

Pulaski County Economic Development
(Pulaski County Community Development Commission)

Tuesday, 3 November 2015

Winamac Municipal Utilities Complex
Winamac, Indiana

Executive Board Executive Session

Executive Board members present: President Bill Champion, Vice-President Lawrence Loehmer (Monterey), Secretary Gregg Malott, Membership Officer Larry Brady (Commissioner). Executive Director Nathan P. Origer. Board member John Plowman arrived at 6:15*p.m.*

Executive Board members absent: None.

Call to Order

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

New Business

Executive-director review: The Executive Board met in private to discuss Director Origer's performance; at 6:25*p.m.*, the director was called into the session for a review of his evaluation and discussion about where he is excelling and in what ways he could improve his performance.

Adjournment

Motion: Commissioner Brady; second: Vice-President Loehmer; no discussion; approval: all. 6:48*p.m.*

Regular Meeting Minutes

Members present: As noted above; County Councilor Doug Roth, Darlene Mellon (Francesville), Carolyn Hager (Medaryville), Andrew Fritz, Annie Scholz. Assistant Krysten Hinkle. Dave Zeltwanger arrived at 7:05*p.m.*

Members absent: Amy Jo Cantu (Chamber) [work-related]; Becky Anspach, Natalie Federer [medical].

Call to Order

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

Consent Agenda

At Director Origer's request, the Executive Director's Report was extracted for discussion; the remainder of the Consent Agenda was adopted.

Executive Director's Report

Strategic relationships, etc.: Mr. Loehmer, Commissioner Brady, Secretary Malott and Director Origer attended a meet-and-greet Q&A session with leaders at Patricia Industries, Inc., at BraunAbility. The session was productive, with a highlight being Mr. Ekholm, CEO of Patricia Industries, stating that he does not believe in outsourcing.

Director Origer also met with Council President Sullivan regarding the establishment of a Redevelopment Commission, of which Mr. Sullivan appeared to be very supportive.

Director Origer attended the annual downtown-development conference at Indiana Municipal Power Agency with Winamac Clerk-Treasurer Melanie Berger and Town Manager Brad Zellers, as Winamac is looking into establishing a Main Street organization.

Last week, Director Origer attended the Indiana Economic Development Association's Economic Development Director's course, which is the next step of training after the week-long basic course.

Director Origer also attended the Northwest Indiana Society of Innovator's induction ceremony, at which Commissioner Brady (along with his brother Garry) was inducted as a member. Don Galbreath was also inducted as a member and fellow.

The preliminary unemployment rate for September is down to 3.5 percent, which is essentially full employment.

Financial report: There are \$3,200 in the donation fund, the Revolving Loan Fund is up to roughly \$150,000, and about \$85,000 remain in the operations budget for the year.

Priority list and monthly calendar: Director Origer noted another HCI meeting, two County holidays, and an Advisory Plan Commission public hearing on the unified development ordinance.

Motion to approve report: Mr. Plowman; second: Mr. Fritz; no discussion; approval: all

Community Reports

- Mr. Plowman: Due to (improving!) health issues, Mr. Plowman hasn't had a chance to speak with Winamac Clerk-Treasurer Berger. Link Environmental is building their waste-equipment parts inventory and they are aiming their business strategy in that direction.
- Mrs. Hager: Mrs. Hager confirmed that she did not win re-election to the Medaryville Town Council. She also stated that the Pulaski County Library Board has decided permanently to close the Medaryville Library Branch, but will maintain Wi-Fi services. Discussion ensued.
- Secretary Malott: The Hospital is currently working on creating a wellness program to market to local businesses.
- Councilor Roth: Business at Winamac Coil Spring is slow, which is relatively normal for this time of year. The Winamac facility is doing well in comparison to the overall company.
- Mrs. Scholz: Harvest is over in Francesville, and business is still a little slow at Alliance Bank, with crop insurance checks not having yet come through. The bank is, however, looking for tellers.
- Mr. Fritz: Crop yields are down from 2013-14, in addition to low prices. To Mr. Fritz's knowledge, there do not appear to be any obvious price increases coming.
- Commissioner Brady: A new payroll system for the County is in its trial stages. The County has also implemented a debit/credit machine at the Transfer/Recycling Station and is moving forward with an online-pay system for traffic violations. Commissioner Brady also reported that according to the new County IT Director, Pulaski County is approximately 20-30 years behind in some technological areas.
- Mr. Zeltwanger: DK & Sons has had the best fall season of any year in their tenure. Hoosier Internet in Francesville has relocated to the former Francesville *Tribune* office. Mr. Zeltwanger has also been selected to design and build a pizza oven for a trade show in Las Vegas.
- Mrs. Mellon: Francesville is still working on their wastewater project with KIRPC. She also reported that the Pulaski County Community Foundation is hosting "Giving Tuesday" on December 1. On that day, any donations received to the grants fund will be matched \$1:\$1 through the Lilly Endowment. She indicated that if they do not raise the \$500,000 by March, the PCCF will no longer be allowed to participate in the Lilly match program.
- Vice-President Loehmer: The hardware store is doing well. On Saturday evening, from 5:00 until 7:00, the hardware store would be hosting its annual fish and chicken fry, which is free to all.
- President Champion: Fratco is celebrating their best October on record, in addition to its being the second best month in the history of the company. Fratco is hiring, and the Illinois plant is doing well also.

Old Business

Hometown Collaboration Initiative: The next HCI meeting would be held on 20 November. The process has lasted a bit longer than expected, as the team has narrowed-in on a more tourism-related venture, which called for the inclusion of additional specialists in the tourism field.

PC-CARE: The primary and review appraisals have been completed. The primary appraisal was done locally, while a Merrillville-based agency completed the review. Director Origer would soon approach the landowners with the appraisal to begin negotiations, before presenting the information to the County Commissioners and County Attorney. Discussion ensued.

Career and Technical Education curriculum grant: There have been numerous setbacks with this project, mostly relating to staffing the program. Director Origer stated that he's found a person who will be able to teach, contractually, until the staff person at West Central can become certified in this particular set of skills and meet the requirements of the grant. He further stated that he is investigating potential funding sources for the contractual teacher.

Starke/Pulaski Workforce Development Program grant: Director Origer reported that the application had been submitted and that we are applying for \$250,000, which is the maximum allowed. He further reported that in addition to Pulaski County, Starke County will be partnering with Marshall and LaPorte Counties as well. Starke County will work with Pulaski County employers to make sure local employers are able to send employees through the program in an efficient manner. The automation and repair and maintenance program will be implemented whether or not the grant is awarded.

New Business

Executive Director's reappointment: After a performance review, the executive committee reported that the evaluation was favorable and rated Director Origer at 4.69 out of 5 possible points. They recommended the reappointment of Nathan Origer as Executive Director for the next year.

Motion: Annie Scholz; second: Councilor Roth; no discussi on; approval: all.

2016 meeting schedule: Regular meetings, as preferred by the Board, will begin at 6:00 p.m. Minor adjustments were made to the schedule. Director Origer would send an updated copy to the members.

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

Term renewals/new members: Director Origer reported that Vice-President Loehmer, Commissioner Brady, and Mrs. Cantu would all be completing their first terms at the end of February, that Mrs. Scholz would be finishing the partial term that she had accepted, and that former member Greg Comoglio's term would also be ending. The vice-president and commissioner agreed to second terms; Mrs. Cantu had reported that she is unable to do so. Mrs. Scholz said that she would take on a full term of her own, and the director hoped to fill Mr. Comoglio's seat with someone representing the on-the-floor manufacturing sector.

Other Pertinent Business

None.

Public Comment

None.

Adjournment

Motion: Secretary Malott; second: Mrs. Hager; no discussion; approval: all. 7:48p.m.

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