

Pulaski County Economic Development
Conference Room, Winamac Municipal Utilities Building
Winamac, Indiana
5 February 2013

Special Session

Because of the lack of quorum, the special session to consider proposed changes to the Community Development Commission of Pulaski County By-laws was not called to order.

Regular Meeting Notes

PCED members present: President Rod Button (Winamac), Secretary Andrew Fritz, Past President David Broad, Membership Officer Jamie Bales (Francesville); County Commissioner Larry Brady; Bill Champion. Executive Director Nathan P. Origer (*ex-officio*).

PCED members absent: Vice-President Cheryl Stone; County Councilor Alex Haschel, Amy Jo Hoover (Chamber), Medaryville Councilman Derrick Stalbaum, Lawrence Loehmer (Monterey); Rebecca Anspach, Dave Zeltwanger

Call to Order

President Button called the meeting to order at 7:15 p.m. Because the members present did not constitute a quorum, the following actions were not taken: Approval of the Agenda (with any necessary amendments), Membership Action (formal approval of Commissioner Brady's appointment), and Approval of Minutes (January).

Executive Director's Report

A condensed report was provided; the first page of the report is attached to these notes.

Strategic Relations: The director had attended the Northwest Indiana Forum's legislative reception in Indianapolis, at which he was able to speak with a number of State legislators, as well as economic-development colleagues and private-sector leaders in Northwest Indiana. Former PCED member Courtney Poor, now chairman of the Board of Trustees of Pulaski Memorial Hospital (PMH), brought the director together with new PMH chief executive officer Tom Barry, Jr. Director Origer would be taking Mr. Barry to town-council and County meetings across the county to provide formal introductions. At the January meeting of the Kankakee-Iroquois Regional Planning Commission (K-IRPC), the director was re-elected K-IRPC secretary. He also reported that K-IRPC had hired a new employee, one whose skillsets will allow her to do much of the work that Director Origer did when he was an employee of the organization; this will help K-IRPC better to serve its member-communities, he noted. He also had attended the GrowSmartAgTalks2013 breakfast in Francesville that morning, where he saw and was seen by members of the farming and farm-services community in Pulaski County.

Business Attraction/Retention/Expansion & Entrepreneurial Development: Director Origer had visited K&B Manufacturing, Clear Decisions Filtration, T&S Recycle, and Winamac Lumber Yard. He noted that T&S Recycle's Tom Bonnell reported two prospects for large clients, one a potential supplier and one a potential buyer. He also noted the successful Galfab Acquisition and GalCo tax-abatement requests and the pending Galfab expansion. He and Mr. Broad had attended a business-start-up workshop at the Starke County Economic Development Foundation provided by the Northwest Indiana Small Business Development Center (NWISBDC). The director found it to be helpful, providing to him better knowledge to use when working with would-be entrepreneurs.

Workforce Development: Pulaski County's unemployment rate was 7.6 percent in December, up from 7.0 percent in November; this change reflected broader trends.

Financial Report: In January, PCED had expended \$8,433.29, leaving just more than \$132,000 available. The entire CEDIT Fund had non-appropriated funds of more than \$1.6 million. Not including funds from The Braun Corporation for OSHA-30 training, the Donation Fund has a balance of \$2,038.56. The Revolving Loan Fund had just shy of \$48,500 available; all repayments continued to be made on time, although a small mix-up, which was soon corrected, had occurred with Adaptasoft.

Priority List and Monthly Calendar: Forthcoming events on the director's schedule were reviewed. On the day before the meeting, the director had intended to attend an informational meeting given by a representative of Cobblestone Hotels, but was unable. He reported what had been relayed to him: local industry and banking were represented, and potential exists, but Cobblestone first needs to find a local investor (group) to finance the project and to own the franchise.

On the next day, Director Origer would attend meetings of Northwest Indiana Community Development, LLC, and the Northwest Indiana Forum's Economic Development Committee. On Tuesday, 12 February, he would travel to Indianapolis for the Indiana Economic Development Association's Legislative Day. He would be speaking to two classes at Winamac Community High School as part of the Junior Achievement program. In late February, he would be lunching with Tim and Joel Troxel of Adaptasoft.

Director Origer noted that the Monterey Town Council had moved their meetings from the first Wednesday of the month to the last, still at 7:00 p.m. Eastern Time.

Old Business

PC-CARE engineering-study proposal: The director reported that he would appear before the County Council on 11 February to request an additional appropriation for the engineering study; if the Council would approve advertising this, then he would authorize Territorial Engineering slowly to begin work, awaiting final approval in March before committing fully. After advertising approval, he would also schedule a luncheon meeting with CSX's design engineer.

ITC (MidWest Indiana)/Northwest Indiana Forum: The director noted that he continued to have concerns about the logistics of belonging to both groups; he had had a very positive experience as a member of the Forum to date, and he had just on that day received a lead through ITC. He had included the annual ITC Partnership Agreement in the meeting packet for review and approval, but no action could be taken.

Student-business-plan competition: The director had spoken to the students in the Winamac class that would be participating in the pilot, and afterward their teacher, Brandon Burgess, reported that they were developing some good ideas; Ron Gifford of the NWISBDC had agreed to come to speak to the students to introduce himself, to talk about entrepreneurship, and to get to know the students, prior to working with them one-on-one to review their ideas and plans.

New Business

Membership — New-member slate: No action taken.

Membership — Officer nominations: No action taken.

Other Business Deemed to Be Necessary

Great Lakes Basin, LLC: President Button enquired as to the current standing of the proposed Monon-rebuild project. The director noted that he had spoken with a retired Indiana Economic Development Corporation employee familiar with the situation, and Mr. Patton had been reconsidering seeking private investment. Director Origer noted that it is entirely possible that PCED could revisit its position on the proposal if Mr. Patton were to return with the promise of multiple investors and less risk for Pulaski County.

Theme for 2013, PCED attire: Recalling Mr. Zeltwanger's comments in January, Mr. Broad suggested "Carpe diem" as a theme for 2013, and encouraged that PCED have shirts designed.

Attendance: Mr. Champion suggested that having fifteen members may be a hindrance to progress, given the number required for quorum. Discussion ensued briefly.

Community Reports

- Commissioner Brady: Local governments (and other organizations and individuals) can save on Certified mailings by requiring electronic receipts, rather than paper. The County is determining how to address health-insurance requirements for part-time employees that will take effect in 2014 as part of "Obamacare". Notwithstanding the controversy surrounding the County Highway Department, he is acclimating to his new role as commissioner.

- Mr. Bales: The GrowSmartAgTalks were successful and well-attended. The new Town-storage building is under construction. Gutwein Popcorn is expanding at its site north of Francesville. Tate & Lyle has taken over the former Francesville Co-operative Elevator site. Alliance Bank has been busy.
- Mr. Champion: A slight slowdown is allowing Fratco to get caught up and to install new equipment. Four-to-ten trucks are still leaving the plant daily.
- Mr. Broad: The Broads's garage is full, but they have yet to establish a storefront presence for their health-related retail venture, For Your Better Health. The Dillman Tire building had been under consideration until it caught fire; the Broads intended to meet with property owner Don Galbreath to discuss what remains of the building. Alliance EMS continues to be busy, and more medics have been hired. The Winamac Corner Delli has been establishing itself.
- President Button: Vicki's and the Fox's Den have been purchased. In Star City, the closed Cooter's has been re-opened under a new name by new owners. Otherwise, things have been mostly quiet. He asked Director Origer about what may be discussed at the IEDA Legislative Day; the director noted that most legislation related to economic development this year is relatively minor, with nothing controversial like last year's Right-to-Work legislation.
- Secretary Fritz: He attended an agriculture conference in Chicago. Land-value trends were discussed; he relayed that the experts suggest that land pricing is not a bubble, but that some leveling off will occur. Extreme drought is forecasted for west of the Mississippi, with slightly better weather predicted for the eastern United States.

Adjournment

With no additional business to address, Mr. Champion moved to adjourn. Mr. Broad seconded the motion, and all approved to end the meeting at 7:50 p.m.

Respectfully submitted,
Andrew Fritz, Secretary

Pulaski Co. Economic Development — Executive Director’s Report
for January 2013

Strategic Relationships

- Attended January Northwest Indiana Forum Economic Development Committee meeting
- Met with Councilman Doug Roth to discuss PC-CARE, economic development generally
- Attended Northwest Indiana Forum’s legislative reception
- Met with Courtney Poor, Chairman of the Board, and Tom Barry, CEO, PMH
- Met with Krysten Hinkle, member candidate and coordinator for Pulaski Co. for Four County Counseling Center
- Attended Northwest Indiana Forum annual meeting
- Attended January Chamber-Board meeting
- Attended January K-IRPC meeting, re-elected Secretary
- Attended GrowSmartAgTalks 2013 in Francesville

Infrastructure

- Attended first in series of “Electric 101” online seminars
- Serving on advisory group for NIPSCO’s MVP Reynolds-Topeka ESIP
- Continuing to serve as advisor (and interim secretary) to Pulaski Co. Adv. Plan Commission; met with Rhein-Bach, Inc., regarding maps

Business Attraction/Retention/Expansion & Entrepreneurial Development

- Business visits: K&B Manufacturing, Clear Decision Filtration, T&S Recycle, Winamac Lumber Yard
- GalCo, Inc., tax-abatement public hearing/Galfab expansion commitment
- Spoke to Brandon Burgess’s class about business-plan competition
- Attended N’w. In. SBDC business–start-up workshop

Marketing

- Attended Rural and Rustic regional-tourism January meeting, working on regional brochure
- Distributed quarterly Pulaski County Economic Development *Digest*

Workforce Development

- Sponsored successful OSHA-30 training course
- Unemployment rates (See Website for full report.):
 - November, 7.0% (6.97%), fourth-best of 20; U-5, 8.86%; U-6, 13.77%
 - December, 7.6% (7.63%), tied for second-best of 20; U-5, 9.34%; U-6, 14.5%

Submitted by Nathan P. Origer, Executive Director