

**ECONOMIC DEVELOPMENT CORPORATION
OF WAYNE COUNTY, INDIANA**

**Board Meeting Minutes
Monday, November 3, 2008**

Board Members Present: Ahaus, Baumgartner, Hackman, Holman, Keep, Kem, Powell, Semler, Spears and Veramallay

Board Members Absent: Chamness,

Staff Present: Dinkle, Doty, Groth, Hansen and Shaffer

Staff Absent: van Niekerk

Guests Present: Bob Ciprietti – Really Cool Foods
Mike Gibbs - Ivy Tech Community College
Dick Hamm – Paul Caskets
Mary Heyob – Wayne County Commissioner
Tim Lakoff – Lakoff Construction
Jeff Lane - *WQLK*
Chris Nolte – *WKBV*
Hisashi Okayama – TBK America
Diana Pappin – Ivy Tech Community College
Jeff Plasterer – Ivy Tech Community College
George Sowers - EDC Legal Counsel
Fran Stawicki
Kim Thurlow – Ivy Tech Community College
John Zetzel, Past EDC President

CALL TO ORDER

Board Vice-Chairman, Jeff Jackson, called the Board of Directors meeting for the Economic Development Corporation of Wayne County, Indiana to order at 4:00 p.m. on Monday, November 3, 2008, at the Oncology Conference Room of Reid Hospital & Health Care Services in Richmond, Indiana.

APPROVAL OF MINUTES

Motion by Hackman, second by Powell to approve the minutes from the October 6, 2008, monthly Board of Directors meeting. **Motion carried.**

TREASURER’S REPORT

November Financial Statement

Powell reported that the EDC was under budget \$1,168.28 in October although we were slightly over budget in a few of the line items as spelled out in the Staff Report. **Motion by Kem, second by Hackman** to approve the report as presented. **Motion carried.** Powell then reported on two Transfers of Funds. **Motion by Semler, second by Holman** to approve the report as presented. **Motion carried.**

EDC REPORT

Dinkle reported on the work the EDC has done with Home School, Inc. (four site visits) and that they would be making an announcement this week as to their decision—they are working with the State of Indiana for further assistance at this time. Kudos to Valerie for her work on this Community Venture Network project. Tracey van Niekerk will be hosting a project next month from the Community Venture Network as well. He discussed:

*October 15th Really Cool Foods Ribbon Cutting which was also attended by Governor Mitch Daniels and Congressman Mike Pence.

- *Three proposals from human resources firms to help with the hiring process for the new President/CEO.
- *Dinner with Dinkle, Hansen, Mary Heyob, Mr. Hara and Mr. Okayama from TBK America.
- *Parallax being added to the EDC homepage.
- *Hagerstown Eco Park finalists in which Renee Doty had helped with the selection process.
- *Meeting with Doug Howard, Economic Developer of Fayette County, where he had announced that the former Visteon Building was being purchased and updated.
- *Meeting with Valerie Shaffer and Dane Tate of Norfolk Southern to transition Valerie over as the contact.
- *Releasing \$25,000 escrow funds this week to Really Cool Foods.
- *Finalizing draft letter for Mayor Hutton to Sister City in Japan.
- *Completing EDC staff reviews prior to my departure.

In addition to her written Staff Report, Shaffer reported on her Community Venture Network attendance and that CVN has been a great source of leads – two for Dinkle and one for Shaffer so far. Shaffer further reported that she had received two new projects today for manufacturing and that they were planning a site visit.

In addition to his written Staff Report, Hansen reported on his Subaru tour in Lafayette – this is a zero landfill plant and fifty people signed up to attend and learn about their lean practices. He reported that he was working on energy efficiency with local plants, the community leadership tour to Berry Plastics, and that he and Doty had a meeting scheduled with USDA Rural Development Agency in the near future.

In addition to her written Staff Report, Doty reported that she had attended a conference in Portland, Indiana on Building Creative Communities and also reported on the status of the Hagerstown Eco Park selection committee.

COMMITTEE REPORTS

A. Finance – Powell reported that the Finance Committee discussed the General Ledger for the EDC, Town of Centerville, EDIT Application 08-114, Osborne International, EDIT Application 08-116, an update on the search process, an update on the nominating committee and the 2007 Audit which has now been completed (the Auditor's asked for clarification of the SBDC's last six months rent at the EDC). The Finance Committee clarified that the SBDC did not pay rent while the EDC was the host organization, but when Ivy Tech became the host and they were still housed at the EDC, the SBDC paid rent to the EDC - \$5,670.00 was returned and \$7,380.00 was paid to the EDC as rent for that period of time.

B. Personnel – Semler reported that the Personnel Committee discussed EDIT Application 08-114 - Town of Centerville, EDIT Application 08-116 - Osborne International, an update on the search process and an update on the nominating committee and that the 2007 Audit had been completed and the 2009 budget was being worked on with a workshop in the near future.

C. Marketing – Holman reported that the Marketing Committee had a conference call demonstration of Retail Lease Trac, discussed Town of Centerville, EDIT Application 08-114, Osborne International, EDIT Application 08-116. Dinkle passed out a copy of the proposed green ad billboard to the committee for review. There was an update on the search process, an update on the nominating committee, and it was reported that the 2007 Audit had been completed and the budget was still in the works with a workshop coming up in the near future.

D. Industrial Park – Jackson reported that the Industrial Park Committee discussed EDIT Applications 08-114 – Town of Centerville and 08-116, Osborne International, a status report regarding optioning property in the Gateway Industrial Park and the authorization of Steve Slonaker to negotiate options on the properties, an update on the search and nominating committees, and that the 2007 Audit had been completed and the 2009 budget was still in the works.

E. Executive – Jackson reported that the Executive Committee discussed EDIT Application 08-114 - Town of Centerville, EDIT Application 08-116 - Osborne International, an update on the search process and an update on the nominating committee. He also reported that the 2007 Audit had been completed and the 2009 budget was being worked on with an upcoming workshop in the near future.

EDIT APPLICATION 08-114 – TOWN OF CENTERVILLE – Hansen reported on this application (which had previously been tabled until more information was gathered). **Motion by Powell, second by Baumgartner to approve the EDIT Application as presented from Consolidated Funds. Motion carried.**

EDIT APPLICATION 08-116 – OSBORNE INTERNATIONAL - Hansen reported on this. **Motion by Veramallay, second by Ahaus with Baumgartner abstaining to approve the EDIT Application as presented from Discretionary Funds. Motion carried.**

SEARCH COMMITTEE UPDATE – Jackson reported that the EDC had received seventy applications and had met twice to date. They would be conducting ten telephone interviews and that PSM had been engaged to help with the human resources end of the search. All Board Members will be asked to participate in the interviews.

NOMINATING COMMITTEE UPDATE – Semler reported that the Nominating Committee had a tentative meeting scheduled for November 12th and would have a slate of officers for 2009 at the December Board meeting.

2007 AUDIT REPORT - Jackson reported that the 2007 audit had been completed with no findings. **Motion by Kem, second by Semler to approve the 2007 Audit Report as presented. Motion carried.**

OFFICE LEASE RENEWAL – Jackson reported that we were in negotiations to sign a Lease Extension with Waytru Bankcorp for \$3,606.444 per month for the next four years and which would extend the lease between Waytru Bankcorp and the Economic Development Corporation of Wayne County, Indiana for office space for a period of four years upon the same terms, and with rent for all four years to remain the same as for 2008, subject to the EDC entering into a contract with the Wayne County Commissioners and the Wayne County Council to provide economic development services to Wayne County, Indiana. Any officer of the EDC shall be authorized to sign the lease extension agreement. **Motion by Powell, second by Veramallay with Kem and Hackman abstaining to approve the lease extension with Waytru Bankcorp as presented. Motion carried.**

PRESIDENT'S COMMENTS – Because it was Dinkle's last board meeting, several community members spoke about Dinkle, the relationship they had with him and the EDC and how Dinkle had impacted their lives and businesses. Those who spoke included Bob Ciprietti of Really Cool Foods, Mr. Okayama of TBK America, John Zetzel of Gillam & Zetzel who cited some of Dinkle's "lively Kentucky analogies," Dick Hamm of Paul Caskets, Mary Heyob of the Wayne County Commissioners, Jeff Plasterer of the County Council, and George Sowers, the EDC's legal counsel. Hansen and Doty also spoke about Dinkle's tenure. Dinkle then spoke regarding his two-year term as the President and CEO of the EDC, his accomplishments, and the colleagues and friends he had made in Wayne County.

ADJOURNMENT

Meeting adjourned at 5:23 p.m.

**NEXT BOARD MEETING– 4:00 p.m. on Monday, December 1, 2008,
at the Friends Fellowship Community Room, Richmond, Indiana.**