

***Pulaski County Economic Development***  
*(Pulaski County Community Development Commission)*  
Winamac Municipal Utilities Complex  
Winamac, Indiana  
10 September 2013

**Meeting Minutes**

Members present: Vice-President David Broad *by proxy: Mr. Fritz*, Membership Officer Jamie Bales (Francesville); County Commissioner Larry Brady, Amy Jo Cantu (Chamber), Medaryville Councilor Derrick Stalbaum, Lawrence Loehmer (Monterey); Andrew Fritz, Cheryl Stone; Executive Director Nathan P. Origer, Assistant Carol Fernandez. Secretary David Zeltwanger arrived at 7:10 *p.m.*

Members absent: President Bill Champion, Vice-President David Broad (See above.), Past President Rod Button; County Councilor Alex Haschel; Rebecca Anspach, Greg Comoglio, Krysten Hinkle.

**Call to Order**

Director Origer called the meeting to order at 7:07 *p.m.*

**Consent Agenda**

With no requests for extraction having been made, the Consent Agenda was adopted.

**Old Business**

*Associated Images' Savor Indiana / ExtraordINary Indiana project:* Director Origer reported that, due to delays on both sides, production was behind schedule. However, venues and segments have been confirmed, with filming for *Savor Indiana* tentatively rescheduled for the first week of October. The delay likely would permit for the inclusion of migrating sandhill cranes in the episode.

The director further reported that on the previous night the County Council had approved the request for an additional appropriation to fund the production of *ExtraordINary Indiana*. Although the featured businesses and programs for that episode had yet to be determined, Director Origer had provide a draft list to Associated Images, who saw great promise therein.

The director added that on the previous night the Council also had passed the first of two resolutions necessary to make the old Chesapeake Recycling building tax-abatement eligible.

*PC-CARE engineering-study proposal:* Director Origer had spoken recently with Brad Neihsouser, who was surprised that even two landowners were willing. The director would instruct Territorial Engineering to begin work on the two properties and would reach out to a few more landowners. One landowning business has expressed willingness to sell land if and when a prospective tenant has been secured, but has reservations about selling to the County without a known prospect. Brief discussion ensued regarding current willing landowners and their locations.

Secretary Zeltwanger asked Director Origer if he had spoken with anyone from Magnetation, given the importance of rail to them, the possibility of future spin-offs or complementary businesses, and the massive investment that the company is making in White County. The director had not done so, but would contact his counterpart in White County about this.

*CAGIT-rate issue:* Director Origer had met with County Council President Jay Sullivan about the issue of the County's special-legislation CAGIT rate and fund surplus, and the use of CREDIT funds for jail-lease payments. Mr. Sullivan expressed understanding and support, including for proposed west-side development; though no concrete commitments have been made, options discussed include seeking changes to the Indiana Code to provide greater flexibility to the special CAGIT fund to free up more CREDIT money for economic development, the Council's lowering the special-legislation CAGIT rate, or both. The director would have to solicit support from Representative Doug Gutwein, Senator Ed Charbonneau, or both, assuming that the County would request legislative changes. Commissioner Brady suggested that the director discuss these issues one-on-one with Council members.

Director Origer also noted having spoken to Mr. Sullivan about the possibility of certain cash-rent payments for land in the industrial park being deposited in the wrong fund. He explained the matter, but noted that perhaps now would not be the appropriate time for pursuing this, and that waiting until industrial-development funds were in greater demand may be more prudent. Commissioner Brady remarked that it would be in everyone's best interest to determine whether proper procedure had been overlooked in this matter.

*Pulaski County Young Professionals Network:* Director Origer has continued to receive positive feedback from those with whom he has discussed this. He hoped to have a committee appointed at the October meeting.

*Pulaski Online:* Director Origer had received four of the five expected proposals or quotations and had provided them, along with his preliminary thoughts, to the members. The fifth, from Winamac-based New View Solutions, would be provided as soon as the director had received it. One proposal came in significantly lower than the others, which are all in the same range. Obviously, cost is a consideration, but the director expressed discomfort with the fact that the company is located in Arizona and nowhere near Pulaski County; moreover, their proposal is a poorly put together spreadsheet with cost estimated, but nothing else. Discussion ensued regarding the four companies and their proposals, with Director Origer noting that he was still formulating an opinion and was, thus, not ready to make a recommendation to the Commission.

The director reiterated that cost is an important consideration, but that it is not the lowest cost, but the best value, that matters most; how cost would be weighed against each firm's professionalism, portfolio, and grasp of branding and the needs of the Commission and the County would need to be determined. Mr. Bales suggested that the director speak with Alliance Bank's Stephanie Parish.

Director Origer stated that he hoped for a decision at the October meeting, emphasizing the need to make some progress before year's end because the 2013 budget includes funding for this project; he explained various issues relating to cost-sharing, billing over two years, and other financial issues.

#### New Business

None.

#### Other Pertinent Business

Director Origer reported that Ms. Fernandez would be resigning as of 27 September; she would be taking a position in Judge Shurn's office. Members joined the director in thanking Ms. Fernandez for her exceptional service, and then discussion ensued regarding the process for replacing her.

#### Community Reports

- Mr. Loehmer: Things are still rolling along good. Commissioner Brady noted that the concrete for the new Monterey bridge had been poured, and that Council President Jay Sullivan had been approached about the possibility of leaving the existing bridge intact for incorporation into the Erie Trail. Monterey Days went well, with a lot of kids and young adults enjoying the festivities.
- Mrs. Cantu: Preparations are under way for the Chamber's Winter Wonderland. She would be manning a booth at the Francesville Fall Festival, selling Pulaskiopoly games.
- Ms. Fernandez: She has enjoyed meeting everyone and getting to know everyone; she hoped not to encounter any of the members in the courtroom.
- Mrs. Stone: Business has been steady at Rick's Service, with customers seeming to keep vehicles for longer. The Medaryville Decorating Committee is proceeding with trying to get electrical checks prior to purchasing downtown holiday lights.
- Secretary Zeltwanger: West Central School Corporation has been shutting down the wind turbine after the electric bill has been paid for the month; NIPSCO has not been purchasing any excess electricity. (Discussion ensued briefly regarding turbines generally.) DK & Sons has been doing more subcontracting work for Hoosier Internet, and masonry business is starting to become hectic again as winter approaches; the secretary is still working on bringing in a new hire. The Fall Festival's arrival has brought excitement to town.
- Mr. Fritz: The Pulaski Health Foundation closed on its acquisition of Parkview Haven on 30 August. Harvest would be starting late this year, and a poor soybean yield is expected.
- Mr. Bales: The Fall Festival would be featuring good arts and crafts, music, the parade, and good food. The bank would be handing out free popcorn all weekend and selling ice cream at the pork-chop dinner. A few seed-corn fields had been harvested so far in what he called a

“really weird harvest” for 2013; uncertainty about the year’s yields has led to uncertainties at the bank.

- Commissioner Brady: He had spent about 60 hours in the last month and a half at the recycling center/transfer station, learning, monitoring, and assisting with observations. He had come up with a number of strategies and proposals meant to improve efficiency and performance within the department, including the purchase of new equipment to streamline the work.

The County is considering the prospects of an umbrella, higher-speed Internet service for all departments and buildings. Additionally, two firms’ proposals are under consideration for the digitizing of County records, although discussions still need to be held with some departments. State approval of submitted 2014 budgets was being awaited.

Commissioner Brady’s twin brother returned Stateside from Afghanistan and would be visiting home at the end of September. He is a doctor, and the commissioner has been trying to get him to relocate here. The brothers have been working on a medical product patent, and the lawyer would have tentative paperwork to them later in the week.

- Mr. Stalbaum: The Town recently received 20-plus planters and installed them in downtown. Medaryville ordered 20-24 planters to go around town. We purchased them for about \$70 each and look really nice; the Lions Club will be tending them. The bio-dome project has reached its third month and continues to work well; 16 towns across the state have been keeping tabs on the project. The Council would be considering vacating an alley west of U.S.-421 so that Dollar General can build a store; some concerns have been raised about utility access and how much of the alley should be vacated. His CPR-training business has been extremely busy, with a forthcoming, *gratis* training for the National Guard.

#### Adjournment

**Motion: Secretary Zeltwanger; second: Ms. Stone; no discussion; approval: all.**

8:09 *p.m.*

Respectfully submitted,  
David Zeltwanger, Secretary