a geofencing project for 3 months at a cost of \$1,800.00. We will start with Reid Health and Texas Roadhouse, so when their phone connects to the internet a Hoosier Opportunity ad will pop up. We can change the locations monthly.

Mitchell – Mitchell reported on continued coordination with schools for WorkKey assessments. WWRSD agreement will increase capacity to 1.8 MGD and SugarCreek will remain customers. Mitchell reported she continued work on MIP expansion. Patriot Engineering will complete Phase I today. We will file permits with IDEM regarding wetland mitigation. Working on detention reconfiguration next to Vandor to make it wider cost of \$264,000. Mitchell is working with OCRA on site certification. She had 10 BR & E visits.

Shaffer – Shaffer reported working with 3 existing businesses and there was 1 new attraction project initiated this month. There has been an uptick in new attraction activity. Project Halloween has a signed letter of intent to purchase the Palladium-Item building contingent upon the zoning. This will create 20 jobs. Shaffer also reported Project Festival is in limbo due to the building of interest no longer being available. Shaffer indicated we have a low building inventory but that she has a site visit on Wednesday with an Indiana- based company, looking at build to suit in the Midwest Industrial Park.

Shaffer reported meeting with 2 housing developers. She and Mitchell will work with representatives from the city and the county to see if we garner their interest to invest here.

Shaffer told the board after 4 years in the making a deal with WWRSD and the County has been reached. Formal approval by County Council and the Commissioners will be next and Shaffer feels it will be 2 months before the EDC board will have to consider the funding that will come from the Consolidated EDIT fund.

VI. OTHER BUSINESS

a. Smith Foods EDIT Grant Application 19-199

Jose Casiano, plant manager for Smith Foods appeared before the EDC board to present additional information concerning the application. Their Missouri plant was also considered but Mr. Casiano pushed for the expansion to be here as they are maxed out of space and have great potential in Richmond. Demand for plant-based (soy, almond, oat) is increasing. They need an ultra high temperature to get the inventory shelf life they need for shipping. The grant is for \$93,000.00 and will result in an investment of \$9.3M and the creation of 34 new jobs with an average wage of \$22.00/hour excluding benefits.

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

b. Elder-Beerman Property

Shaffer indicated the tax exemption the EDC had applied for had been denied because the building is not being used. Sowers was able to get the taxes lowered on appeal. The County is recommending that the EDC transfer the property to the City to avoid future tax payments. The county will continue with maintenance and upkeep on the

building and the EDC will continue to market the building. Shaffer indicated the city/county paperwork is not yet completed.

*Motion by Salazar, second by Frame to approve the transfer of the Elder-Beerman property to the City of Richmond.
Motion carried.*

c. Bob Warner, Chairman

Warner indicated he is proud of the progress the EDC has made this year. Five goals were set and they have been accomplished:

1. Home In Wayne website was completed
2. A resolution was found for the WWRSD
3. MIP usable space for Phase I and the wetlands are being mitigated to open more land for development
4. Due diligence has allowed the EDC to have an option on an additional 320 acres of land
5. EDC By-Laws and EDIT guidelines were updated with the help of task forces

The opening of Blue Buffalo, the attainment of the Elder-Beerman property and the hiring of Theresa Lindsey were additional highlights for the year.

VII. ADJOURNMENT

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

**NEXT BOARD MEETING – Monday, January 13, 2020
at EDC of Wayne County, Richmond, Indiana at 4:00 p.m.**