

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

**Board Meeting Minutes
Monday, August 6, 2007**

- Board Members Present:** Baumgartner, Chamness, Hackman, Harris, Holman, Kem, Semler, Veramallay and Zetzl
- Board Members Absent:** Jackson, Keep, and Powell
- Staff Present:** Dinkle, Doty, Ducey, Hansen, and Shaffer
- Guests Present:** Brian Alenskis – Purdue University College of Technology
Reverend Ron Chappell – on behalf of the WorldWide Hydrogen Super Highway
Mike Gibbs – Ivy Tech Community College
Dick Hamm – past chairman, EDC Board of Directors
Mary Heyob – President, Wayne County Commissioners
Jeff Lane – *Kicks 96/WQLK*
Chris Nolte - *WKBV*
Dianna Pappin – President, Richmond Common Council
Jeff Plasterer – Wayne County Council
Karl Sharp - Member, Richmond Common Council
Darrell Smith – *Connersville News Examiner*
George Sowers - EDC Legal Counsel
Kim Thurlow – Ivy Tech Community College
Terri Tyler – WorldWide Hydrogen Super Highway

CALL TO ORDER

Board Chairman John Zetzl called the meeting of the Board of Directors of the Economic Development Corporation of Wayne County, Indiana to order at 4:07 p.m. on Monday, August 6, 2007 at the McCullough Community Center in Hagerstown, Indiana.

APPROVAL OF MINUTES

A. July 9, 2007

Motion by Veramallay, second by Chamness to approve the minutes from the July 9, 2007 monthly Board of Directors meeting. Motion carried.

TREASURER'S REPORT

July Financial Statement

Harris reported the current month actual as \$69,790.79 and current month budget as \$54,245.67; over \$15,545.12 due to the SBDC changing hosts to Ivy Tech. The EDC had to pay the SBDC \$22,000; the remaining portion of their 2007 budget. **Motion by Kem, second by Semler to approve the report as presented. Motion carried.**

Transfer of Funds

Harris stated that unexpected expenses have occurred in 3320 – contractual and professional services and therefore he recommends a transfer in order to have sufficient funds throughout the remainder of 2007. **Motion by Chamness, second by Holman to transfer \$5,000 from account**

3323 – travel, lodging and meals to account 3320 – contractual and professional services.

Motion carried.

EDC REPORTS

A. President's Report

Dinkle began by thanking Hagerstown for hosting the meeting. Then, he reported that last week he had an opportunity to go to Portland, Oregon to the American Municipal Power Agency conference on a grant paid by IMPA where he learned about economic gardening. Dinkle also reported that the site visit on July 18th from the CPD went very well. It was a tremendous team effort on behalf of the community. Representatives from NWA and United Airlines have presented seat back advertising options at the last two month's marketing committee meetings. Both presentations will be revisited soon to be compared.

B. Existing Business

Hansen reported that he has been working with Roger Keep and Jerry Hull to develop a lean manufacturing seminar to present the philosophy of lean practices and how it affects the bottom line. Hansen then stated that he needed to present for the board's approval a purchase agreement for 8 acres in lot 9 of the MIP. [The purchase agreement calls for a purchase price of \\$40,000 for Thor Construction in which they will build a facility then lease it to an existing Richmond business that is expanding operations. There is an earnest money deposit of \\$5,000.](#) If Thor Construction defaults on the contract the EDC will keep the earnest money. The project will retain 34 jobs and create 7-8 new jobs. **Motion by Harris, second by Holman to approve the purchase agreement in the amount of \$40,000 for 8 acres at lot 9 in the Midwest Industrial Park with an earnest money deposit in the amount of \$5,000.** Baumgartner then noted that the land is discounted because it is known that remediation will need to be done. The due diligence period will end in 30 days. **Motion carried. Chamness abstained.**

C. Community Development

Doty reported that she has been working on 2 infrastructure development grants; one is the road extension for Dot Foods and the other is a road extension for Project Sunglasses. She is also waiting for an income survey to be completed for Cambridge City. She will know the results in one month. Milton will also be working to complete an income survey as well. Doty stated that the chamber's annual farm tour at Gill McBride's paint farm where the focus was on the equine industry went extremely well. They had record breaking attendance.

D. Life Sciences

Ducey began by thanking Hackman for his work with Ike Martin, a compound pharmacist who recently had to lay off all but one employee but is now able to be up and running again after becoming FDA certified. Ducey then stated that she has been working with a company looking for light medical manufacturing space. From the life sciences taskforce Ducey will send out an RFP to research whether an accelerator/incubator would be beneficial to Wayne County. Zetzl stated that he, Dinkle and Ducey met with a company called AQuMed that is owned by Wayne County residents that have the opportunity to establish a medical manufacturing company with a contract from Xennovate. It would create 8-10 high paying jobs within the next 3 years. AQuMed is looking for an equipment moving grant and they are moving very fast because Xennovate has 2 other companies competing for this project. The moving grant would be for \$1,000 per job created to move equipment from Milwaukee, WI for created 8-10 new well paying jobs. The grant is for AQuMed, not Xennovate and it would reimburse for up to 50% of the moving costs. Final payment is subject to the approval of the EDIT application that will be submitted. **Motion by Chamness, second by Semler to approve a moving expenses grant for up to 50% of the moving costs incurred and not to exceed \$1,000 per job created and subject to the approval of an EDIT application submitted by AQuMed. Motion carried. Baumgartner abstained.**

COMMITTEE REPORTS

A. Financial Committee – Harris reported that the committee reviewed project updates, discussed budget information presented to Wayne County Council, and talked about the future industrial park needs and a plan for a long-range capital budget.

B. Personnel Committee – Semler stated that the group reviewed the first draft of the employee manual from Professional Staff Management.

C. Marketing Committee – Chamness reported that the committee had a presentation by NWA for seat back advertisements. The contract details for Brand Acceleration were clarified with a breakdown of costs. Project updates were also given.

D. Industrial Park – Chamness reported that topics of discussion were the cost estimates for the IGIP road extension, 2 projects for lot p in the MIP, a proposal submitted by Kramer & Associates for a survey on lot 9, and the aeration RFPs for IGIP.

E. Executive Committee – Chamness stated that the committee reviewed the purchase agreement for lot 9 in the MIP that was previously approved, the local option income tax issues were discussed, and Dinkle gave a debriefing from his trip to Portland, Oregon.

OTHER BUSINESS

A. Kramer and Associates – Hansen reported that this proposed agreement is in regard to selling 8 acres of lot 9 in MIP. Kramer and Associates' proposal is to survey those 8 acres for \$4,600 and the remaining 20 acres of lot 9 for \$5,600. The EDC is currently talking to prospects interested in the remaining 20 acres. Dinkle stated that the interested party is a local company looking to expand and they will be presenting information to county officials soon once they make a decision on their future location. We are not performing an ALTA/ACSM because there is not a purchase agreement yet on the 20 acres. Chamness added that it is cheaper to have both surveys completed at the same time and that acreage is incorrect in some of the parcels at MIP. Sowers stated that if the interested party signed a purchase agreement, then the EDC would be reimbursed for the \$5,600. Chamness recommended approving the 8 acre survey now, and waiting to approve the 20 acre survey upon the acceptance of a purchase agreement. **Motion by Baumgartner, second by Hackman to accept the proposal from Kramer and Associates to survey only the 8 acres in lot 9 of MIP for \$4,600. Motion carried. Motion by Hackman, second by Baumgartner to accept the proposal from Kramer and Associates to survey the remaining 20 acres of lot 9 in MIP subject to the acceptance of a signed purchase agreement. Motion carried.**

B. WorldWide Hydrogen Super Highways (WHSH) – Ron Chappell and Terri Tyler communicated to the board and audience that they want to bring a WHSH production facility and sample unit to Richmond. Terri Tyler's board and investors agree that this project should be in Richmond and a decision must be made within 90 days because other states and cities want it. They made it clear that they are not asking for money, just an agreement that the City of Richmond will facilitate the right of way for the project. A formal appointment will be made soon for them to return along with Justin Sutton, the owner of the Interstate World Traveler who is facilitating the project.

ADJOURNMENT

The meeting was adjourned at 5:16 p.m. without a motion.

NEXT BOARD MEETING– 4:00 p.m. on Monday, September 10, 2007 at the Golay Center in Room B located at 1007 East Main Street in Cambridge City, Indiana.