

***Pulaski County Economic Development***  
***(Pulaski County Community Development Commission)***

Tuesday, 5 August 2014

Francesville – Salem Township Fire Station  
Francesville, Indiana

**Guest Presentation**

Members present: President Bill Champion, Secretary Dave Zeltwanger [guest presenter], executive-board member Andrew Fritz; County Commissioner Larry Brady, County Councilor Doug Roth, Jamie Bales (Francesville), Winamac Town Council President John E. Plowman; Greg Comoglio. Executive Director Nathan P. Origer, Assistant Terry Howard.

Members absent: Vice-President Lawrence Loehmer, Membership Officer Krysten Hinkle [family medical]; Medaryville Council President Derrick Stalbaum [scheduling conflict], Amy Jo Cantu (Chamber) [work-related]; Becky Anspach, Gregg Malott [work-related].

Guests present: State Representative Douglas Gutwein, Salem Township Trustee Lana Anderson, Darlene Mellon, Chuck Mellon, Sandy Saltsman, Greg Stone, Karen Stone, Don Street. (A significant number of members of the public were present between 6:00 *p.m.* and 6:50 *p.m.*, when David Zeltwanger, of DK and Sons, LLC, served pizzas; those listed remained to attend the formal presentation made by Mr. Zeltwanger.)

David Zeltwanger, of DK and Sons, LLC, introduced himself at 6:50 *p.m.*

For about 50 minutes prior to his presentation, Mr. Zeltwanger gave a practical demonstration of the Pompeii-style pizza oven that he had recently constructed. Assisted by his family members, Mr. Zeltwanger invited members of the community to create personalized Neapolitan-style pizzas, which he proceeded to cook in the wood-fired brick oven. The results were both delicious and informative. After everyone at the meeting had had his fill, Mr. Zeltwanger gave a short explanation on the background of the oven style, along with an idea of the investment that goes into constructing one. The oven can reach temperatures of over 900°F, cooking pizzas in 90 or fewer seconds, and is built to bake from dawn to dusk. Mr. Zeltwanger also announced his intention to lend the oven to West Central for football games on Friday nights to sell pizzas as a fundraiser.

Mr. Zeltwanger concluded his talk and was heartily thanked by all at 7:00 *p.m.*

**Regular Meeting Minutes**

Members present: As noted above

Members absent: As noted above

Guests present: As noted above

**Call to Order**

President Champion called the meeting to order at 7:00 *p.m.*, thanking the members of the public who had remained for the meeting.

**Consent Agenda**

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

**Community Reports**

- Mr. Fritz: He has been attending workshops in preparation for new farm-bill applications. All is well in the world of agriculture; crops are up and looking good, and Mr. Fritz predicts a good harvest if everything continues apace.
- County Commissioner Brady: The County has been reviewing 2015 budgets. The commissioners are working with Kankakee-Iroquois Regional Planning Commission, with Director Origer's assistance, to apply to the Office of Community and Rural Affairs (OCRA) for a planning grant to strategize for (a) future Emergency Medical Service building(s). The current facility is lacking in many facets, and Commissioner Brady shared the commissioners' intention to look ahead to build (a) facility/ies that will remain capable for decades to come.

- Mr. Bales: Despite concern over the possibility that the Federal Reserve may soon decide to raise interest rates on both loans and deposits, Alliance Bank experienced successful earnings in the second quarter.
- Councilor Roth: Similarly occupied by the county budget season, the County Council faced the unenviable task of cutting \$2.2 million from General Fund-based departmental budgets. However, Councilor Roth reported that the council made the cuts with minimal contention and, while being forced to cut budget is never easy, the process was relatively painless. On a brighter note, he noted that County employees would likely still receive raises in the next year. From his private-sector perspective, Councilor Roth reported that Winamac Coil Spring remains busy and has successfully settled into the Winamac facility.
- Secretary Zeltwanger: Alluding to his demonstration before the meeting, Secretary Zeltwanger noted that he had been making a lot of pizza recently. DK & Sons currently has a nice project outside of Francesville, and Secretary Zeltwanger's oldest son, Ryan, has joined the staff full-time.
- President Champion: Business at Fratco has picked up significantly, to the point where they are seeing more overtime and looking to stay open for a sixth or even seventh day each week. The new injection-molding machine is fully operational, allowing them to roll out a new product to customers.
- Mr. Comoglio: Plymouth Tube Cold Draw's business remains steady, and they've hired six new workers and are still looking to double that number in the near future. Mr. Comoglio reports that the company is having trouble getting applicants, which may be an unfortunate side-effect of Pulaski County's low unemployment rate. Leadership of Plymouth Tube will be changing, as the current owner plans to retire soon.
- Mr. Plowman: Also in the midst of budgeting, Mr. Plowman noted that the Town is adopting a fire-hydrant-rental fee to make up for tax revenues, lost to State-enforced cuts, that previously had supported hydrants. Business remains steady at Link Environmental.

### Old Business

*PC-CARE engineering study:* With the first two studies completed, Territorial Engineering has begun work on the third site, which is to the south of Francesville, and reported to Director Origer that the site looks promising after a cursory examination. Their only concern at this preliminary stage is utility costs due to its distance from the town.

The proposed fourth site for the study has been ruled out, and Director Origer opened up the floor for discussion on whether to seek out a new fourth site before proceeding with the project. Secretary Zeltwanger felt that the study phase of the project has carried on for too long, and that three sites would be sufficient if it meant expediting the project. Commissioner Brady and President Champion echoed these sentiments. Director Origer proposed a compromise of looking for a fourth site while the third study is underway, and then, in the absence of a suitable target, moving forward with the project upon completion of the third study. The board found this amenable, though no formal proposal or motion was made.

*Pulaski County Young Professionals Network:* Since the last update Director Origer has met with human-resources officials at Braun, Plymouth Tube, and Galfab in an effort to drum up some support for the initiative, which he found at all three companies. Rather than using the kickball-tournament idea proposed at the last meeting, the plan is now to put on a smaller evening event, like a dinner, in order to get more buy-in from local young professionals before the program begins in earnest. Secretary Zeltwanger offered his pizza-making services to such an endeavor.

*Pulaski Online:* Director Origer expects to gain access to the beta build in the following week, at which point he will be able to finish filling in necessary content before the Website's official roll out. Still-to-come developments include more tourism footage as well as business-case-study videos. If work continues apace, the Website should be ready for presentation at the September PCED meeting.

*2015-budget proposal:* Though the final budget did not receive PCED approval due to lack of quorum in June, the 2015 budget proposal was successfully submitted to the County Council. Notably, the Council did not approve the funding to create a full-time assistant position. Otherwise, all other items on the budget met with the Council's approval.

*2014 Summit:* The Community Entrepreneurship Initiative community-assessment event took place on Tuesday, 29 July, and met with great success. Some highlights to come out of the discussion about the entrepreneurial climate of Pulaski County were the lack of appropriate lodging for visitors, the dearth of businesses taking advantage of the river and the state park, and gaining access to startup capital. Moving forward, the ISBDC will be providing feedback on the session, and PCED will move forward with concrete steps to address the issues facing local entrepreneurs.

Director Origer and Krysten Hinkle recently traveled to Zionsville to meet with the president-and-CEO and director of community relations at the Community Foundation of Boone County. They recently hosted a non-profits summit that PCED hopes to mimic, with a tentative date set for the morning of Wednesday, 22 October. Director Origer noted the success of the summit in facilitating communication and collaboration among non-profit organizations in Boone County and affirmed his hopes to achieve similar success in Pulaski County. Secretary Zeltwanger expressed his belief that each year the economic summit gets better and his desire that PCED keep up the momentum of improvement.

### New Business

*2014 Community Conversations:* PCED's newest capacity-building effort will be applying for a 2014 Community Conversation, the theme of which will be Indiana's Bicentennial. The emphasis will be placed on learning from the community's history as a way to build for the community's future. The program is run through a partnership between The Bowen Center for Public Affairs at Ball State University, Indiana Humanities, and OCRA. Unlike with many programs of this nature, The Bowen Center will provide ongoing consultation for communities that host a Community Conversation.

*Building/Zoning Department's Blight Elimination Program grant application:* The Building and Zoning Department (BZD) is submitting a grant application to the Indiana Housing and Community Development Authority for money to acquire and to demolish blighted residential properties. This program allows successful applications 18 months in which to work with (a) non-governmental program partner(s) to acquire properties and to make them useful again. The BZD asked PCED for a letter of support for the grant proposal, and Director Origer asked for a motion to support the BZD.

**Motion: Commissioner Brady; second: Secretary Zeltwanger; no discussion; approval: all.**

*Additional appropriation for zoning ordinance:* Director Origer noted that the zoning ordinance for Pulaski County is in need of a significant reworking because its current language may create some legal risk for the County and is plagued by numerous problems. He has acquired estimates from professional firms on the necessary changes, and asked PCED to approve, rather than a request for additional funding as he had initially thought necessary, a transfer of \$46,000 from the Land Acquisition budget to Professional Services to hire a firm to shore up the holes in the ordinance. Secretary Zeltwanger expressed doubts that it was the place of PCED to oversee matters of zoning, and concerns that if money were to be moved from Land Acquisition, then it would set back the PC-CARE project yet again. President Champion noted his belief that having solid zoning in place before attracting serious business prospects is crucial. Commissioner Brady also expressed his belief that it would be easier to get an additional appropriation in the event that PCED needs the funds for PC-CARE land acquisition than it would for zoning. These sentiments were echoed by Mr. Plowman, Councilor Roth, and Mr. Bales. Discussion regarding PCED's role in planning and zoning and the necessity for this project ensued.

**Motion to approve the transfer: Mr. Bales; second: Mr. Plowman; no discussion; approval: all save Secretary Zeltwanger, who opposed. Motion carried.**

### Other Pertinent Business

*Hotel Project:* Mr. Bales inquired as to the progress of the Cobblestone project. Director Origer reported that the project needs investors before it can move forward, and few are forthcoming at this time. He touched on the possibility of sourcing some funding through crowdfunding resources, but noted that that would be very unlikely to raise the entire investment necessary and would leave the hotel without any equity investors.

### Public Comment

Mrs. Mellon asked for clarification about the hydrant-rental fees, and Mr. Plowman explained some of the pertinent details.

Trustee Anderson asked for clarification about the land being studied under the PC-CARE project, and Director Origer cleared up some confusion about where and how much land was being studied.

Representative Gutwein read encouraging IEDC economic development statistics for the state of Indiana, and discussion ensued regarding how best to capitalize on Indiana's excellent economic-development climate.

Discussion ensued regarding the future of the CSX rail line, which led to comments pertaining to what might become of existing, unused siding in Francesville.

### Adjournment

**Motion: Mr. Plowman second: Mr. Fritz; no discussion; approval: all. 7:58 p.m.**

Respectfully submitted,  
Dave Zeltwanger, Secretary

### Special Session Minutes

Members present: As noted above

Members absent: As noted above

Guests present: As noted above

### Call to Order

President Champion called the meeting to order at 7:58 p.m.

### Proposed changes to By-laws

Director Origer briefly reviewed the proposed changes to the By-laws, which had been presented at the May meeting. He noted that one additional change needed to be made; the County Commissioner having raised the amount that the PCED office could spend without previous approval to \$2,500, the Commission needed to amend its level. President Champion suggested \$2,500, noting that the Commission's task is not to micro-manage the office; the members agreed to this amount.

**Motion to adopt changes: Secretary Zeltwanger; second: Mr. Comoglio; no discussion; approval: all**

### Adjournment

**Motion: Secretary Zeltwanger; second: Mr. Fritz; no discussion; approval: all. 8:02 p.m.**