

Pulaski County Economic Development
(Pulaski County Community Development Commission)

Tuesday, 2 February 2016

Winamac Municipal Utilities Complex
Winamac, Indiana

Meeting Minutes

Members present: President Bill Champion, Secretary Gregg Malott, Membership Officer Larry Brady (Commissioner) Executive Board member John Plowman (Winamac); Darlene Mellon (Francesville), Andrew Fritz, Annie Scholz. Executive Director Nathan P. Origer, Project Coordinator Krysten Hinkle.

Members absent: Vice-President Lawrence Loehmer (Monterey); County Councilor Doug Roth, Amy Jo Cantu (Chamber) [work-related]; Becky Anspach, Natalie Federer [personal], Dave Zeltwanger [work-related]

Guests: Suzanna Wilcoxon, Medaryville Town Council.

Call to Order

President Champion called the meeting to order at 6:00p.m.

Consent Agenda

With no requests for extraction having been made, the Consent Agenda was adopted. Director Origer did note that the January payment had been received from a Revolving Loan Fund borrower whose payment was not reflected in the originally distributed financial report.

Membership Action

Suzanna Wilcoxon, Town of Medaryville: Providing some background information about her, the director presented for CDC acceptance Ms. Wilcoxon as Medaryville's appointee. Because her officially becoming a member would leave the meeting without a quorum, he asked that her appointment be made effective after adjournment.

Motion: Mrs. Scholz; second: Commissioner Brady; no discussion; approval: all.

Pam Chumley, Pulaski County Chamber of Commerce: Providing background information about her, Director Origer presented for CDC acceptance Mrs. Chumley as the Chamber's appointee pending a legal opinion regarding whether, as a Board of Zoning Appeals member, she would be eligible to serve, or if this would constitute a form of dual office holding.

Motion: Commissioner Brady; second: Secretary Malott; no discussion; approval: all.

Community Reports

- Secretary Malott: The hospital continues to do well and is working on expansion and obtaining new providers. Secretary Malott will be meeting with several area employers to assist with employer-based wellness initiatives. Additionally, the hospital is required to perform a community needs assessment every three years and this will be done in 2016. Secretary Malott distributed two assessments to each commission member and requested members encourage residents to complete them.
- Mrs. Mellon: Francesville has had a few more buildings go into foreclosure. Like Winamac, Francesville is in the beginning stages of becoming an Indiana Main Street community. Mrs. Mellon voiced concern over some local organizations being Winamac-centric and therefore, causing harm to the quality-of-life initiatives that Medaryville and Francesville are working toward, particularly potentially relocating one Head Start classroom to West Central Elementary School. Discussion ensued. Commissioner Brady suggested Director Origer contact Representative Walorski's office regarding some of the concerns with the federal funding of the Head Start program. Additionally, the Community Foundation has achieved 87% of their fundraising goal, leaving \$65,000 to be raised by the end of March.
- Mrs. Scholz: The bank is busy with loan renewals.
- Mr. Fritz: Mr. Fritz is busy preparing for the planting season. There are approximately 60 days until spring planting begins.

- Commissioner Brady: The Anliker Ditch will be cleaned out and a new culvert constructed. The Indiana State Highway Department, along with others, researched the drainage problems near the Patio in Francesville. A full report will be presented at the next Drainage Board meeting. Commissioner Brady also suggested that this might be a good time for Francesville to replace their tile as well, due to the interlocking nature of it. Commissioner Brady announced that he had filed to run for a second term and that Kenny Becker also had filed for the same position.
- Ms. Wilcoxon: Medaryville is working on cleaning the town up through enforcement of a trash ordinance. It seems to be going well as reasonably expected.
- Mr. Plowman: Link Environmental is still focusing on the parts aspect of the business in addition to creating a point-of-sale Website, which is expected to be up and running in May. Regarding the Town of Winamac, the old hotel has been demolished and there is now a fund set up through the Community Foundation for the construction of a town pool. Mr. Plowman also noted that Pulaski County now has 14 deficient bridges
- President Champion: Fratco has been working with Purdue's Manufacturing Extension program in order to streamline processes, which they've found to be very beneficial.

Old Business

Hometown Collaboration Initiative: The commissioners have approved the countywide bike path project as a capstone project for HCI, the application for which the committee is currently completing. Director Origer reviewed details of the project.

PC-CARE: Director Origer reported that the trustees of the land are still planning to sell the land required for the proposed rail-served industrial park. The trustees, however, have been advised by their accountant that they need to purchase roughly 150 acres to avoid a hefty capital gains tax from the sale of the proposed PC-CARE property.

Career and Technical Education curriculum grant: Director Origer reported that the equipment will be ordered soon and that the program will begin in the fall of this year.

Term renewals/new members: Director Origer stated that he is still looking for a non-exempt manufacturing representative to fill the only open seat, which is designated for that position. He reiterated that he is still waiting on a legal opinion as to whether the Chamber of Commerce's proposed representative, Pam Chumley, can serve on the Board of Zoning Appeals and the CDC concurrently.

2016 Summit/20th-anniversary celebration: Director Origer reported that he has several positive responses to the VIP invitations, which included all former directors and staff members, along with anybody who had served a full three-year term on the Commission. In the following week, local media and the CDC's social media platforms would start advertising for the event.

Planning/zoning administration: Following the CDC discussion in January, Director Origer had presented four administration options to the Advisory Plan Commission (APC), one of which included Director Origer taking on planning and zoning administrator duties, due to his background, education, and familiarity with the newly adopted Unified Development Ordinance (UDO). The APC, the director reported, voted to defer to decision until the February meeting, when they would know who had been hired as the new building inspector. On the night prior to this meeting, the County Commissioners had voted, 2-1, to appoint one individual as the new building inspector and plan administrator, which Director Origer protested on the grounds that, in his opinion, the Indiana Code and the UDO both confer that authority upon the APC; discussion between the director and commissioner grew heated, which was reported in the Pulaski County *Journal*, the article from which the director read aloud. Much discussion ensued.

New Business

2015-2016 Achievements report: Director Origer presented the annual achievements report and asked for any feedback or requests for changes. All approved of the document.

Tourism-marketing opportunity: The Website designers are working to trim the tourism video, which was created as a piece of the Website, down to 30 seconds, so that it's able to air on television. Mrs. Hinkle, who has been working with CBS Local Chicago, presented the latest proposal, which included 38 30-second spots (one being within the Academy of Country Music Awards show) and a 24-hour banner on CBS Chicago's website. Total households reached would be 1.7 million, with 100,000 viewers being reached via the Website banner. Discussion ensued

regarding the general state of tourism in Pulaski County. Director Origer requested permission to seek a transfer of fund from the County Council and to expend not more than \$20,000 on this project.

Motion: Commissioner Brady; second: John Plowman; no discussion; approval: all.

Pulaski County Farmers' Market: Mrs. Hinkle, in collaboration with the Pulaski Memorial Hospital, has put together an advisory board to open a Pulaski County Farmers' Market. The first face-to-face meeting would be tomorrow evening. The market would start in Winamac, and as that become established, expand into other Pulaski County communities over the course of a few years. Mrs. Hinkle explained that the goal of the Market is to create a clean, visually appealing, and socially engaging place for all residents to purchase locally grown food products. Director Origer explained that the CDC's role is to help revive the Market, as it fits nicely with current quality-of-life initiatives and the Main Street group's goals, but that the CDC should not be involved long-term.

New programming in 2016: In addition to the farmers' market and the tourism advisory committee, the CDC is also partnering with Purdue Extension to offer a leadership academy in Pulaski County, Leadership Pulaski County, which will utilize Purdue Extension's curriculum. Director Origer stated that the advisory committee hopes to implement the first class this fall. The class will cost \$300/person and will hold 15-18 persons, with the focus being on people in existing leadership positions and young people looking to be the next generation of Pulaski County leadership. It is Director Origer's hope that the CDC can offer a few scholarships (through the donation fund) and look to those recipients to revive the Young Professional's Organization. Additionally, Director Origer has formed a human resources group that meets bimonthly to discuss local HR related issues and provide learning opportunities to local HR professionals. Director Origer also stated that he has been involved with Winamac's endeavor to become a designated Main Street community and will likely be offering any assistance that Francesville may need in their effort to do the same.

2016-2017 officers: Director Origer requested that nominations for the executive board for 2016-2017 be sent to him between now and March 1st at 5:00 p.m. Additionally, nominations would be taken from the floor at the March meeting.

Other Pertinent Business

Airport hangar: Commissioner Brady suggested that the lease will be ending for the hangar at Arens Field and will likely be available soon. He questioned whether the hospital could use it as a Medflight helicopter landing pad/base station. Discussion ensued.

Public Comment

None.

Adjournment

Motion: Mr. Plowman; second: Commissioner Brady; no discussion; approval: all.

7:11p.m.

Krysten Hinkle, Project Coordinator/Administrative Secretary
Gregg Malott, Executive Secretary