

Pulaski County Community Development Commission

Winamac Municipal Utilities Building Conference Room
Winamac, Indiana 46996

January 4, 2011

Public Meeting Minutes

PCCDC board member in attendance: Courtney Poor, Rick Stone, Ken Boswell, Carolyn Hildebrandt, David Broad, Steve Morrison, Karrie Sutton, MacKenzie Ledley, and Rod Button. Daniel Dolezal, Executive Director.
Guests: Richard Mynark, Mary Perren.

Regular Meeting Call to Order.

At 7:00 p.m. EST President Courtney Poor called the regular public meeting to order.

Approve Minutes.

Steve Morrison moved to accept the minutes of the November 9, 2010, CDC public meeting as presented, David Broad seconded, call for discussion, none, vote to accept, unanimous.

Special Guest.

President Poor then recognized Richard Mynark, President and CEO of Pulaski Memorial Hospital. Mr. Mynark stated the hospital is in the process of completing its strategic plan for the period 2011 to 2015. He said the hospital board is considering a community health needs assessment; something that may be mandated. He noted that the CDC economic development strategic plan does not specifically address county health care per se; however, once the hospital completes a health needs assessment it could become an annex or addendum to the CDC's plan. In addition, the hospital's plan could become an annex or addendum to the Community Foundation's EngAGEment Initiative. Following Mr. Mynark's comments discussion ensued. There being no further questions, Mr. Mynark left the meeting.

Executive Director's Report.

Dan Dolezal reported on various CDC activities during the months of November and December. He noted his participation in the Regional Development Company as a member of the loan committee. This organization is a lending institution arm of the Small Business Administration. He represents Pulaski County. Contacted by Ports of Indiana a letter was drafted for the commissioners' signature requesting Pulaski County's inclusion within the Service Area of Foreign-Trade Zone 152. Once approved, this will provide county businesses involved in international trade certain advantages. The Monterey band shell renovation report and grant was discussed. The Small Business Administration will conduct a business finance workshop at the Winamac library on January 27th. Star City has received a \$500k grant for its sewer project. The WiFi system in Francesville needed an upgrade to continue to function. After negotiation with the IT provider, it was done for \$260.

Ken Boswell moved to accept the director's report as presented, Carolyn seconded, call for discussion, none, vote to accept, unanimous.

The CDC financial report was given. At year-end CDC expenses were \$17k under budget (at the end of 2009 the CDC expenses were \$33k under budget). It was noted that the financial report from the auditor's shows a balance in the CEDIT Fund at 12/31/10 of \$1.9M. Donation Fund activities was reviewed. The balance at year-end was \$6,600. There is an outstanding liability of approximately \$4,000 for the remainder of engineer's work on the plan commission's mapping initiative. Deducting this amount leaves the balance in the donation fund of approximately \$2,600.

MacKenzie questioned the small remaining balance in the director's salary expense account. It should be zero at year-end. The consensus was for her to address this with the treasurer or auditor.

Dan then gave the board a report showing the 2011 budget funds, \$90k, available; and, the economic development strategic plan's key steps and how the budgeted dollars can be used. The CDC is restricted in what it can do. If it were decided to upgrade the county Web site, the CDC board will have to request additional funding from the county council.

Steve Morrison moved to accept the financial report as presented, Karrie Sutton seconded, call for further discussion, none, vote to accept, unanimous.

Dan then presented the CDC Priorities and Calendar. He noted further discussion with the wind farm developer who asked the status of the county's wind energy ordinance. Ken Boswell stated it is a work in progress and has been reported as such to the developer.

Karrie Sutton moved to accept the CDC priorities and calendar as presented, Ken Boswell seconded, call for further discussion, none, vote to accept, unanimous.

Old Business.

Membership Committee Report: Richard Denney has resigned from the CDC board as Monterey representative since he no longer works for the Town. Ken said he would search for a replacement. Rick Stone's second term ends 2/28. He will work with the Medaryville Town Council to find a replacement. MacKenzie, as Medaryville librarian, also volunteered to help with the search. Once these two positions are filled the membership of the board will be twelve. That will leave three openings. Discussion ensued as to next course of action. Several names were mentioned as possible candidates. They will be contacted. Karrie was then asked to develop a slate of officers for the 2011/ 2012 term beginning 3/1/11 and present for vote at the February meeting.

Strategic Plan Key Action Steps Timeline update and action. There are four action steps to be completed by 1/31/11. The first step deals with the economic summits. At the November meeting it was decided to hold two summits: one on each side of the county. For this meeting a worksheet detailing each summit event was distributed. It is a draft document and needed fleshing-out by the board. Decisions to be made included caterers, a speaker for the West Side

event, invitees, etc. Courtney asked the board to review the document and write their comments and suggestions before the February meeting.

Mission and marketing of CDC review. MacKenzie raised the question about the CDC's brand. She noted there is confusion among the public as to the CDC's purpose because of its name: community development. She suggested rebranding the organization. The consensus of the board was to proceed with this initiative. This will be revisited at the February meeting.

Relationship with MidWest Indiana Economic Development regional organization. Dan noted that this is an ongoing monthly activity. The next meeting is scheduled in Lafayette at IVTC on 1/26.

Winamac Industrial Park (WIP). A meeting will be held with the WIP board to discuss its role in the strategic plan. Dan suggested contacting a commercial realtor in regard to marketing the property. Discussion ensued. Courtney suggested raising this with the WIP board, asking for their input/ consent, then inviting WIP and a realtor to the February meeting. Dan will make contact with both parties.

New Business.

Executive Director's annual review: Dan distributed the review forms to the executive committee. He asked them to complete the review and return it by mail to the board secretary to summarize. The review will be discussed with Dan one half hour prior to the February meeting.

Ken Boswell: recycling discussion. Ken discussed a plastics recycling issue involving the county's recycling center and a local manufacturer. He explained the county wished to accommodate the manufacturer's desire to recycle its plastic scrap through the center while minimizing costs to both parties. Ken suggested that Dan accompany the center's manager when discussions were held with the manufacturer. Courtney polled the board members as to their opinions regarding Dan's involvement. It was the board's consensus that Dan participate in this endeavor and help where he can. Dan agreed to do so.

Web site update: The county Web site, www.pulaskionline.org, was last updated over two years ago. The board agreed an update was due and to proceed with the necessary steps to achieve this.

2010 CDC Achievements: A two page summary was distributed to the board. It will be shared with elected officials and the local media.

Community Reports.

Rod Button: The Winamac sewer separation next phase is to begin very soon. Excavation and installation will take place on a number of streets in and around the downtown.

MacKenzie: Reiterated that the SBA finance workshop will take place in the library on January 27th from 9:30 to 11:30 a.m.

Carolyn Hildebrandt: The P.C. Purdue Extension has been provided two new positions by Purdue University; a nutrition assistant and 4-H Educator.

Steve Morrison: The latest Habitat for Humanity home, in Winamac, is set for interior painting the following weekend.

David Broad: Noted that things were 'looking positive' in Winamac with more storefronts being occupied and the appearance of increased activity.

Adjournment.

There being no further business and upon motion by Ken Boswell with a second from Courtney Poor, the meeting adjourned at 8:50 p.m.

MacKenzie Ledley
Secretary