

***Pulaski County
Community Development Commission***

Tuesday, 3 October 2017

Winamac Municipal Utilities Complex
Winamac, Indiana

Meeting Minutes

Members present: President Gregg Malott, Vice-President Annie Scholz, executive-board member Lawrence Loehmer (Monterey); Aaron Paulsen (Chamber); Beth Grund, Doug Hoffman, Suzanna Wilcoxon (Medaryville), Samantha Williams, Dave Zeltwanger. Executive Director Nathan P. Origer, Project Coordinator Krysten Hinkle. Executive Secretary John Plowman (Winamac) and Darlene Mellon (Francesville) arrived at 6:04p.m.

Members absent: Membership Officer Doug Roth (County Council) [personal]; Laura Wheeler (Commissioners); Bill Champion [personal], Ross Davis [personal].

Call to Order

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

Consent Agenda

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

Old Business

2017 strategic visioning/ Pulaski County tax-revenue concerns: Director Origer presented a spreadsheet on the financial effect that the declining and aging population will have over the next 25 years, given the County continues to rely on income versus property taxes at the current rates. The Commission discussed the lack of ambition in the current County leadership to address what appears to be certain financial doom, parts of which are unique to Pulaski County and not rural Indiana in general. Origer discussed the importance of the strategic visioning plan including keeping younger, income-generating residents in the County. Discussion ensued.

PC-CARE: Director Origer presented another spreadsheet detailing the financial risks and long-term potential gain in regards to the PC-CARE Project. Some criticism was given to the rates that Origer used in his calculations, with Origer agreeing to amend those rates and send an updated spreadsheet later in the week. Discussion ensued, but it was generally agreed to wait on the updated numbers.

Hometown Collaboration Initiative: Director Origer reported that he had formally requested an extension to spend the remaining funds that Pulaski County received for the Bike Route Network as part of the HCI program.

RAM-Tech program: The director explained that he had been working on funding options for the RAM-Tech program's instructor at West Central for once the original funds expire. He explained, and is hoping, that the West Central School Corporation could provide data to the DOE on the effectiveness of the program and that the State, in turn, would increase funding for the program.

Wage-and-benefit survey: A limited number of surveys had been sent out, and assuming no fatal errors, the full release would take place next week.

Adopt-a-River program: River etiquette signs should be installed soon.

Leadership Pulaski County: Nothing to report.

Tax-abatement process: Director Origer reported that the tax-abatement process needs to be re-evaluated, as the county sustains a small financial loss, through legal advertising each time an abatement is requested. Some discussion ensued and Origer would bring back current practices and more specific costs to the County at the next CDC meeting.

Revolving Loan Fund request: Tippy's: County Attorney Kevin Tankersley, the County Commissioners, owner Sheila Jimenez, and Director Origer are all working on details in order to finalize the loan agreement.

New Business

Revolving Loan Fund fee schedule: Due to recent developments with the RLF, Director Origer suggested revising the fee schedule for applicants. He explained that the fee charged to an

applicant does not cover the entire cost of the Regional Development Company's (RDC) financial review, yet within the spirit of the program, some loss is expected. Several options were discussed at great length that would be fair to both the taxpayer and the applicant.

Director Origer ultimately proposed maintaining the fee schedule as it, but making the \$500 regular-loan fee an upfront application fee, requiring any additional loan-review costs to be paid before the RDC's recommendation be considered by the Commission, and requiring the applicant to pay any recording fees prior to fund disbursement. This proposal was accepted and recommended to the County Commissioners for a final decision.

Motion: Mr. Zeltwanger; second: Vice-President Scholz; no discussion; approval: all.

Other Pertinent Business

Executive-director review: The executive-director performance review would be discussed at the executive session scheduled for prior to the regularly scheduled November full-CDC meeting.

Public Comment

None.

Adjournment

Motion: Secretary Plowman; second: Vice-President Scholz; no discussion; approval: all. 7:07p.m.

Respectfully submitted,
Krysten Hinkle, Administrative Secretary
John Plowman, Executive Secretary