

## **Pulaski County Community Development Commission**

Winamac Municipal Utilities Building Conference Room  
Winamac, Indiana 46996

June 1, 2010

### **Public Meeting Minutes**

#### **Presentation.**

Prior to the public meeting, at 6:30 p.m., CDC Board President Courtney Poor invited Glen White, owner, Solar Enterprises to speak to the assembled. Glen discussed the various alternate energy products he sells and installs. He began with solar energy devices. Costs over the decades since the 1970's have remained relatively stable due to fluctuations in demand. Concerning residential wind energy generation, he said he was a doubter at first. After much research he became a supporter and proponent. His research showed the best products are made in the U.S. (Wisconsin and Oklahoma). For whole-house wind turbines height is critical to be efficient. His personal turbine stands 104' from ground to hub. Since 2/17/09 a 30% tax credit is available to owners of alternate energy devices. A wind turbine can cost \$60,000. With the tax credit this is reduced to \$42,000, making it more appealing to the residential user. For farmers and business owners the products costs are fully tax deductible and depreciable. With solar heat there is a 3 to 6 years pay back. The wind turbine could pay for itself in as little as nine years, but usually up to 16 years. The turbine's life expectancy is 30 to 50 years. His unit has been online since January of this year; his largest electric bill has been \$3.00. He also sells and installs solar pool heaters. The pay back is one and a half to two years, but they do take up a lot of space. Returning to wind energy, he said the best winds are from October/November through March. An 11 mph (average) wind generates up to 12 KWH. Enough for more than one home. Upon the conclusion of his presentation the CDC Board decided to visit Glen's home/ business site in July.

#### **Regular Meeting.**

At 7:10 p.m. President Courtney Poor called the regular public meeting to order. Board members in attendance; Courtney Poor, Rick Stone, MacKenzie Ledley, David Broad, Steve Morrison, Rod Button, and Richard Denney. Daniel Dolezal, CDC Director.

#### **Approve Minutes.**

Courtney stated since the May meeting did not have a quorum the minutes from the April meeting required review and approval. As such, Steve Morrison moved to accept the April minutes as presented, David Broad seconded, call for discussion. Rod asked if he could vote in that he was not at the April meeting. MacKenzie Ledley said she has researched this very issue and found that for minutes, all that is needed is a consensus. No further discussion. Call for vote, in favor, unanimous. Though minutes were prepared for the May meeting, because of a lack of quorum, no action was taken.

### **Executive Director's Report.**

Dan Dolezal reported on various CDC activities during the month of May. He reported on an encounter with a developer having experience with industrial part 'spec' buildings. The man said 'spec' buildings (those built to attract potential buyers with no guarantee it will actually happen) are making a comeback even during this period of economic recession. A 50,000 sq ft industrial 'spec' building would cost around \$1 million. Attended various economic development related meetings and workshops. Gave a recap of recent grants Pulaski County organizations have (or will) received through the coordinated efforts of the CDC and the Kankakee-Iroquois Regional Planning Commission. He explained the current status of the Star City sewer project noting a public hearing concerning an OCRA grant application to be held June 8<sup>th</sup>. The AdaptaSoft Revolving Loan Fund application was approved by the county commissioners on May 17<sup>th</sup>. This will allow the organization to proceed with its next expansion and will net two new full-time positions. The county GED program has been terminated. A meeting to address this serious issue will be held on June 4<sup>th</sup>. The goal is to revive the program. The county unemployment rate dropped one full percentage point during April and is still lower than surrounding counties.

Richard Denney moved to accept the Executive Director's Report, Steve Morrison seconded, call for discussion, none, vote to accept, unanimous.

The CDC's monthly financial report was next reviewed. Expenses through the end of May remain below budget. The CDC Priority List was reviewed. Several are ongoing, the loan is accomplished, the ag/tech business is committed, and one of three possible expansions is committed. The Monthly Calendar of Meetings & Activities was reviewed. MacKenzie Ledley moved to accept the Priority List and Calendar as presented, David Broad seconded, call for discussion, none, vote to accept, unanimous.

### **Old Business.**

Courtney then turned to the items under this portion of the agenda.

Dan reported the economic development strategic plan is 80% complete and expects a draft copy to review shortly.

There has been no news on the status of the county's wind energy ordinance.

The county's GED program has ended. No provisions have been made for its continuance. This is a serious situation because 20% of the county's 25 and over age group has no high school diploma or equivalent. A meeting with several interested parties will be held on June 4<sup>th</sup> to address the issue.

David Broad spoke about his idea of "CDC on the Road". He envisions the organization visiting local employers throughout the year as a learning experience. CDC board members can better promote our industries if they are well versed on what goes on at these organizations. A schedule will be set.

### **New Business.**

The CDC 2011 budget was reviewed. After much discussion it was agreed to increase the Equipment account to \$2,500 from the submitted \$1,000 amount. The 2011 budget to be presented to the County Council totals \$112,216. David moved to recommend the

revised budget to the Council, Richard Denney seconded, call for discussion, none, vote to recommend, unanimous.

A request from Indian Trails Career Cooperative for \$175 to support their career fair on November 4<sup>th</sup> was read. West Central School Corporation is a member of this organization and actively participates in the fair. The CDC had made a similar donation in 2009. MacKenzie moved to approve the request, Steve seconded, call for discussion, none, vote to approve, unanimous.

**Community Reports.**

Rod Button reported the old Davis Veterinary building on Highway 35 in Winamac will be demolished. He commented on the lack of commercial lodging in the County.

Discussion ensued.

Steve reported the Home & Garden show was the following weekend.

MacKenzie reported on the library's "One Book – One Pulaski County" program.

David and Courtney reported on news from the hospital.

Rick reported a new restaurant, Creek Side, has opened in Medaryville.

**Adjournment.**

There will be no public meeting in July. The next meeting will be in Monterey at the town hall on August 3<sup>rd</sup>.

With no further business, the meeting adjourned at 8:40 p.m.

MacKenzie Ledley  
Secretary