

Pulaski County Economic Development
(Pulaski County Community Development Commission)

Tuesday, 3 March 2015
Cornerstone Event Center
Francesville, Indiana

Meeting Minutes

Members present: County Commissioner Larry Brady, County Councilor Doug Roth, Darlene Mellon (Francesville), Medaryville Town Council President Derrick Stalbaum, Lawrence Loehmer (Monterey), John Plowman (Winamac); Gregg Malott, Annie Scholz, Dave Zeltwanger. Executive Director Nathan P. Origer, Project Coordinator Krysten Hinkle.

Members absent: Amy Jo Cantu (Chamber); Becky Anspach, Bill Champion [personal], Greg Comoglio [personal], Andrew Fritz [personal].

Guests present: Sandy Alvarez, Melanie Berger, Sharon McKinley, Wendy Rose, Mark Salisbury, Geoff Schomacker, Brad Zellers. (The guests listed arrived for the 2015 Economic Development Summit early enough to attend most of the business meeting; other Summit attendees arrived as the business meeting ended and were not substantially in attendance thereat.)

Call to Order

Director Origer called the meeting to order at 6:31 *p.m.*

Consent Agenda

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

Membership Action

Natalie Federer, County Extension Director, was presented for consideration by Director Origer and Councilor Roth, 2014-2015 Membership Officer, for a two-year term.

Motion to accept: Mr. Plowman; second: Mr. Zeltwanger; no discussion; approval: all.

Reorganization of the Commission

Director Origer noted that no nominations had been received in advance and called for nominations from the floor. The following were made:

Bill Champion, President, by Mr. Zeltwanger. The director noted that Mr. Champion had stated that he would accept any nomination made.

Mr. Loehmer, Vice-President, by Mr. Malott. Mr. Loehmer accepted.

Mr. Malott, Secretary, by Mr. Zeltwanger. Mr. Malott accepted.

Commissioner Brady, Membership Officer, by Mr. Plowman. Commissioner Brady accepted.

Mr. Plowman, fifth Executive Board member, by Commissioner Brady. Mr. Plowman accepted.

Motion to close nominations and accept slate: Mr. Stalbaum; second: Councilor Roth; no discussion; approval: all.

Community Reports

- Secretary Malott: Pulaski Memorial Hospital is experiencing good growth and has been adding specialists, including more orthopedic coverage. They are also in the process of solidifying the physicians practice in the Medical Office Building.
- Commissioner Brady: Although the year has just begun, budget discussions for 2016 have commenced for various department heads. Initiatives that are being discussed include a new EMS building and new construction at the recycling center, depending on funding.
- Mr. Zeltwanger: The transition between old and new owners of the grocery store in Francesville appears to be smooth. DK & Sons is still doing some snow removal in anticipation of spring, when masonry can resume.
- Mr. Plowman: The Winamac Town Website has made its debut, with positive feedback from users so far. Residents are now able to pay bills and to view accounts on the site. Winamac is

applying for a Community Development Block Grant in order to facilitate the protection Town water sources.

- Councilor Roth: Winamac Coil Spring has been busy with a few large projects and is currently working on incorporating lean practices. When asked, Councilor Roth estimated that perhaps 12-15 or so employees are currently working at the Winamac plant.
- Vice-President Loehmer: The hardware business is slow, which is not unusual for this time of year. Monterey will have several projects started once spring weather arrives.
- Mr. Stalbaum: Medaryville is in the process of developing a license agreement with the Medaryville Baseball Program and Rob Connor to give them legal authority to use the diamond. The Town has also decided to rent out the diamond to other organizations for events, as requested. The Town pushed back the bid date for the lagoon project and will be opening up bids on 26 March. They are currently looking into constructing solar panels by the water plant to create extra revenue for projects.
- Mrs. Scholz: She introduced herself as an employee of Alliance Bank, formerly an employee of Indiana Small Plots. Mrs. Scholz is married with three children.
- Mrs. Mellon: She introduced herself as the representative from Francesville and expressed her willingness to assist in whatever way she can.

Old Business

CAGIT-rate issue: Director Origer reported that he had spoken with Representative Gutwein since the last meeting and is confident that they are now on the same page on this issue. During the conversation, Rep. Gutwein had expressed that he would like to see local elected officials take the lead on pushing for this change, rather than the director. Director Origer stated that he may have stumbled upon a solution to the issue that would not require a change to the Indiana Code, which he would explain in further detail at the next meeting, when there would be more time for discussion.

Establishment of a Redevelopment Commission: Director Origer stated that for the first six months of the RC, he would recommend CDC members serve. After the short initiation period, recruitment of residents could commence so to get the RC off the ground more quickly. He also expressed the importance of geographical diversity on the RC.

New Business

Annual Chamber funds request: Director Origer explained that the CDC sets aside \$4,000 to contract with the Chamber each year for various tourism promotions. Every year, \$2,000 is given to the Chamber up-front, with the remainder given after a review of Chamber activities has satisfied the CDC, with the exception of last year, when the \$4,000 was withheld to serve as the Chamber's contribution to the new County Website. Director Origer presented the Chamber's proposed budget and asked if the CDC would like to disperse up-to the first \$2,000 of the year.

Motion: Mr. Stalbaum; second: Mr. Zeltwanger; discussion as follows:

Mrs. Mellon asked for further elaboration on uses, which the director provided. She specifically asked if such funds could be used for festivals; Director Origer said that this could be a possible use, primarily for advertising, and that during the ensuing months, prior to the second disbursement, such stipulations could be agreed up and presented to the Chamber. **Approval: all.**

Other Pertinent Business

Revolving Loan Fund review committee: Director Origer requested that the Revolving Loan Fund (RLF) review committee coordinate a time in which they could meet to begin the review of the RLF. Director Origer further stated that the last loan out of the RLF (prior to the review-period moratorium begins) had been approved for \$20,000 for a restaurant start-up in downtown Winamac.

Public Comment

None.

Adjournment

Motion: Secretary Malott; second: Mr. Plowman; no discussion; approval: all. 6:50 p.m.

Respectfully submitted,
Gregg Malott, Secretary