

Pulaski County Economic Development
(Pulaski County Community Development Commission)
Conference Room, Winamac Municipal Utilities Building
Winamac, Indiana
19 March 2013 (Rescheduled from 5 March 2013)

Special Session # 1 Minutes

PCED members present: Jamie Bales (Francesville), Medaryville Councilor Derrick Stalbaum, Lawrence Loehmer (Monterey), Rod Button (Winamac), Amy Jo Hoover (Chamber); David Broad, Bill Champion, Andrew Fritz, Cheryl Stone *by proxy* (Mr. Broad), David Zeltwanger; Executive Director Nathan P. Origer

PCED members absent: County Councilor Alex Haschel; Rebecca Anspach (scheduling conflict)

Call to Order

Director Origer, serving as temporary chair, called the meeting to order at 6:40 *p.m.*

Business

Proposed Changes to the Commission's By-laws: The director presented eight proposed changes to the By-laws (Appendix A). He expressed concern that adopting consent-agenda rules may be too restrictive; Mr. Zeltwanger, who had suggested this to the director previously and having considered it further, no longer had reservations. With no further discussion ensuing, Director Origer asked for action, either for each individual proposal or up-or-down, at a member's pleasure.

Motion (up): Mr. Zeltwanger; second: Mr. Broad; no discussion; approval: all.

Pulaski County Community Development Commission Personnel Policies Handbook:

Proposed By-laws change number five having been the adoption of a separate Commission policy handbook, as permitted by the County's *Handbook*, Director Origer then presented a document for consideration. He explained that the bulk of the text had been taken directly from the County's policies, but that he felt the need for a separate Commission *Handbook* to address issues including work-time scheduling and the Commission's autonomy from the County with respect to jurisdiction over its employees and other matters, as per the founding County resolution and the By-laws. The director further noted that a few small changes regarding Paid Time Off would have to be made post-approval, once County policy on the matter had been clarified.

Motion to adopt: Mr. Broad; second: Mr. Stalbaum; no discussion; approval: all.

Public Comment

No members of the public were present.

Adjournment

Motion: Mr. Champion; second: Mr. Stalbaum; no discussion; approval: all. 6:47 *p.m.*

Special Session # 2 Minutes

PCED members present and absent: As noted above.

Call to Order

Director Origer called the meeting to order at 6:47 *p.m.*

Membership Action

Larry Brady, Pulaski County Board of Commissioners: **Motion to accept: Mr. Stalbaum; second: Mr. Champion; no discussion; approval: all.**

At-large vacancies: Three candidates had expressed interest: former Commissioner and CDC member Ken Boswell, Plymouth Tube Cold Draw's Greg Comoglio, and Four County Counseling Center's Krysten Hinkle. The director spoke highly of Mr. Boswell's service to the Commission, but noted that his current job requires significant travel, he had not submitted a résumé, and he had not

been in contact with Director Origer in some time. Considering these factors, 2012-2013 Membership Officer Jamie Bales and the director recommended Mr. Comoglio and Mrs. Hinkle.

Motion to accept: Mr. Stalbaum; second: Mr. Broad; no discussion; approval: all.

Public Comment

No members of the public were present

Adjournment

Motion: Mr. Champion; second: Mr. Button; no discussion; approval: all. 6:50 p.m.

Regular Meeting Minutes

PCED members present: As noted above, save Mrs. Stone; County Commissioner Larry Brady; Greg Comoglio. Krysten Hinkle arrived at 7:10 p.m.

PCED members absent: As noted above; Cheryl Stone (illness)

Call to Order

Director Origer called the meeting to order 7:00 p.m.

Approval of Agenda

Amendments: delay of the implementation of consent agenda until the May meeting; addition of one item, Hotel Development, under New Business.

Motion: Mr. Stalbaum; second: Mr. Champion; no discussion; approval: all.

Guest Presentation

The director introduced Tom Barry, Jr., recently hired c.e.o. of Pulaski Memorial Hospital (PMH), who provided a brief biographical sketch, speaking of his family and his past hospital experiences. Turning to PMH, he offered high praise of the Hospital, highlighting new programs and the expansion of existing services, and PMH's being "in good shape" and being known as "the Quality hospital". He encouraged the members to contact him with any questions, concerns, or comments; Director Origer then asked if anyone had questions.

Mr. Broad enquired as to the status of the Community Health Needs Assessment, which had begun under Mr. Barry's predecessor; he noted that PCED had been supportive of the project and sought to learn if any trends had been clear in the public's responses. Mr. Barry explained that results would be incorporated into the Hospital's strategic plan, and that it became obvious early on that more services for seniors are needed; PMH intends to address this. Further discussion ensued regarding the results and the Hospital generally, and then Mr. Barry was thanked and departed.

Approval of Minutes

8-January: Motion: Mr. Broad; second: Mr. Button; no discussion; approval: all.

5-February notes: Reviewed.

Reorganization of the Commission

Director Origer presented the following nominations received prior to the meeting:

Mr. Champion, President, by Mr. Zeltwanger. Mr. Champion accepted.

Mr. Broad, Vice-President, by Mrs. Stone and Mr. Zeltwanger. Mr. Broad accepted.

Mr. Fritz, Vice-President, by Mr. Zeltwanger. Mr. Fritz accepted.

The director called for nominations from the floor. When none were made, he asked if anyone would volunteer to serve as secretary; Mr. Zeltwanger did so, and Mr. Button formally nominated him. Mr. Bales agreed to continue to serve as Membership Officer, and Mr. Broad formally nominated him. Director Origer closed nominations and distributed paper ballots to each member for the election of vice-president; Mr. Broad was elected by a vote of 7-4 (erroneously announced as 7-3), with one ballot not submitted. (Ballots are available in the PCED office for review upon request.)

Director Origer yielded the chair to President Champion.

Executive Director's Report

Director Origer noted that he had included both January and February's Reports and that the Monthly Calendar also included items that now belonged in his past-events reports.

Strategic Relations: The director highlighted his town-council and County-Council visits with Mr. Barry and a luncheon meeting with management from Four County Counseling Center; he had learned of the organization's plans to expand services in Pulaski County and offered his assistance.

Business Attraction/Retention/Expansion & Entrepreneurial Development: Director Origer had been elected president of the Industrial Park Advisory Commission, which already had led to significant research; marketing efforts would likely be undertaken upon resolution of some issues.

He had visited the four Revolving Loan Fund (RLF) borrowers in good standing, all of whom had impressed him; meetings with the new c.o.o. of Wastebuilt/Galfab and the new vice-president/general manager of Galbreath left him hopeful for continued manufacturing growth. He reported having met with Ron Schlatter, of Schlatter's, Inc., who had relayed good news of his business's successes and expressed great interest in PC-CARE and Frank Patton's Monon-rebuild proposal.

A workshop held at Ivy Tech - Monticello had convinced Director Origer that the Young Entrepreneur Program had been improved greatly from 2012's pilot; he would relay further information upon receipt thereof, in case any members would be interested in attending the late-April young-entrepreneurs exposition in Indianapolis.

Professional Development: Indiana Economic Development Association's Legislative Day and the legislative report at the Spring Conference, but not most of the conference, had been informative.

Other: Earlier that day, the director and four other community leaders from rural counties in northwestern and west-central Indiana had attended a roundtable meeting with Lt. Gov. Sue Ellspermann and other State officials; success stories and issues of concern were discussed at the meeting. The lieutenant governor noted that she intends to begin her county-by-county state tour in northwestern Indiana; the director shared thoughts on what her Pulaski-County visit may include.

Workforce Development: Citing concerns about the accuracy of the numbers that he had, Director Origer declined to offer a report, save noting that unemployment rates had increased across the board, but that Pulaski County's rate appeared still to be amongst the best in the state.

Financial Report: The director reported to-date expenditures of \$16,550.60, a remaining appropriation of \$123,979.40 (not including a pending addition of \$52,000 to the Professional Services line item as approved by the County Council), and a balance of more than \$1.6 million in non-appropriated CEDIT funds as of 28 February (prior to the additional appropriation of \$52,000). With all borrowers having paid through February, the RLF had a balance of about \$52,000.

Priority List and Monthly Calendar: The director would be attending the 2013 Northwest Indiana Workforce Summit and the Medaryville Town Council meeting on the next day. The 2-April meeting would be an executive-committee work session to discuss the 2014-budget proposal; it would be open to the public, and that members would be welcome, but not expected.

President Champion called for questions and comments about the Report. Mr. Bales asked for clarification regarding the RLF; the director explained that about \$52,000 are available, with that amount being the single-loan cap; if all funds were to be repaid, then the balance would be about \$450,000, excluding approximately \$150,000 lost in the Chesapeake-Recycling bankruptcy.

Secretary Zeltwanger enquired about the County's lawsuit against the personal guarantors of that loan; Director Origer had no knowledge other than that a law firm out of Merrillville is handling the matter. The director noted that he would be visiting Chesapeake on Thursday.

Motion to accept the Report: Mr. Stalbaum; second: Commissioner Brady; no discussion; approval: all.

Old Business

PC-CARE engineering-study proposal: Director Origer reported that the County Council had granted final approval of the requested additional appropriation of \$52,000 to hire Territorial Engineering, LLC (TE), to perform site-selection, site-feasibility, and preliminary-planning services for up to four locations for the proposed west-side rail-served industrial/ag.-tech. park.

Motion to authorize President Champion to sign TE's Notice to Proceed, as amended to reflect the potential for up to four sites and \$52,000 in costs: Mr. Stalbaum; second: Mr. Fritz; no discussion; approval: all.

The director would be presenting the Notice to the County Commissioners for final consent.

Student-business-plan competition: Director Origer noted that he still needed to find two local-business mentors and to confirm a business-financing guest speaker. Commissioner Brady asked if this project is connected to Junior Achievement; the director explained that it is not and provided a brief review of the pilot program and hopes for future expansion.

ITC (MidWest Indiana)/Northwest Indiana Forum: The director reiterated his concern that, because both regional groups meet on the same day, he is forced to alternate monthly, thus missing about half of each group's meeting. He asked if any members would be willing and able to attend some of these meetings for him, noting that though they could not be compensated for their time, mileage reimbursement would be available. He also presented ITC's partnership agreement, which sets forth basic guidelines for cooperative competitiveness and embracing a regional approach.

Motion to authorize President Champion and Director Origer to sign ITC

Partnership Agreement: Mr. Broad; second: Mr. Stalbaum; no discussion; approval: all.

Pulaski County signage/billboard project (Mr. Broad): This project having dropped from discussion a number of months prior, Vice-President Broad had asked to resume discussion. He expressed his belief that additional efforts could be undertaken further to promote the community. Billboards, within seven to 10 miles of exits offering access to Pulaski County from I-65 and U.S.-31, struck him as being ideal, and he noted that a business-marketing aspect could be incorporated.

Commissioner Brady asked if Vice-President Broad had considered U.S.-30; he only limitedly had done so, but agreed that it would be worth considering. He further noted that the tourists already visiting the state park, campgrounds, and like amenities could be capitalized upon.

President Champion asked about other forms of marketing having been undertaken in the past; the director noted that tourism-oriented brochures are still used, and that, before his tenure, a retiree-attraction/come-back-home campaign, which had involved television commercials in the Lafayette market, had been undertaken, but no easy metrics to evaluate its success were available.

Noting that he and former member Courtney Poor had travelled U.S.-31, I-465, and I-65 between the region and Indianapolis and found no billboards serving the purpose proposed, Director Origer expressed some doubts and then asked exactly how billboards could be utilized effectively. After significant further discussion and on a recommendation from Director Origer, President Champion established a committee to investigate this possibility; along with the director, Ms. Hoover, Vice-President Broad, Mr. Fritz, and Mrs. Stone would constitute the committee, which would be responsible for determining costs and what should be prioritized for inclusion in such marketing efforts. The president further suggested that the Chamber of Commerce's involvement in this project should be solicited.

New Business

Associated Images' Savor Indiana/ExtraordINARY Indiana proposal: Director Origer reported having met with Greg Williams and Brad Crowe, of Associated Images; Linda Woloshansky had directed them toward Pulaski County. They offered a proposal, for \$35,000, to produce an episode of each of their television programs, which air across the state on PBS affiliates, about Pulaski County. PCED would retain digital copies of the episodes, with rights to use as deemed fit for marketing purposes. The proposal suggested cost-sharing amongst number organizations, including profiled venues and businesses, utility companies, and governmental and non-profit entities.

The director was instructed to ask Messrs. Williams and Crowe to make a presentation at the May meeting; this project was assigned to the earlier-established billboard/marketing committee. Further discussion ensued regarding costs, a timeline, and potential venues and businesses.

Annual Chamber funds-distribution proposal: Director Origer presented the Chamber of Commerce's proposal for the use of the appropriated \$4,000 and an agreement into which PCED and the Chamber would enter, the requirements of which would have to be met before PCED would make the second \$2,000 distribution. The director offered a brief update on the Chamber's adherence to last year's agreement, recent activities, and plans for future tourism marketing.

Motion to authorize President Champion to sign agreement: Vice-President Broad; second: Mr. Stalbaum; no discussion; approval: all.

Tippecanoe River State Park wireless project (Mr. Broad): Vice-President Broad explained his interest in seeing the state park (TRSP) equipped with wireless connectivity, citing both improved

safety-related communications (an issue with which Vice-President Broad had dealt at Alliance EMS) and greater attractiveness to potential campers; he had spoken with TRSP manager Vernon Gillum, who is interested in this. Secretary Zeltwanger, who does subcontracting work for Francesville-based Hoosier Internet, provided some cost information included in the meeting packet. He spoke of experiences on this front, noting that he had set up wireless at Acorn Oaks, southwest of Francesville, where campers greatly appreciate the connectivity. He continued by discussing some of the technical aspects of such a project. Discussion ensued, particularly regarding what setting wireless up both for safety and as an amenity would entail.

Director Origer expressed concern about who would pay for this, given the significant upfront costs involved. Commissioner Brady posited that a password-protected pay-to-access system may be advisable. Discussion ensued, with Secretary Zeltwanger drawing a line between upfront infrastructure costs and how TRSP would seek to operate it. He noted that in a Hoosier-Internet project near Crawfordsville, end-users would be responsible for the upfront costs.

The director asked if Mr. Gillum's superiors in Indianapolis had an opinion on this matter; Vice-President Broad was uncertain, and President Champion urged investigation. Mr. Loehmer discussed what he had learned about younger generations' technological expectations as the Do it Best owners' winter retreat, offering support for this project, and discussion ensued. Director Origer said that he would contact Mr. Gillum and then someone appropriate at DNR headquarters.

Hotel Development: Winamac Town Manager Jim Conner asked if PCED would be willing to help to defray the Town's share of the costs of a hotel-feasibility study required before Cobblestone Hotels would commit to finding land and franchisee-investors in Winamac for a hotel or inn. Director Origer provided background information about the company and the project, noting that numerous larger employers have repeatedly expressed the need for accommodations in Winamac and speculating that the study would find some non-negligible need. Multiple members agreed.

Motion to authorize expenditure of up to \$500: Secretary Zeltwanger; question regarding higher amounts by Mr. Button; amended motion to authorize up to \$1,000: Secretary Zeltwanger; second: Mr. Stalbaum; no discussion; approval: all.

Other Business Deemed to Be Necessary

No business was raised.

Community Reports

- President Champion: Fratco is awaiting a drying-up so that installers can get back to putting pipe in the ground, but business has been steady. Line seven's extruder is operational, but not the corrugator. The Town was very helpful in extending municipal water to the plant, which is helpful for both production and keeping insurance costs down.
- Mr. Stalbaum: Medaryville is waiting for warmer weather to install new park equipment for both younger and older children. The Town received a \$5,000 grant from the Northwest Indiana Solid Waste District for new equipment. An engineer would be presenting a proposal for sidewalks in town at the next evening's town-council meeting; concerns about ADA-compliance have made this a priority. Scott Vollmer is assisting the Fire Department with a grant application for a new station, and safety equipment is also being replaced.
- Mr. Button: The Winamac fire station now has backup generators, and wireless will be installed at the Winamac Town Park this summer.
- Secretary Zeltwanger: Bob Aloï and Mike Lewallen from Territorial Engineering (TE) had made a presentation to the Francesville Town Council on the previous night, introducing themselves and providing a bit of information about the forthcoming study; they were positively received. He also noted that TE would be appearing in Medaryville on the next night. (Director Origer interjected that he and Mr. Fritz would be meeting with TE prior to the Medaryville meeting. Construction of the Town's new storage building had been completed, and air conditioning had been installed in the rear fire-truck bay/meeting room of the Town's fire station. The sale of Parkview Haven to the Pulaski Health Foundation continues to move slowly. Schlatter's, Inc., had recently conducted a very successful GPS training session for about 70 custom tile installers, from across the country, over four days.

- Vice-President Broad: He would be attending a Workforce Investment Board meeting on Thursday; he spoke highly of the work of PCED and regional groups over the last few years on the job-creation front, and encouraged continued regional cooperation. Alliance EMS would be holding an EMT class beginning on 1 April, and the interest has been impressive.
- Mr. Fritz: Things have been quiet on the farm, but planting season is approaching; land auctions continue in the county.
- Mr. Loehmer: He also is waiting for a drying-up for new irrigation and tile installation.
- Ms. Hoover: The H&R Block-sponsored block party in Winamac had been successful in collecting for the food pantry, but not the blood drive. The Chamber's Halleck Dinner/annual meeting had gone well, with a nice presentation and the election of new officers.
- Commissioner Brady: Mark Fox had been hired as highway superintendent; Mr. Fox had named Travis Holliday his new second. On the next Monday, a new maintenance superintendent would be named. The Personnel Policy Committee has been continuing to review the *Handbook*; a new timekeeping system would be operational as of 1 July.
- Mr. Bales: Bauer Financial had recently rated Alliance Bank a five-star institution. Alliance has been seeing growth in deposits across all four of its counties.
- Mr. Comoglio: New to the community and PCED, Mr. Comoglio spoke briefly himself and his family. Business has been a bit slow at Plymouth Tube recently, but the downtime has allowed for more training, and the Company is encouraged about what later-2013 holds.
- Mrs. Hinkle: Four County Counseling Center has been growing; three new positions had recently been added in Pulaski County. A mental-health case manager would be starting at West Central on 1 April, and something similar may happen at Winamac, too; a collaboration with Pulaski Memorial Hospital may be in the works as well.
- Director Origer: At the roundtable meeting with Lt. Gov. Ellspermann earlier in the day, he had made clear that significant improvements are needed to State-maintained roads, but also that the State needs to invest in rail infrastructure to lessen the number of trucks on the roads, otherwise the cycle of reconstruction, damage, and more reconstruction, with all of its costs, will continue endlessly.

Public Comment

No members of the public were present.

Adjournment

Motion: Mr. Button; second: Mr. Loehmer; no discussion; approval: all. 8:31 p.m.

Respectfully submitted,
David Zeltwanger, Secretary