

**ECONOMIC DEVELOPMENT CORPORATION  
OF WAYNE COUNTY, INDIANA  
Monthly Board Meeting Minutes  
Monday, May 6, 2013**

**BOARD MEMBERS PRESENT:** Ahaus, Clark, Elzemeyer, Green, Guiley, Hackman, Meredith, Robinson, Warner, Witte

**BOARD MEMBERS ABSENT:** Cohen, Smith

**STAFF PRESENT:** Shaffer, Doty, Geres

**GUESTS PRESENT:**

Albrecht, Albert	Huffine, Jeff	Smith, Victor
Allen, Paul	Hunter, Jon	Soukup, Mark
Asbury, Stacey	Hutton, Mayor Sally	Sowers, George
Beeson, Christopher	Jackson, Jeff	Sparks, Tim
Bell, Stephanie	Jarrett, Nick	Stamper, Dan
Bender, David	Kates, Gene	St. John, Acacia
Berry, Debbie	Kenworthy, Mindy	Stoops, Pam
Blakely, Curtis	Kleer, Garry	Stoughton, Matt
Borchers, Steve	Lanman, Denise	Tabeling, Chuck
Burns, Denny	Lynch, Michael	Teegarden, Gary
Butters, Mary Anne	Martin, Gail	Thomas, Mary Jo
Butters, Tom	Martindale, Chuck	Thurlow, Kim
Cenova, Peggy	Oler, Ron	Tincher, Steve
Chamness, Joe	Paust, Kenneth	Vanderpool, Tyler
Dehaven, Liz	Pfoutz, Helene	Walker, Mary
Elder, Alan	Plasterer, Jeff	Walker, Mike
Fowler, Mick	Poinsett, Kim	Wandersee, Daniel
French, James	Powell, Bob	Weinert, Robin
Golden, Roger	Richards, Larry	Whitehead, Molly
Groth, Norene	Ronald, Louise	Zhong, Lee
Hays-Mussoni, Stephanie	Saunders, Gary	Zinkan, Rob
Hollis, Misty	Scheiben, Justin	
Holthouse, Amy Oler	Smith, Sara	

**CALL TO ORDER**

Board Chair Robinson called the monthly meeting of the Board of Directors of the Economic Development Corporation of Wayne County, Indiana to order at 4:05 p.m. on Monday, May 6, 2013, at Forest Hills Country Club in Richmond, Indiana, and welcomed everyone to the meeting.

**APPROVAL OF MINUTES**

*Motion by Elzemeyer, second by Green to approve the minutes from the April 1, 2013 monthly Board of Directors meeting. Motion carried.*

## **TREASURER'S REPORT**

Elzemeyer reported the EDC was under budget MTD and YTD. He reported nothing was out of the ordinary and we should see the expenses come in closer to budget as Valerie starts to travel more. Elzemeyer ran through the account summary as of April 30, 2013: Operating - \$189,015.87, Silver Eagle - \$76,980.44, Discretionary - \$65,333.38, Grant Administration - \$6,466.99, and Escrow - \$5,013.58. *Motion by Witte, second by Hackman to approve the April 2013 financial statement as presented. Motion carried.*

## **Other Business**

### **A. Midwest Industrial Park Farm Lease**

Doty and Sowers provided an overview of the Midwest Industrial Park Farm Lease. This was a renewal of the previous lease, with no changes, other than acreage. There was a slight reduction in acreage to be farmed due to construction associated with the development of phase II of the Midwest Industrial Park. Terms are 4 years beginning in 2013, 244.60 acres at \$160.25 per acre. *Motion by Green, second by Elzemeyer to approve farm lease as presented. Motion approved.*

### **B. EDC – City – Option to Purchase**

Shaffer provided an overview of the option to purchase between the EDC and the City of Richmond. The EDC has been approached by the City of Richmond to act as a conduit for the sale of the former Dana headquarters property located at 1400 Industries Road on the corner of Industries and Williamsburg Pike. The Option to Purchase between the EDC and the City gives the EDC an option to purchase the property for the next 12 months and also allows us the ability to sell or lease the property to a third party. The Richmond Board of Works approved this agreement 5/2/13. The EDC will only exercise our option to purchase the property should we have a buyer for the property. This gives the EDC the ability to sell the property or option the property to an end user, in this case Aeson. *Motion made by Hackman, second by Meredith to approve option to purchase as presented. Motion approved.*

### **C. EDC – Aeson – Option to Purchase**

Shaffer provided an overview of the option to purchase between EDC and Aeson. This option is also for a total of 12 months. Aeson would like an option on the property in order to have the property under contract as a condition to submitting a proposal to an end user. Should the end user accept the proposal by Aeson, Aeson will exercise their option to purchase from the EDC and that will trigger the EDC to first exercise our option to purchase the property from the city. *Motion made by Green, second by Clark to approve option to purchase as presented. Motion approved.*

## **ADJOURNMENT**

Robinson adjourned the monthly board meeting at 4:13 p.m. and the annual meeting began.

**NEXT BOARD MEETING – 4:00 p.m. on Monday, June 3, 2013  
Ivy Tech Community College, McDaniel Hall, Room 1147.**