

***Pulaski County***  
***Community Development Commission***  
Tuesday, 9 January 2018  
Winamac Municipal Utilities Complex  
Winamac, Indiana

Meeting Minutes

Members present: President Gregg Malott, Vice-President Annie Scholz, Membership Officer Doug Roth (County Council); Darlene Mellon (Francesville), Suzanna Wilcoxon (Medaryville); Beth Grund, Samantha Williams, David Zeltwanger. Executive Director Nathan P. Origer, Project Coordinator Krysten Hinkle. Aaron Paulsen (Chamber) arrived at 6:11p.m.

Members absent: Executive-board member Lawrence Loehmer (Monterey); Laura Wheeler (Commissioners); Bill Champion [personal], Doug Hoffman [business].

Guests: County Council President Jay Sullivan.

Call to Order

President Malott called the meeting to order at 6:02p.m.

Approval of Agenda

As presented.

**Motion: Mr. Roth; second: Mr. Zeltwanger; no discussion; approval: all.**

Membership Action

Presented for membership were Jay Sullivan, to replace Mr. Roth as the County Council's appointee, effective immediately and through 28 February 2021, and Mr. Roth to replace Ross Davis as the at-large, non-exempt manufacturing representative, effective immediately and through 28 February 2019. The recommendations were approved.

**Motion: Ms. Grund; second: Vice-President Scholz; no discussion; approval: all.**

Presented for membership was Winamac Town Council appointee Sheila Jimenez, to replace John Plowman, who had recently resigned, effective upon adjournment and through 29 February 2020. Her appointment was confirmed.

**Motion: Mr. Zeltwanger; second: Mrs. Mellon; no discussion; approval: all.**

Presented for renewal of membership effective on 1 March 2018 and through 28 February 2021 were Medaryville Town Council appointee Suzanna Wilcoxon and at-large member Beth Grund, and presented for at-large membership effective on 1 March 2018 and through 28 February 2021 was Tony Holliday. All were approved following discussion pertaining to any particular concerns with the fact that Mrs. Jimenez and Mr. Holliday are both current borrowers from the Revolving Loan Fund.

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

Consent Agenda

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

Officer Election

*Executive Secretary:* In the wake of John Plowman's resignation, a new secretary would be required through the end of February. Mr. Zeltwanger volunteered, and he was elected.

**Motion: Mr. Roth; second: Mrs. Wilcoxon; no discussion; approval: all.**

Financial Review

*2017 year-end report:* Director Origer reviewed the end-of-year financial report. The CDC's total budget for the year was \$291,977.40 (including any fund encumbered from the 2016 budget and any additional appropriations approved by the County Council) — \$141,880.00 for personnel-related costs, and \$150,097.40 for operational costs. Including funds encumbered into the 2018 budget, the CDC expended \$132,616.70 of the personnel budget and \$37,948.92 of the operations budget, for a

total expenditure of \$170,565.62, or 58.42 percent of the total budget. Given the conservative expenditure of the operations budget, some concern was shown over the possibility of a “spend it or lose it” mentality by the County Council. Councilor Sullivan assured the Commission that the Council understands the variable nature of the CDC’s projects and budgets accordingly.

### Old Business

*2017 strategic visioning/ Pulaski County tax-revenue concerns:* Director Origer reviewed previously discussed concerns regarding population loss and consequent income-tax revenue losses. He reported on the strategic-visioning committee’s first meeting: the County has a certificate of deposit worth approximately \$580,000 (out of LIT-ED) that draws about \$4,000 each year in interest annually. The last jail lease payment would be made in 2022, so in theory, roughly \$250,000 would become available annually after that. However, the special Justice Center CAGIT tax rate would expire before the last lease payment had been made, at the end of 2020. Director Origer brought up concerns about how operations and maintenance of the jail would be financed thereafter. Director Origer guessed that future elected officials might lean toward using the CREDIT funds currently going toward the jail lease payment to fund operation and maintenance. Councilor Sullivan pointed out that Sheriff Richwine has been making efforts to house as many Indiana Department of Correction offenders as possible, as this setup is financially profitable for the County. Director Origer stated that the County needs to put some thought into if the \$4,000 is worth holding on to \$580,000, given that the deposited funds could be directed toward development projects. Origer reviewed other options the County may have going forward, and much discussion ensued. Workforce development, housing stock, and youth retention were also discussed as part of the strategic-visioning project.

*PC-CARE:* Continuing with the discussion above, Director Origer reviewed the option of selling the County-owned farmland to fund the project and the merits of the project in general. Councilor Sullivan stated that the case would be much more easily made if a business were to show strong-enough interest in developing in the park. Secretary Zeltwanger and Director Origer explained that a potential business looking for land would have no way of knowing it was available until the project was underway and advertised, thus creating a catch-22 situation. The director stated that he would be reaching out to all commissioners and council members to attempt to explain the project one-on-one better than he has been able to at public meetings.

*Hometown Collaboration Initiative:* Director Origer indicated he had not yet heard back from the State regarding his request for an extension on the project, so he would continue working under the assumption that it had been granted until being informed otherwise.

*RAM-Tech program:* Staffing issues continue to plague the otherwise successful program. Adjunct instructor James Hadley is only contracted through the end of this school year, and faculty teacher Tyler DeMoss has been overloaded with classes, and would be leaving his position at the end of January, leaving Mr. Hadley as the sole instructor for an ever-growing program until a new teacher had been hired. Director Origer would be meeting with West Central administration later in the week to discuss these issues.

*Wage-and-benefit survey:* Director Origer reported that the responses had stalled, and that he hoped to reignite responses at the forthcoming Human Resource Group meeting.

*Leadership Pulaski County:* Director Origer stated that due to a wide variety of reasons, the project had stalled; he had recently handed responsibility for it to Mrs. Hinkle.

*Tax-abatement process:* Director Origer had not yet completed a draft of the application as he had hoped; efforts to resurrect the Winamac Economic Development Commission, which would be responsible for abatement-request review, were ongoing.

*Term renewals/new members:* There is one seat left to fill. The person must live, work, or own a business in Pulaski County. Director Origer presented preferred criteria for the sake of maintaining balance and diversity among the members: be female, be younger, reside or otherwise be connected to western Pulaski County, and work in/have worked in/otherwise represent one of the following industries: construction, housing, real estate, or non-profits. Any suggestions should be forwarded to him. The director also reported that he had spoken with Laura Wheeler, the

commissioners' appointee to the CDC, and she had agreed to step down due to time constraints. He would request that the commissioners appoint one of themselves to fulfill her term.

New Business

*2018 Summit — Location:* The 2018 Economic Development Summit would be taking place in Monterey. In years past, the fire station had been utilized, but Director Origer indicated he would be in touch with Lawrence Loehmer, who owns the former Monterey school building, to inquire about using that venue instead.

*2018 Summit — Topic/speaker:* Director Origer reviewed topics of years past and asked the commission for ideas. Several were discussed, including manufacturing, a revisiting of tourism and the Tippecanoe River, and agriculture-specific manufacturing.

*2017-2018 annual achievements report:* Director Origer would be sending out the first draft of the annual achievements report, requesting that members provide feedback.

Other Pertinent Business

*None.*

Public Comment

*None.*

Adjournment

**Motion: Secretary Zeltwanger; second: Mr. Roth; no discussion; approval:  
all. 7:14p.m.**

Respectfully submitted,  
Krysten Hinkle, Administrative Secretary  
David Zeltwanger, Executive Secretary