

***Pulaski County Economic Development***  
Pulaski County Public Library – Medaryville  
Medaryville, Indiana  
3 April 2012

**Special Session**

PCED members present: President Rod Button (Winamac), Vice-President Cheryl Stone (Medaryville), Secretary Andrew Fritz, Past President David Broad; County Commissioner Ken Boswell; Bill Champion, David Zeltwanger; Executive Director Nathan P. Origer.

PCED members absent: Membership Officer Carolyn Hildebrandt; County Councilor Aleksandra Haschel, Jamie Bales (Francesville), Monterey Board-of-Trustees President Jim Fleury, Christy Perdue (Chamber); Rebecca Anspach

President Button called the meeting, convened to vote on discussed changes to the bylaws of the Pulaski County Community Development Commission, at 6:49 p.m. After minimal discussion, the changes were approved as presented on a motion by Mr. Zeltwanger, a second by Mr. Broad, and a unanimous vote. At 6:54 p.m., Mr. Champion moved for adjournment, Vice-President Stone seconded the motion, and the meeting closed on a unanimous vote.

**Regular Meeting Minutes**

PCED members present/absent: As noted above.  
Guests: Mary Perren, Pulaski County *Journal*.

**Call to Order**

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

**Approval of Minutes**

After brief review, at the president's request, a motion to approve the minutes of the 6 March 2012 meeting was made by Commissioner Boswell. Mr. Champion seconded the motion, and all approved without further discussion.

**Executive Director's Report**

*Strategic Relationships:* The director reported on various happenings of the previous month. He conducted another, very positive site visit in Winamac with Kevin Bostic from Ivy Tech – Logansport; in mid-April, he would be returning to the site with Mr. Bostic and Ivy Tech – Kokomo's executive director for Facilities. Director Origer was able to meet with Mr. Rick DeFries, principal of Winamac Community High School, to discuss various youth-retention possibilities.

*Infrastructure:* Director Origer met with Gerry White, from the Indiana Office of Community and Rural Affairs (OCRA), regarding the Winamac Industrial Park's Shovel Ready status. OCRA is taking over the Shovel Ready program from the Indiana Economic Development Corporation.

He also attended a regional agri-business forum at the Beck Agricultural Center in West Lafayette, along with Mr. Zeltwanger. Director Origer explained that he had been invited to this through the MidWest Indiana regional group, and that one of the objectives of the meeting was tied to a regional grant opportunity, but that the purpose was much broader. He appreciated the discussion, but expressed the need for broader input, especially from producers and others in agri-business. Mr. Zeltwanger added, "The group needed more thoughtful awareness", suggesting that someone like Roger Cummings, former president of Alliance Bank and possessed of significant relevant knowledge, would be an ideal person to have at the table. Mr. Zeltwanger suggested that Nick Gutwein, of the Braun Corporation, may be worth inviting, and asked members of the board for other suggestions.

Director Origer travelled to Indianapolis to attend a workshop on OCRA's Disaster-Recovery demolition-grant round and the OCRA partnership with the Indiana Brownfields group for demolition-and-clean-up projects; thereafter, he had consultants from IWM Consulting to downtown Winamac to visit a site for which pursuing the OCRA/Brownfields Partnership grant and loan. He

encourage members to provide suggestions for any buildings in the county that may be good candidates for this grant program, noting that the demolition of said buildings would have been a boon to economic development in order for the project to be competitive.

*Business Retention/Expansion and Entrepreneurial Development:* The director hosted Ron Gifford, from the Indiana Small Business Development Center, in his office for a consultation with a Star City resident considering entering the pizza business. He also met with Mr. Broad and Connie Newsome, of the Pulaski County Trading Post, who both sit on the Small Business/Entrepreneurial Development Committee, to discuss strategies. Mr. Broad noted that Ms. Newsome offered some good ideas upon which the Committee would follow.

*Marketing:* The director attended the monthly Rural and Rustic meeting in Rochester.

*Professional Development:* The director attended an economic-development workshop at Ball State's Indianapolis location.

*Other:* Director Origer noted that he is working with Pulaski Memorial Hospital on their Community Health Needs Assessment.

*Workforce Development:* The director attended a technology roundtable at Ivy Tech – Logansport. "Every unemployment rate in the 15-county region decreased [from January to February]," Director Origer noted. Pulaski County's rate was 7.3 percent, with an estimated real rate of 7.85 percent, up from about 7.6 percent in January. Only Warren County had a better official rate, with Tippecanoe County tying Pulaski at 7.3 percent.

*Financial Report:* At the end of February, \$97,734.37 remained in PCED's budget; excluding appropriated moneys, the CEDIT Fund had an available balance of about \$1.68 million. The Donation Fund balance remained just below \$3,000, and the Revolving Loan Fund (RLF) had a balance of more than \$128,000. Payments continue to come in as scheduled, and the director continues to check in with borrowers. Mr. Zeltwanger said that he had spoken with Tim Troxel, owner of AdaptaSoft, who expressed some small frustration with the re-payment structure; Director Origer said that he would follow up with Mr. Troxel. Commissioner Boswell wanted to meet with the director to review the under-consideration administrative guidelines.

Mr. Broad moved to approve the Executive Director's and Financial Reports, and Commissioner Boswell seconded. With no further discussion, the Reports were approved by all.

*Priority List and Monthly Calendar:* Forthcoming events on the director's schedule were reviewed; those of note were the tentative Ivy Tech site visit; the Winamac Safe Routes to School Day on 12 April; and the Inside, Outside, All Around the Town senior-friendly design/development workshop in Indianapolis, on 17 April, which Director Origer and Mr. Broad, Sharon McKinley of the Pulaski Health Care Center, Dan and Virginia Dolezal, and Jack Frain of Pulaski County Human Services all would be attending.

## Old Business

*Communities for a Lifetime and related matters:* Director Origer reminded members that he had been informed that Winamac's application had been very competitive, but not quite good enough; there is no guarantee that the program will be renewed, but the sponsors hope to impress elected officials enough to secure future funding. The director encouraged that this setback should not halt the necessary work to prepare the town, and the county, for senior-friendly development, cautioning that the choices are essentially to court seniors, or to fail to support them and to lose economic-growth potential as a result. He also suggested that market-rate senior housing would be a wise development, particularly if it could be built proximate to the Panhandle Pathway.

*OCRA clearance/brownfields grant program:* The director reiterated the call for candidates for demolition, noting two options: A demolition-only grant option for buildings/sites without contaminant issues, and a demolition/remediation grant-and-loan option for cleaning up and demolishing contaminated sites. A local match is required for either option.

*Commercial-building online listing:* Backing away from the previously discussed vacant-building-ordinance idea, Director Origer expressed his desire to improve and to expand "Available Sites" on *Pulaski Online*. He assured that no building or site would be listed without consent. Secretary Fritz mentioned the Anvil-and-Saw site southwest of Winamac. Commissioner Boswell cautioned that PCED is not in the realty business, and should not infringe upon real-estate agents' territory; the director noted that he works with agents to provide this supplemental marketing tool.

Pulaski Online Job Bank: The director reported that the responses to his queries about adding a Job Bank to the County's Website had been overwhelmingly positive; one small businessman said that PCED would be "stupid not to do it." He quickly refreshed members' memories about the plan, a sort of localized *Monster* for Pulaski County, but featuring only help-wanted listings, without résumés. On a motion from Mr. Champion and a second from Mr. Zeltwanger, with no further discussion, all voted to instruct Director Origer to proceed.

Committee updates: Part of the Small Business Committee met earlier in the day; the director had reached out to the Tourism Committee, but had not received any feedback at that point. He had held some discussions with the PC-CARE Committee and reached out to a contact in western Pulaski County about soliciting local participation.

Economic Summit 2012: The Summit will take place in late May or June, and Vice-President Stone would be looking into using the fire station in Medaryville. The director reported having been working on setting up entrepreneurship-related workshops in the lead-up to the Summit. He would continue preparations for the event.

Chamber tourism agreement: The director was waiting on word from the Chamber, the executive committee of which would be taking the agreement under advisement; Ms. Perren, who is the Chamber's secretary, said that this would take place on the following day. Chamber-Board members had questioned whether \$4,000 would be enough, and the director relayed this to PCED. The initial disbursement, upon signing of the agreement, would remain \$2,000, and the Board would reconsider the amount of the second disbursement at the appropriate time.

Plymouth Tube expansion/substation: This project is still in process; Plymouth Tube, the Town, and the County need to meet again for further discussion. Discussion ensued.

Quarterly Newsletter: The director hopes to have the first edition published in mid-May; he asked the members to submit to him anything they would like to see included in the premiere.

### New Business

Youth Retention Committee: The director asked that President Button establish this committee, and the president agreed to serve on the committee, as did Commissioner Boswell, tentatively. Service on this committee would be considered again in May; Director Origer expressed his desire to have a few non-PCED members serve.

Youth Retention // Small Business / Entrepreneurial-Development competition: The director suggested that these two committees should co-sponsor a business-plan competition for high-school students; he had discussed this with Mr. DeFries, who thought it a good idea and directed him to the business teacher at Winamac. Members responded positively, and the name of the business teacher to contact at West Central was provided.

OSHA 30 training: John Bawcum, of the Braun Corporation, had approached the director about PCED's sponsoring OSHA 30 training, for management and supervisors, for local manufacturers. The cost of the programming would be \$130 per hour, plus materials and travel, for up to 20 students, and \$260 per hour for more than 20; this was noted to be a very affordable cost, but concern was raised about whether paying for the program would be an appropriate use of tax money. The director was instructed to solicit further information from the trainer and to gauge interest amongst Pulaski-County companies, and then to report back to the Board. Whether PCED would pay all or some of the costs, or merely help to put it on, would be decided later.

Pulaski County BZA member: One final member, to be appointed by the County Council, was still needed; the director asked the members to consider possible candidates for this position.

Pulaski Online: Noting that the Board had previously discussed overhauling the Website, but that nothing had come of those conversations, Director Origer mentioned that a local Web developer asked about how much the County pays for monthly Webhosting and expressed his interest in providing a more competitively priced service. The director was instructed to research hosting costs, to enquire of Golden Technologies what the basis for the current rate is, and to determine what clients of the developer think of the services provided and the costs at which they are provided.

Pulaski Online virtual-building site: Having received the suggestion from Mr. Champion and then e-mailed a link to the members in advance, the director asked for thoughts about the possibility of incorporating a virtual-building site, which allows potential investors in the county to envision how their facilities would look on a particular site; a major benefit of this service is the ability to

provide an idea as to how a new industry would build without the costs or limitations of a spec. building. Mr. Champion noted past experience working with such a feature. The primary concerns expressed are the cost and the limited land immediately available to PCED for marketing purposes. The director would investigate the costs and report back.

*2012 Election — State House and Senate:* The director reminded all that this year is a redistricted election year, and that many of those vying to represent Pulaski County at the state level have never represented the county, and may not have much familiarity with the country, nor may residents be familiar with the candidates. He suggested, post-primary election, having PCED host debates for the State House and Senate races prior to the general election. Co-sponsoring the event with a local media outlet, such as the *Journal*, someone from PCED could pose economic-development- and economy-related questions, while the media representative would be responsible for other questions. Ms. Perren thought that the *Journal* would be interested; she expressed her support for such an event. Some consideration was given to where the debate would occur. General response from the Board was positive, but further discussion was tabled until May.

*Northwest Indiana Forum:* Tabled until May.

*Executive Director's one-year review:* The director reminded the executive committee that his one-year anniversary with PCED was approaching, and as such they would need to conduct his review and to meet with him in executive session prior to the May meeting. This was scheduled for 6:00 p.m. on Tuesday, 1 May, prior to a 6:30 presentation from a local businessman.

*Other business:* President Button asked if anyone knew the status of Chesapeake Recycling and ownership of the building; discussion ensued, and Director Origer reported what Mike O'Connor, of Alliance Bank, had explained to him, specifically that the company is complying with requirements.

### Community Reports

- Vice-President Stone: The drainage project is going well; the Town is awaiting word on an extension from OCRA. Her daughter's committee is working on raising funds for new Christmas decorations in Medaryville, and also on improving community relations in town. The Potato Fest will be replaced this year by a poker run and summer bash, with volleyball, on 4 August. Director Origer suggested that PCED have a team.
- Secretary Fritz: Pulaski Memorial will not be purchasing the current Pulaski Health Care Center. As the early spring continues, he is growing anxious to plant.
- President Button: The Town has done some work at the old gas station on US-35 North, but he doesn't know what, if anything, is planned for the site. The president expressed discouragement that the new YMCA director is not from Winamac. Utility work is being done for the new medical-office building at the hospital.
- Mr. Zeltwanger: Agricultural-service providers have been busy, and his own masonry business has been good.
- Mr. Broad: Alliance EMS will be providing advanced life-support service within two months and is hiring. He commented that downtown Winamac is looking good.
- Commissioner Boswell: The Towns of Winamac and Francesville have requested and been granted authority to retain zoning and planning jurisdiction for their respective two-mile extra-territorial jurisdictions. WebGIS may be coming to Pulaski County. PCED needs to be sure not to forget about implementing the strategic plan.
- Mr. Champion: Fratco's business continues to impress, with more hiring to come and a new line to be added soon.

### Adjournment

With no additional business, Director Origer concluded the roundtable reporting with a request for adjournment. Commissioner Boswell so moved, Mr. Champion seconded him, and the meeting closed on a unanimous vote.

Respectfully submitted,  
Andrew Fritz, Secretary