

Pulaski County Economic Development

Winamac Municipal Utilities Building, Conference Room
Winamac, Indiana 46996

2 August 2011

Executive Committee Minutes

Executive Committee members present: President David Broad, Vice-President Rod Button, Secretary MacKenzie Ledley, Courtney Poor, Karrie Sutton, Executive Director Nathan P. Origer (*ex officio*). Also present, PCED board member Commissioner Ken Boswell

President Broad opened the meeting at 6:37 p.m. The purpose of the meeting was to decide how to handle the continuing discussion of the Arens Field expansion proposal during regular session. After discussion of the merits and risks of the proposal and of various options before PCED, the Executive Committee decided that the prudent course would be to table discussion until the October meeting, citing the expected low turnout at the immediately following meeting and the need for PCED board members to review documents put together by Director Origer before resuming discussion. President Broad closed the executive session at 7:02 p.m.

Public Meeting Minutes

PCED members present: President Broad, Vice-President Button, Secretary Ledley, Mr. Poor, Mrs. Sutton, Commissioner Boswell, Cheryl Stone, Jamie Bales, Jim Fleury; Director Origer

Guests: Pulaski County *Journal* reporter Mary Perren, Rich Denney, Josh Stacy, Richard Easterday, Casey Easterday, Owen Easterday

Call to Order

President Broad called the meeting to order at 7:02 p.m. The guests in attendance were acknowledged and thanked for their presence and interest.

Approval of Minutes

Upon the president's request, members reviewed the minutes of the 8 June 2011 meeting. Jamie Bales moved for approval, Mr. Poor seconded the motion, and the minutes were approved unanimously.

Executive Director's Report

Director Origer reported that, three months in, he was feeling comfortable and settled into the position, noting that he had gotten past an early-months tendency to take on everything at once and started to focus better on a few priority topics at a time.

Strategic Relationships: Director Origer reported on various activities over the months of June and July, including a KIRPC board meeting and a KIRPC economic developers' meeting at which Todd Dickard, CBRE, discussed a regional-marketing proposal. Director Origer briefly discussed the benefits and detriments of the regional approach. Director Origer and Mr. Fleury represented PCED at Plymouth Tube's Fiftieth-anniversary-in-Winamac open house. Sharing space with the Chamber of Commerce and the Historical Society, he had a public-outreach

booth at the County Fair. He also reported on his time at the Indiana Economic Development Association's (IEDA) summer conference at Belterra. He noted that Ivy Tech is looking for classroom space in Winamac, and a couple of potential sites were mentioned.

Infrastructure: The County Commissioners made appointments to the Winamac Industrial Park (WIP) board; at an organizational meeting on Monday, 1 August, Tom Bonnell was returned to board presidency, Director Origer was named vice-president, Winamac Town Manager Jim Conner was re-elected secretary, and Steve Morrison announced his resignation. Director Origer would be searching for a replacement financial-institution representative. Mr. Ed Clark, Pulaski County Recycling, and Mr. Art Hoffman are also members.

Marketing: Director Origer attended the June meeting of the Rural and Rustic tourism group, which is working on an outdoor-recreation brochure for the five-county region; he passed around copies of the most recent regional brochures. He met with Vernon Gillum, Tippecanoe River State Park, about marketing the park from an economic-development perspective; Director Origer is currently working out some ideas for a new Pulaski County tourism brochure.

Business Retention/Expansion and Entrepreneurial Development: Director Origer reported that Winamac Lumber Yard would be applying for a loan from the Pulaski County Revolving Loan Fund; a committee had been organized. Director Origer and Mr. Bill Champion, of Fratco, would be appearing before the County Council on 8 August to ask for a tax abatement. Mrs. Gina Sheets, Indiana State Department of Agriculture, visited the PCED office, and Director Origer had a very fruitful conversation with her about agricultural-related economic-development potential for the county. A local industry has plans for significant reinvestments in the near future. Director Origer conducted a brief tour of the WIP and the town for representatives of the Indiana Economic Development Corporation (IEDC). The WIP was submitted in response to an IEDC lead. At WIndiana 2011/Indiana Renewable Energy Conference (IREC), Director Origer helped at the MidWest Indiana group's booth and attend sessions on bio-energy; he met Chad Martin, Purdue Extension, who will be presenting at the PC-CARE-oriented Economic Summit in Francesville in September. Director Origer met with Ed Shank, Chesapeake Recycling, a couple of times to discuss that company's status. The fall welder-training courses had been scheduled for mid-September, mid-October, and possibly mid-November. Unemployment rates were reviewed; although Pulaski County's rate increased from 7.0 percent to 7.4, the rate remained lowest in northwestern and west-central Indiana, save Warren County's.

Financial Report: After seven months, PCED had expended about \$42,000, or 46 percent of its budget. After land-use-maps payments, the CDC Donation Fund's balance is at \$3,320. Secretary Ledley asked Director Origer if the remaining balance in the PERF account would hold until year's end; he said that he would check with Auditor Garling.

Priority List and Monthly Calendar: Events for the month of August were reviewed.

Vice-President Button moved to accept the Executive Director's Report, including Financial Report, as presented; after a second from Mr. Poor, the Report was unanimously approved.

Old Business

Economic Summit Committee: Director Origer reported that speakers were secured, numerous invitations had been mailed, locations for both had been secured, and hiring caterers is the only major organization task remaining. He asked for suggestions for additional invitees.

PC-Care Committee: Director Origer reported that he was still working to set up a meeting with representatives of Pulaski West Developers. He spoke briefly on potential future

agriculture-based renewable-energy potential for the proposed park, based on his time at WIndiana 2011/IREC, and his conversation with Mrs. Sheets.

Revolving Loan Fund: Director Origer met with Mr. Bales and Mrs. Stone to discuss micro- and mini-loan tiers for the Revolving Loan Fund. The proposed changes to be presented to the Commissioners were reviewed by the PCED board; Secretary Ledley moved to approve the proposal, Mrs. Sutton seconded the motion, and all approved.

Complete Streets speaker: Because the original engagement had to be rescheduled, Mr. Steve Buchtel's appearance had been rescheduled to Monday, 29 August. Unless the response rate would require a larger space, the event would occur in the CDC conference room.

Public Outreach: Director Origer reported on his time at the Fair booth and noted that he would be having a booth at the Francesville Fall Festival in mid-September.

Airport-expansion discussion: Director Origer disseminated a packet that he had put together containing relevant economic data and his thoughts about the project, so that the board members could review it before PCED would consider taking an official stand on the issue. President Broad asked for a motion to table discussion until October. Commission Boswell made the motion, Vice-President Button seconded the motion, and all members approved.

New Business

Membership Committee: Director Origer reported that Steve Morrison had resigned as the Chamber's representative to the board; the director had already approached one Chamber-board member, who represents a manufacturer, about replacing him, and asked Chamber Director Angie Anspach to include this on the agenda for August. Mrs. Sheets had encouraged Director Origer to solicit agriculture-sector membership on the PCED board; names were offered for the consideration.

Agriculture Committee: Mrs. Sheets also suggested establishing an Agriculture Committee. A decision here was postponed until an ag.-sector representative had joined PCED.

Land-use/Plan Commission: Director Origer noted that the final cost to Rhein-Bach would be \$7,097.50, nearly \$100 beyond what the board had agreed to pay out of the Donation Fund. At his request, Mr. Poor moved to allow up to \$100 extra to be allotted to cover this and to make the final payment out of the Professional Services fund; Vice-President Button seconded this, and the board agree unanimously. Commissioner Boswell reported that the public hearing for the land-use maps and *Unified Development Document* would occur on Thursday, 8 September, at the Pulaski County Public Library, Winamac, from 7:00 p.m. until 8:00 p.m., and explained that only written comments would be accepted for the record. PCED would have members present to assist as needed.

Requests for Financial Support: Secretary Ledley moved to provide advertising or other support, as requested, for upcoming local events at the executive director's discretion; Vice-President Button seconded the motion, and all members approved, save Mr. Fleury, who abstained because of his interest in the Monterey Days festival.

IEDA Fall Conference: Director Origer noted that the the topic of the fall conference, to be held in South Bend in mid-September, is workforce development. He requested permission to seek a transfer of funds from the County Council so that his Schools, Meetings, & Seminars appropriation would have sufficient funds for this and other useful events. Secretary Ledley moved to transfer \$500 to this appropriation from the Economic Development appropriation. Mrs. Sutton seconded, and the board approved unanimously.

County Website issue: Noting that *Pulaski Online* had been hacked a few weeks prior, that Golden Technologies had provided work requests for the Website and Human Services 'site, and that the Commissioners had approved the expenditure, Director Origer asked the board for

their thoughts and approval. Discussion ensued regarding necessity and the continuing need to looking to a comprehensive overhaul of the Website. With a motion from Mr. Poor and second from Mrs. Stone, the board unanimously approved Director Origer's instructing Golden Technologies to proceed.

American Planning Association (APA) membership: Citing the relationship between planning and zoning and economic development, and his own background in planning, Director Origer asked for permission to use money from the Dues & Subscriptions appropriation to join the APA and the Indiana chapter. Discussion ensued, followed by Secretary Ledley's motion to approve with the understanding that this strictly for the purpose of professional development, and not to be construed in any way to be indicative of plans regarding the Plan Commission and land-use planning. Mrs. Sutton seconded, and all approved.

Community Reports

Vice-President Button noted that Winamac was not awarded a grant to extend the Panhandle Pathway into town; the Town will reapply in 2012; the sewer-separation project and US-35-bridge project are both expected to be finished by October.

Mr. Bales reported that the work on US-421 had been completed. Spirit Days, the town-wide yard-sale fundraising for the Francesville Fall Festival had taken place recently.

Mr. Poor noted that the new doctor had joined the hospital to replace Dr. Johnson. Progress continued toward the development of the medical-office building, and Pulaski Memorial is looking into obstetrical/gynecological services.

Mr. Fleury mentioned that St. Ann's parish would be holding its annual picnic on the forthcoming Saturday, and that residents of Tippecanoe Township are working toward de-annexing from the Culver Community School Corporation. He reminded the board of Monterey Days and spoke of the festival's history.

Mrs. Sutton spoke of Star City Day, scheduled for 27 August.

Mrs. Stone reported that the Indiana Office of Community and Rural Affairs was expected to approve modifications to Medaryville's storm-water project shortly. Town-wide yard sales were forthcoming, and the Potato Fest would occur as a one-day event on 14 August.

Secretary Ledley happily reported that the number of participants in the adult summer reading program doubled in 2011. She also noted that she witnessed seven motor-coaches' worth of Chicagoland visitors enjoying the town park and Tippecanoe River.

Adjournment

With no additional business, President Broad called for a motion to adjourn at 8:45 p.m. Mrs. Stone moved to adjourn, Mrs. Sutton seconded, and all approved.

Respectfully submitted,
MacKenzie Ledley, Secretary