

Pulaski County Economic Development

Winamac Municipal Utilities Building, Conference Room
Winamac, Indiana 46996

7 June 2011

Public Meeting Minutes

PCED members present: David Broad, Rod Button, MacKenzie Ledley, Courtney Poor, Karrie Sutton, Kenneth Boswell, Carolyn Hildebrandt, Cheryl Stone, Jim Fleury, Jamie Bales; Nathan P. Origer, Executive Director

Guests: Pulaski County *Journal* reporter Mary Perren, Ray Rausch, Derrick Dilts, Doug Haley, Janice Gudeman, Darrel Gudeman, Kevin Wyatt, Rick Dilts, Rebecca Dilts, Chris Smith

Call to Order

Board President David Broad called the meeting to order at 7:00 p.m., and introduced new PCED members Mr. Jamie Bales, representing Francesville; Mrs. Cheryl Stone, representing Medaryville; and Mr. Jim Fleury, representing Monterey.

Approval of Minutes

The minutes of the 3 May meeting were reviewed. Vice-President Button moved to approve the minutes as presented, and Commissioner Boswell seconded the motion. The minutes were approved unanimously.

Guest Presentation - Arens Field-expansion opponents

President Broad then addressed the guests, welcoming them and allowing them to commence with their presentation. A time period from this point until 7:30 was granted to them; Mr. Derrick Dilts, Mrs. Chris Smith, Mr. Doug Haley, Mr. Kevin Wyatt, and Mr. Darrel Gudeman each shared their opinions on the expansion for the consideration of the PCED board.

Executive Director's Report

Strategic Relationships: Director Origer reported that he attended the KIRPC board meeting; met with Julie Kitchell from Congressman Donnelly's office; met with Mr. John Bawcum of the Braun Corporation and Friends of the Panhandle Pathway, with whom he discussed the Panhandle Pathway's future, Complete Streets programming, workforce-development issues at Braun and at-large in the county, and the airport project; was the guest presenter at a Kiwanis meeting, where he answered questions and spoke about his plans; toured Pulaski Memorial Hospital with Messrs. Rick Mynark, CEO, and Greg Malott, CFO; and attended all four towns' council meetings, a Commissioners' meeting, and a County Council meeting.

Infrastructure: Director Origer next stated that at the County Council meeting he "made the mistake of giving factual response to a couple of questions [about the airport project]." He noted that he attended the Arens Field project public hearing, informing the board that he had been researching, but had yet to come up with better economic-impact data. Regarding infrastructure planning for the proposed Pulaski County Center for Agricultural-Renewable

Energy, Director Origer remarked that he had contacted both KIRPC and the Economic Development Administration (EDA) and learned that grant funding cannot be obtained even for planning purposes until possession of property has been secured.

Business R/E & Entrepreneurial Development: Director Origer met with Mr. Todd Dickard of CB Richard Ellis, who had presented to the board in March; he and Mr. Dickard ruled out marketing the Winamac Industrial Park (WIP) alone, on cost-effectiveness grounds, deciding that countywide marketing would provide more bang for the buck; additionally, Mr. Dickard proposed an experiment in regional marketing, which Director Origer will have him present to KIRPC economic-development directors in July.

Director Origer noted that he obtained permission from Mr. Kyle Kruzick, of All Seasons Lumberyard, to list the yard on *Pulaski Online's* available-sites page. Director Origer had contacted a number of lumberyards in the region, hoping to find someone interested in expanding into Winamac. With the owners' permission, Director Origer also listed the Indian Head Restaurant property on the Website. Mr. Dickard offered to assist in contacting restaurateurs who may have interest.

Director Origer is still working with FRATCO to prepare a tax-abatement application to present to the County Council. He also noted that a firm in Winamac had expressed interest in potentially expanding, either by way of buying industrial-park land and building a new site, or buying and renovating an existing building; Director Origer provided information about the tax-abatement process and the County's Revolving Loan Fund. On the topic of business-funding opportunities, Director Origer mentioned that he met with Ms. Melissa Christiansen of USDA Rural Development to discuss various funds available; he would discuss this in greater detail under New Business.

Workforce Development: Director Origer met with Mr. Jim Stradling, of the Indian Trails Career Center Cooperative, to learn about Indian Trails, opportunities available to students at West Central through the cooperative, and how PCED may capitalize on these resources in its workforce-development endeavors. Ms. Jan Bailey, of Ivy Tech - Kokomo, met with Director Origer, discussing the strategic plan and opportunities that Ivy Tech offers already that are discussed in the plan; Director Origer relayed this information to the board. Ms. Bailey also provided information on the Century Career Center, Indian Trails' counterpart to which Eastern Pulaski belongs.

Financial Report: The May financial report was reviewed. Vice-President Button then moved to accept the Financial Report, Mrs. Sutton seconded it, and all approved.

Other Updates: Director Origer attended the IEDA-sponsored "Property Tax 101" workshop on basic information and property-tax caps. He said that he would be attending IEDA's summer conference in southern Indiana in June. He also returned briefly to Workforce Development, noting that Pulaski County's unemployment rate decrease from March to April and was one of the best in the region.

Priority List & Monthly Calendar: Meetings and other engagements scheduled for June and July were reviewed. Director Origer asked the board for their input regarding which he should attend: the Chamber Golf Outing or the Indiana Association for Community and Economic Development's workshop on microfinancing. The board recommended he attend the workshop. Amongst other events, Director Origer would be manning a booth at the County Fair and attending the WIndiana 2011/Indiana Renewable Energy Conference in Indianapolis in mid-July.

Mr. Poor moved to approve the Executive Director's Report, Commissioner Boswell seconded, and all approved the motion.

Old Business

Membership Committee: Three new members were present; Another resident enquired about joining the board; the Committee decided it would be prudent to judge the dynamic of the board with three new members prior to adding any others to the board. Director Origer noted that, so as better to stagger term ends, Mr. Fleury and Mrs. Stone appointed for two years, rather than three.

Economic Summit Committee: Mrs. Hildebrandt secured Mr. Chad Martin, Renewable Energy Extension Specialist in Agricultural and Biological Engineering at Purdue University, to speak on alternative-fuel and energy issues. Councilman Foerg reported via telephone that he had obtained catering pricing from Five Loaves Bakery in Francesville; Director Origer would check in with a caterer from the Denham area, whose prices are quite reasonable, but whose schedule may be problematic. Mrs. Hildebrandt said that she knows of someone else, who has catered for Extension events, who could be good. Director Origer obtained an e-mail list from Angie Anspach of Chamber of Commerce members; he received little feedback regarding businesses' interest in attending the Summits. Mrs. Hildebrandt provided a list of farm operations in the County. Another meeting likely will be needed.

PC-Care Committee: Director Origer met with Mr. Poor and Vice-President Button. He reiterated the issue of having ownership before securing funding. Another meeting, involving Roger Cummings and other members of Pulaski West Developers, will be needed. Mr. Bales was added to this committee.

2012 Budget Committee: Director Origer, Secretary Ledley, and Mrs. Sutton met to prepare a proposed CDC budget for 2012, copies of which Director Origer distributed to board members. The proposed budget includes an increase from the 2011 request. One time included is funding for an office intern in the event that a County Internship Program would be introduced. Most of the requested funding increase is attributed to the strategic plan. Secretary Ledley noted the need for a new Website, explaining that the increase on the Professional Services line is being requested with this in mind.

Mr. Poor moved to accept the proposed 2012 budget, Vice-President Button seconded it, and the motion passed unanimously.

Middle-Skills Programming: Director Origer noted that he would be disseminating information about Ivy Tech's programming to employers, as well as seeking input about whether any one or two trades are in sufficient demand in the county to justify developing a skills-training program similar to the welding program. Ms. Cyndi Garnett, HR at Braun Corporation, has been added to the WorkOne board, President Broad reported.

Airport-expansion discussion: Director Origer then drew members' attention to the section of the board packet containing materials from the *Journal* and other documents regarding this project.

Public Outreach: PCED would be sharing a booth at the Fair with the Chamber; Director Origer hoped that someone would represent the board at the Chamber golf outing. He plans to have a booth at the Francesville Fall Festival, but cannot attend Monterey Days over Labor Day weekend because of his nuptials. The second payment for land-use maps had been approved by the Plan Commission and paid for from the Donation Fund.

New Business

September Meeting Date: The board agreed to reschedule the September meeting from Tuesday, 6 September, to Tuesday, 13 September, with a motion from Mr. Poor, a second from

Mrs. Sutton, and unanimous approval. Secretary Ledley and Mrs. Sutton noted that they would be unable to attend on that date; Director Origer said that he would be sure to advertise this.

Winamac Industrial Park board: Director Origer asked the board to appoint him to sit on the Winamac Industrial Park board. Assuming that he is permitted to sit on the WIP board, the PCED board agreed to this, with President Broad as a second choice and Councilman Button as a third. Mrs. Sutton moved to approve Director Origer's appointment, Secretary Ledley seconded, and all members approved.

Revolving Loan Fund Committee: Director Origer reviewed the current requirements for the County Revolving Loan Fund and noted that he would like to make changes to the rules to open the Fund to micro-financing/micro-enterprise opportunities; he said that he desired to have a committee formed to discuss this. Mr. Bales, with his banking experience, and Mrs. Stone, with her small-business experience, were appointed to serve with Director Origer. Documents relating to micro-financing were included in the board packet, along with information about funding opportunities available from USDA Rural Development.

Complete Streets speaker: Director Origer introduced the concept of Complete Streets, an idea brought to his attention after conversation with Mr. John Bawcum, and Ms. Emily Hizer-McClure and Mr. Brian Young. He explained that Complete Streets are streets designed for all – pedestrians, automobiles, those with ambulatory difficulties, et al. He and Mr. Bawcum had contacted Mr. Steve Buchtel, of the Active Transportation Alliance, who is willing to speak about Complete Streets to attendees in Winamac. The board unanimously approved spending up to \$200 to pay Mr. Buchtel and to advertise for this program, with Mr. Poor making the motion and Commissioner Boswell seconding.

Marketing – Industrial Park, County, Region: Director Origer repeated that Mr. Dickard would be presenting to KIRPC economic-development directors; at the August board meeting, he would update the board about Mr. Dickard's proposal.

REAP Grant Application: KIRPC executive director Edwin Buswell notified Director Origer and his peers that the Indiana Office of Community of Rural Affairs is applying for EDA funding for economic-development districts to complete Regional Entrepreneurship Action Plans, the creation of which would be done with assistance from JumpStart, a venture-capital/community-advisory group. The goal is to help districts, such as KIRPC, to develop entrepreneurship programs. Relevant information was included in the board packet for members' benefit.

Community Reports

Mrs. Sutton reported that the Star City Lions will be sponsoring Star City Days on 29 August. She said that the Lions requested that PCED pay for advertising. This seemed to be no problem.

Mr. Poor reported that Pulaski Memorial Hospital is undertaking an expansion project, the construction of a medical-office building south of the existing speciality clinic; it is part of a multi-phase project. A new doctor is moving to town to replace Dr. Johnson, who will now be working for EmCare, which handles the emergency room. A renovated public cafeteria will be opened at the hospital in the next few months.

Mrs. Hildebrandt reported the Extension has expanded the learning lab with a \$6,000 grant from Community Development. Extension will be working the Library in the future further to expand education opportunities; preparations are underway for the Fair.

Vice-President Button happily announced that rehabilitation work would be commencing shortly on at least eight homes owned by low-to-moderate-income households, a project funded by a grant secured by the Town with assistance from KIRPC.

Mr. Fleury reported on the closure of the Monterey school, saying that a group of residents is working on an alternative plan. He noted that Monterey Days would be occurring over Labor Day weekend, that the Town is seeking National Historic Site designation for the gazebo in the park, and that the owners of the old depot in town are looking for a new owner; Mr. Fleury expressed interest in it as a historic site and intended to address his council about it.

Secretary Ledley reported on the Summer Reading programs for adults, children, and teens; it was going well at that point. She reminded the board of the e-books program. Also, she met with the FCC regarding bringing broadband to the library.

Mr. Bales reported that Francesville remains standing after bouts of severe weather, but some serious damages occurred, and reminded all of the Francesville Fall Festival, slated for the third weekend in September.

President Broad noted that he and Director Origer had met on the prior day to discuss matters in preparation for the meeting. Discussion ensued regarding how Director Origer interacted with the airport opponents during their presentation.

President Broad reminded the board that there would be no meeting in July, then instructed the board of the need for continued fact-finding regarding the Arens Field project, noting that the information provided earlier had been previously unknown to him.

Adjournment

With no additional business, Commissioner Boswell made a motion to adjourn, Mrs. Hildebrandt seconded, and all approved. The meeting adjourned at 9:27 p.m.

Respectfully submitted,
MacKenzie Ledley, Secretary