

***Pulaski County Economic Development***  
*(Pulaski County Community Development Commission)*  
Monterey Town Hall  
Monterey, Indiana  
6 August 2013

**Meeting Minutes**

PCED members present: President Bill Champion, Vice-President David Broad, Secretary David Zeltwanger, Membership Officer Jamie Bales (Francesville); County Commissioner Larry Brady, Medaryville Councilor Derrick Stalbaum, Lawrence Loehmer (Monterey); Rebecca Anspach, Greg Comoglio, Andrew Fritz, Krysten Hinkle.

PCED members absent: Past President Rod Button; County Councilor Alex Haschel, Amy Jo Cantu (Chamber) [scheduling conflict]; Cheryl Stone [work-related].

Staff present: Executive Director Nathan P. Origer, Assistant Carol Fernandez.

Guests: None.

**Call to Order**

President Champion called the meeting to order at 7:00 *p.m.*

**Consent Agenda**

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

**Old Business**

*Part-time assistant/secretary position:* Carol Fernandez has accepted the position and was introduced to and welcomed by the members.

*Associated Images' Savor Indiana / ExtraordINary Indiana project:* Director Origer reported having spent most of Monday and Tuesday morning scouting 10-plus venues with Associated Images; filming at between seven and 10 locations had tentatively been scheduled for the last week of August. He then explained that Associated Images had decreased the license fee for sister-program *ExtraordINary Indiana* from \$25,000 to \$10,000.

**Motion to proceed: Secretary Zeltwanger; second: Commissioner Brady; discussion as follows:**

The director noted a lack of funds and the need either to request an additional appropriation or to wait until 2014. Because of the decreased licensing fee, he cautioned, Associated Images likely would contact local companies to solicit underwriting contributions. He also explained that Associated Images prefers to run the same community's *Savor* and *ExtraordINary* episodes back-to-back; Mr. Stalbaum suggested that not running the shows back-to-back could extend our airtime. He also expressed his belief that the digital footage would be more useful than broadcasted episodes. Mrs. Hinkle offered disagreement, and further discussion ensued regarding strategies for drawing people's attention to the county, how social-media marketing has benefitted local businesses, the purpose of and target audience for *ExtraordINary Indiana*, and stories that could be told in an episode. President Champion expressed his support for the project, but questioned whether requesting funds now would be appropriate.

In light of the discussion, Secretary Zeltwanger clarified that he moved to request funding immediately, rather than waiting until 2014. Commissioner Brady's second stood.

**In favor: Vice-President Broad, Secretary Zeltwanger, Mr. Bales, Commissioner Brady, Mr. Loehmer, Mr. Fritz, and Mrs. Hinkle; opposed: Mr. Stalbaum and Mrs. Anspach; abstaining: President Champion and Mr. Comoglio. Motion carried.**

*PC-CARE engineering-study proposal:* Two landowners had agreed to cooperate with PCED thus far. Director Origer presented a proposal from Territorial Engineering (TE) whereby seven-to-10 properties would undergo "red-flag" analyses; TE would then present preliminary reports to the PC-CARE committee. After that meeting, final reports would be developed for three or four sites.

This plan would provide more flexibility without getting upfront input from land owners, but would also draw out the already slow process further. Discussion ensued regarding the process to date, with Secretary Zeltwanger expressing concern that given the limited progress to date, attempting to include seven-plus sites would be futile.

The director, having met with North Central Co-op – Medaryville’s grain manager, Steve Schultz, relayed that this project is of interest to the Co-op, which would like to construct a second siding, as well as to make improvements to in-town crossings. Discussion ensued about funding complications and how the Co-op’s project and PC-CARE could possibly be tied in together.

Director Origer noted that timing is not too much of a concern for TE, but expended the funds this year, rather than having to use 2014-appropriation funds, would be ideal.

Mr. Loehmer suggested that given the limited geography of the ideal location, seven would be too many. Discussion of Medaryville’s and Francesville’s utility capacities arose, as did discussion about the willingness of landowners, Fratco’s need for rail improvements and continued service, and other occasional and potential users.

Rather than instruct TE to carry out the new proposal, PCED would stay the course.

*CAGIT-rate issue:* Per Secretary Zeltwanger’s request, Director Origer provided a report on the Special Legislation CAGIT Fund, which funds County Jail/Justice Center operations and maintenance, and which is the source of Pulaski County’s having one of Indiana’s highest county income-tax rates. This fund, he explained, has a cushion of about \$1.4 million and growing, while \$259,000 is taken from the CEDIT Fund every year to make lease payments on an oversized jail. The Indiana Code currently precludes the use of the Special Legislation CAGIT Fund for such expenses.

The director expressed his great frustration over the use of CEDIT funds for jail-lease payments when the high-rate CAGIT is creating a surplus all while making the county less attractive. Commissioner Brady encouraged him to raise this issue with the County Council, which he said he should do. Director Origer pointed out that four years’ worth of CEDIT jail payments could purchase more than 50 acres of land for rail-served development at \$20,000 per acre.

*Pulaski County Young Professionals Network:* Director Origer has not done anything formally yet, but has talked to several people and received nothing but favorable responses. Varying ideas about what it should be and do had been offered to him. He reiterated his vision of the group as a civic-oriented organization that provides an outlet for cultivating the next generation of leaders in the community, perhaps akin to the Jaycees. The Lafayette area has TippyConnect, which is housed in the Greater Lafayette Chamber, and Indianapolis has a similar program, but the director had not yet come across any rural-area networks.

*Other Business:* Noticing the Revolving Loan Fund month-end report when viewing the CEDIT report, Mr. Loehmer, who owns a hardware store, mentioned how impressed he has been with the progress that has been made at Winamac Lumber Yard, remarking, “The money loaned was well worth [it].”

*Reynolds Topeka ESIP:* The director presented maps of route alternatives, noting that the final route decision should be published in late August at <http://www.reynoldstopeka.com/>. NIPSCO has been doing a good job of keeping people informed; Director Origer had attended an open house at Winamac Community High School on 22 July. This is a big project and will involve growing pains for some people; no land is expected to be purchased, but 400’-wide rights-of-way will be secured. Discussion ensued.

*OSHA-30 follow-up:* Per Secretary Zeltwanger’s request, Director Origer presented a report on the training program. Braun and Plymouth Tube were only two companies that participated in this project, with 10 paid-for Braun employees and one enrolled in exchange for use of Braun’s facilities, and four from Plymouth Tube. Three or four other companies had expressed interest but were unable to participate due to scheduling. This was more affordable than most offerings. The director would not like to be responsible for coordinating the program again unless more companies were to participate.

*Hotel-feasibility study:* Jim Conner, Winamac Town Manager, and Director Origer hosted a meeting on 17 July at the complex for the project consultant and six or seven local-business representatives. They also took the consultant on a tour of Winamac and had him meet with Chamber Director Angie Anspach over luncheon. The study is underway and should be finished by

late August or early September. Based on what he heard at the meeting, the consultant's initial expectation was that the study likely would show the need for a hotel of some undetermined size.

*Pulaski Online*: Director Origer had met with Golden Technologies to discuss overhauling *Pulaski Online*. Their proposal would be forthcoming, and the project likely could be done in phases. Their rough estimate for the project ranged between \$20,000 and \$35,000. The current platform is impossible to use. The director said that he should like to be able to solicit a proposal from a local developer/designer, but is skeptical of finding one with sufficient expertise and experience; Mr. Bales noted that Alliance Bank had been in the same position and failed to find a local firm able to meet its needs.

Proposals from Brand Acceleration were reviewed. Director Origer speculated that Golden Technologies is very good, but Brand Acceleration is probably better, but also costlier; determining which proposal offers the best value would be the ultimate task. Brand Acceleration presented a whole-Website option and an economic-development-option, wherein another firm would partner with them and handle the rest of the Website. Neither of these options included Pulaski County Human Services' Website, which is currently supported by the County. Further discussion ensued, and the director intended to disseminate Golden Technology's proposal upon receipt thereof.

### New Business

*Workforce-needs survey with Ivy Tech*: After having met with them to discuss skills-gap issues, the director and Mike Federspill and Jan Bailey from Ivy Tech Corporate College developed a brief survey of workforce and training needs that was distributed to 15-20 manufacturers and other larger employers. About half of responses had been returned; once all surveys had been completed, the director, Mr. Federspill, and Ms. Bailey would analyze the responses and then possibly organize a breakfast or luncheon meeting with respondents to discuss needs and to determine how best to address them. Mr. Comoglio noted that Ivy Tech would be conducting training at Plymouth Tube during the following week. Mr. Loehmer relayed the story of a local resident who, having spent his last \$200 on the PACE welder-training course, had been able to secure a position with a local manufacturer. Discussion on how better to prepare people, especially students, for workforce entry ensued, as did conversation about the problem of encouraging all students to pursue a four-year degree; Director Origer stated that he would try to work such discussion into his Junior Achievement presentations at local high schools.

*Indiana Rural Summit 2013*: Director Origer shared information about the Indiana Rural Summit, to be held on 3 and 4 October. With funding available, no scheduling conflicts, and positive past experiences, the director intended to attend if it were not contrary to the members' pleasure. Commissioner Brady and Director Origer would both be attending.

### Other Pertinent Business

*See above, under Old Business.*

*Lieutenant Governor's Listen and Learn Tour events*: Commissioner Brady asked for feedback regarding the Lieutenant Ellspermann's local-officials and local-business meetings. President Champion had been impressed, but Mr. Fritz was disappointed that she had not stayed to take questions. Commissioner Brady reported a successful local-officials session. Director Origer noted that Pulaski County had seen a significant amount of attention from state government in recent months.

### Community Reports

- Mr. Loehmer: Everything is wide open; there is not enough time for sleep. Everybody in agriculture has money. Monterey Days will take place over Labor Day weekend.
- Secretary Zeltwanger: The annual summit was awesome, with great speakers and catering. (Director Origer took a moment here to name some special guests who attended.) The Tippecanoe is key to Pulaski County, "an engine that is sitting idling." (Brief discussion arose about removing debris from the river.) Because NIPSCO is no longer paying West Central School Corporation for excess energy production, so the wind turbine is being shut down once enough power has been generated to cancel out the monthly bill. DK and Sons may be

bringing a former resident back to Pulaski County to work. The secretary would be attending a stone-carving school in early October. Pulaski West Developers, Inc., would be meeting later in the week, and the secretary was considering becoming a member; this group should be a partner in the PC-CARE project.

- Mr. Comoglio: Things have remained about the same at Plymouth Tube since June. Ivy Tech has been conducting some training for the company. His first grandchild was recently born, and he and his wife celebrated thirty years of marriage.
- Mr. Bales: The bank is doing well. They have been seeing healthy signs from local businesses, especially in agriculture, and agricultural construction has continuing. The bank has seen an influx in cash recently; Alliance is cautiously looking outside of its home territories to see where new relationships can be built with businesses not being served well enough by other banks.
- Ms. Fernandez: She has been adapting to the position and taking everything in.
- Mrs. Hinkle: Four County Counseling Center has unveiled a new logo as part of a rebranding effort; a new Website is underway. Four County has also had trouble with local Web designers/developers. The Hinkles just celebrated their son's first birthday and the anniversary of their having adopted him.
- Mr. Brady: Departments have been seeking commissioners' time and input as budget meetings approach. In last week, he spent 30 hours at the recycling / transfer facility and in trucks to observe and to understand that department's operations.
- Vice-President Broad: His business has been doing a lot of quoting lately. Alliance EMS has been transporting sicker people; he believes that this is due to people's not being pro-active because of the expense involved. Alliance and Pulaski Memorial have been busy, and downtown Winamac is looking good. (Commissioner Brady noted that Vice-President Broad had reached out to the commissioner's brother, who is returning from Afghanistan and retiring from Army active duty and has one year of residency left before being certified as a D.O.)
- Mr. Fritz: The farming world is good; everything is in the ground. Commodity prices have dropped because of harvest forecasts. A closing date, 30 August, has been set for Pulaski Health Foundation's acquisition of Parkview Haven.
- Mrs. Anspach: She was unable to provide a report on the Star City Sewer District. She recommended that the director consider OneEach Technologies for the Website project.
- Mr. Stalbaum: Medaryville is working on a lagoon-dome project for its sewer system. Costs are estimated at \$120,000, which is an affordable, solar-powered, environmentally friendly approach. The Town needs to address its violations permanently soon to avoid being fined. Mr. Stalbaum's business has been extremely busy, and he has had to hire someone to partner with him in response to all of the CPR-training requests.
- President Champion: Fratco was named a 2013 Indiana Company to Watch, one of 33 chosen out of a pool of 300 nominees. The company recently underwent its first NTPEP-certification audit. After a slow spring, Fratco has been getting busier and is considering acquiring another plastic-pipe manufacturer. An injection molding machine was recently installed, allowing Fratco to make its own fittings.
- Director Origer: The next meeting will be held on the second Tuesday, 10 September, because of Labor Day; it will be a limited-agenda meeting. On Thursday, the Eaton/Chesapeake building would be offered at Sheriff's Sale.

#### Adjournment

**Motion: Mr. Zeltwanger; second: Mr. Comoglio; no discussion; approval: all.**

8:37 p.m.

Respectfully submitted,  
David Zeltwanger, Secretary