

Pulaski County Economic Development
(Pulaski County Community Development Commission)

Tuesday, 3 June 2014

Winamac Municipal Utilities Complex
Winamac, Indiana

Guest Presentation

Members present: Vice-President Lawrence Loehmer, Membership Officer Krysten Hinkle; County Commissioner Larry Brady, Medaryville Council President Derrick Stalbaum; Becky Anspach; Executive Director Nathan P. Origer, Assistant Terry Howard.

Members absent: President Bill Champion [work-related], Secretary Dave Zeltwanger, executive-board member Andrew Fritz [scheduling conflict]; County Councilor Doug Roth, Amy Jo Cantu (Chamber) [work-related], Jamie Bales (Francesville) [scheduling conflict], Winamac Council President John E. Plowman [work-related]; Greg Comoglio [family medical], Gregg Malott.

Guests present: Tony Pesaresi (Winamac Coil Spring), Tina Pesaresi (same), Brian Spaulding (Representative Walorski's Office), Bob Aloï (Territorial Engineering), Mike Lewallen (same).

Director Origer introduced Mr. Pesaresi at 6:40 *p.m.* Mr. Pesaresi provided an in-depth walkthrough of the background and makeup of Winamac Coil Spring (WCS). The company, founded by his grandfather, Walter Pesaresi, has been in continuous operation since 1948, and supplies companies such as John Deere and Polaris with high quality coil springs and wireforms, which appear in many of their products. He spoke at length on the company's processes, equipment, and commitment to quality, noting the company's major investments since 2008.

Commissioner Brady enquired about WCS's current occupancy of the Winamac building; Mr. Pesaresi noted that Standard Industrial currently leases and occupies about 10,000 square feet, and that WCS has only occupied about 20 percent of the remaining space, leaving much room for future growth. It was noted that the company recovered from the late-2000s recession with impressive speed and has grown healthily since. The company's expansion into their new Winamac facility, the former Eaton Control and Chesapeake Recycling building, was a highlight of Mr. Pesaresi's presentation, and his projections for the facility were optimistic in terms of job creation and increased output from WCS.

Mrs. Anspach asked about employee training; Mr. Pesaresi explained that much learning occurs through on-the-job training; spring making, he noted, requires precision, rather than many specific skills (although mathematics knowledge is beneficial), and that personality matters significantly at WCS. He also commended the programming coordinated by PCED. Further, he noted participation in the Fulton County Leadership Academy. He expressed the company's belief in investing in its employees, and took those present through his hiring process and what he looks for in a prospective employee.

Returning to the topic of the Winamac plant, Mr. Pesaresi explained that a forthcoming decision to be made relates to whether shipping and receiving will take place directly at Winamac or be routed through Kewanna.

Throughout the presentation, examples of WCS products and numerous pictures of the company's machinery and facilities were shared and displayed.

Mr. Pesaresi concluded his talk, was thanked, and departed with Mrs. Pesaresi at 7:15 *p.m.*

Regular Meeting Notes

Members present: As noted above; Secretary Zeltwanger.

Members absent: As noted above, save Secretary Zeltwanger.

Guests present: As noted above, save Mr. and Mrs. Pesaresi.

Call to Order

Director Origer called the meeting to order at 7:25 *p.m.*, noting the lack of quorum.

Consent Agenda

No quorum.

Community Reports

- Mr. Stalbaum: His health-and-safety has been expanding, with an increased number of CPR classes, which would be requiring out-of-state travel. The Medaryville Dollar General is scheduled to open in mid-June.
- Vice-President Loehmer: Vice-President Loehmer purchased the vacant grocery store in Monterey with the intention of expanding Loehmer's Hardware's products into that space.
- Secretary Zeltwanger: Secretary Zeltwanger relayed Harvey Gutwein's appreciation of the interview conducted by Mr. Howard in the preceding week. Through DK & Sons, Secretary Zeltwanger had attended an association meeting in North Carolina, on which he reported favorably. He finished his first pizza oven, learned a lot from the process, and already has customers interested in future ovens. Two of his sons are working for him this summer, and the third would be returning home from Kansas soon to do the same.
- Mrs. Anspach: Star City's community building is in need of repairs, and the Lions Club is working with the township trustee to ensure that the necessary repairs be undertaken.
- Commissioner Brady: Sandy Saltsman had reported a total of 42 events booked through the end of the year by Celebrations!, as well as eight for 2015. RLF-funded construction continues at her site south of Francesville. County budget decisions are approaching. The Sheriff's Department has new military-trained police dogs, which have already contributed to several arrests.
- Mrs. Hinkle: Four County Counseling Center has reorganized its business and access departments, with the aim of making it easier for those who need treatment to receive it. Mrs. Hinkle will be leaving Four County at the end of June, and announced her intention to increase her involvement with the CDC in addition to becoming a stay-at-home mother.

Old Business

PC-CARE engineering study — Presentation by Territorial Engineering: Mr. Aloï and Mr. Lewallen from Territorial Engineering presented their findings on the feasibility of two potential sites for industrial expansion. The first being midway between Medaryville and Francesville, just south of West Central Schools, and the second just south of the town of Medaryville. Mr. Aloï and Mr. Lewallen's presentation interpreted the information included in the study in understandable and actionable terms, and provided valuable insight into the merits of both properties. The presentation was comprehensive and focused on the feasibility of tapping into the rail corridor, cost of utilities, and the best course of action to initiate development. In both cases, Mr. Aloï recommended developing a small portion of the chosen site to serve as an attractive example, in order to leave leeway for prospective businesses to develop lots to suit specific needs. The report explored potentially challenging aspects of each site, and then enumerated several potential solutions. An itemized opinion of probable cost was included, covering multiple scenarios for both sites. Detailed copies of the study were presented to each board member, and additional copies are available by request to Director Origer. The board expressed their earnest thanks to Territorial Engineering for their excellent work.

Pulaski County Young Professionals Network: The Steering Committee announced its intentions to approach local employers about promoting the Young Professionals Network (YPO), along with a plan to host a kickball-tournament event to establish its presence in the community and to drive interest in membership among local young professionals.

Pulaski Online: Representatives of Crane + Grey met with Jacki Frain on 29 May to collect information pertaining to what Pulaski County Human Services is required to make available online. They would be back in the county later this month to collect more multimedia of Pulaski County to display on the website. The Website should be live by late July, and Director Origer intended to ask the firm to make a presentation at the August meeting.

2014 Summit: Director Origer proposed participating in the Community Entrepreneurship Initiative (CEI), co-sponsored by the Indiana Small Business Development Center (ISBDC) and the Office of Community and Rural Affairs (OCRA); he explained that this is a program meant to help communities to prepare themselves to attract and to develop entrepreneurs, with the application of ISBDC business-consulting practices to counties, cities, and towns. Director Origer would be meeting with liaisons from OCRA and ISBDC in the comings week to solidify plans. In late July, CEI would

occur; the director would invite community and business leaders. This proposal was met with overwhelming support.

2015-budget proposal: Per Mrs. Anspach's request, Director Origer presented a job description, drafted by Mr. Howard, for a full-time assistant. Though a formal approval could not be obtained, the director asked that those present express support for or opposition to the budget proposal and the inclusion of the request to make Mr. Howard full-time. Support was unanimous.

New Business

Pulaski County Non-Profits Summit: Director Origer had been conferring with local non-profit organizations about their interest in attending a non-profit summit to increase communication and cooperation among the organizations that serve Pulaski County. The summit would be sponsored by PCED and facilitated by the Purdue Center for Regional Development (PCRD), with an emphasis on the latter's "Strategic Doing" program. Mrs. Hinkle spoke to the need for better cooperation between non-profit organizations to enable them to provide better, more-efficient services to residents of Pulaski County. Mrs. Anspach expressed concerns about the cost of "Strategic Doing" based on her experiences in Cass County; the director assured her that PCRD would not be charging a fee, so the only expenses would be for refreshments and location rental. The members present supported moving forward with this program.

Other Pertinent Business

None.

Public Comment

Mr. Spaulding invited local businesses to use Representative Walorski's office as a resource. He also thanked the CDC for inviting him to the meeting.

Adjournment

Motion: Mr. Stalbaum; second: Mrs. Hinkle; no discussion; approval: all. 8:52 p.m.

Respectfully submitted,
Dave Zeltwanger, Secretary