

Pulaski County Economic Development

Winamac Municipal Utilities Building Conference Room
Winamac, Indiana 46996

March 1, 2011

Executive (Search) Committee Meeting

Board president and executive committee chairman, David Broad, called the meeting of the committee to order at 6:30 p.m. EST. Also in attendance were; MacKenzie Ledley, Courtney Poor, and Rod Button. The purpose of the meeting was to distribute those applications for the position of executive director received to date. Also, the committee discussed the administrative procedures for the interview process. These objectives being attained, the committee adjourned at 6:55 p.m.

Public Meeting Minutes

PCCDC board members in attendance: David Broad, Rod Button, MacKenzie Ledley, Carolyn Hildebrandt, Steve Morrison, and Courtney Poor.

Daniel Dolezal, Executive Director.

Guests: Todd Dickard, Alex Haschel.

Regular Meeting Call to Order.

Board President David Broad called the regular public meeting to order at 7:00 p.m.

Special Guest.

President David Broad recognized Todd Dickard, CB Richard Ellis (CBRE) commercial realtor. Mr. Dickard then addressed the group on the subject of how to market the Winamac Industrial Park and other commercial property assets in Pulaski County. He noted that CBRE is a national commercial real estate firm with a strong presence in Indiana. His office in Michigan City services northwest Indiana and southwest Michigan. His background is not only real estate but also economic development. His approach to Pulaski County would be to use various media to market P.C. real estate assets. He distributed handouts outlining the CBRE proposal for the county. One is a quarterly media contact with approximately 150 potential commercial customers. Asked the approximate cost for this service, he responded, in the neighborhood of \$5k. Discussion ensued. Other Q&A: What about data storage business? The CBRE South Bend office has experience. What experience with 'tough sales'? He told of his experience at the Starke County industrial park. What about a 'spec building'? Can be done, but there are a lot of variables involved; cost, time on market, etc. Usually buyers are local. How is the current real estate market? Getting better, the phones are ringing more, and people want to sell things to raise cash. Mr. Dickard's approach would directly involve the local economic development director in all aspects of the campaign. Discussion ensued. The board will consider his offer and discuss it with the industrial park board. The current CDC budget will be taken into consideration. Mr. Dickard exited the meeting at 7:25 p.m.

Approve Minutes.

President Broad noted that the minutes of the February 8th meeting had been circulated electronically prior to the meeting and entertained a motion to accept. Steve Morrison moved to accept the minutes of the 2/8/11 CDC board meeting as presented, Carolyn Hildebrandt, seconded, call for discussion, none, vote in favor by the majority.

Executive Director's Report.

Dan Dolezal reported on various CDC activities during the month of February. He mentioned the Chamber meeting and asked Steve to comment also. Told of a loan committee meeting of the Regional Development Company and met with two local entrepreneurs. An inquiry was made by the IEDC regarding green space availability in the industrial park, responded timely. The county GED program has 28 clients, the IVTC-Kokomo chancellor visited three local employers to gather input regarding employee training needs, CDC coordinated. He spoke about some recently released census data.

Financial report. The CDC operates below budget through the end of February and the current balance in the donation fund is \$7k.

The priority list and monthly calendar were reviewed.

Courtney Poor moved to accept the executive director's report as presented, Steve Morrison seconded, call for discussion, none, vote in favor, unanimous.

Old Business.

Membership: In Karrie Sutton's absence David encouraged nominations for CDC membership from Medaryville, Francesville, and Monterey. Three names were mentioned and will be passed along to Karrie.

Strategic plan update. Dan said he would forward the most recent strategic plan update to the board electronically since it is getting quite lengthy. The board will need to decide how to handle updates in the future. Courtney asked if separate committees should be established to handle the various strategic plan components. David suggested this be tabled until the new executive director is on board.

New Business.

The April CDC board meeting will take place in the library in Medaryville. The regular public meeting will be preceded by a board visit to Rick's Service business at 6:30 p.m.

Community Reports & Discussion.

Alex Haschel, Winamac business owner and county council member, noted she is being considered as replacement for Parish Foerg on the CDC board as he cannot regularly attend the meetings due to conflicts with his work schedule.

Rod asked about the status of changing the CDC's name. Discussion ensued. Though Pulaski County Community Development Commission is the official name of the legal entity, an alternate, or tagline, can be adopted by the board to better convey the organization's mission. Discussion ensued. Courtney moved to accept the tagline, 'Pulaski County Economic Development', MacKenzie seconded, call for discussion, none, vote in favor, unanimous. The local media will be apprised of the change.

Rod recounted the Town of Winamac's initiative to change the existing street lights to LED appliances. They are more efficient and generate more light than conventional bulbs.

Alex told of the remodeling of their family business and other changes coming.

Steve told of the Habitat for Humanity open house at their recent project.

Carolyn mentioned that the Master Gardeners organization will be doing landscaping at the project site. Various certificate programs are underway at the Extension. March is Purdue Extension appreciation month.

MacKenzie stated that the library initiated e-books today.

Adjournment.

There being no further business, Rod moved to adjourn, Carolyn seconded, vote in favor, unanimous. The meeting adjourned at 8:25 p.m.

MacKenzie Ledley
Secretary