

***Pulaski County
Community Development Commission***

Tuesday, 2 October 2018

Winamac Municipal Utilities Complex
Winamac, Indiana

Meeting Minutes

Tuesday, 11 September 2018

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Winamac, Indiana

Members present: President Gregg Malott, Vice-President Beth Grund, Secretary Sheila Jimenez (Winamac), board member Lawrence Loehmer (Monterey); County Commissioner Kenny Becker, Aaron Paulsen (Chamber), Suzanna Wilcoxon (Medaryville); Samantha Williams. Executive Director Nathan P. Origer, Project Coordinator Krysten Hinkle.

Members absent: Membership Officer Doug Roth [work]; County Councilor Jay Sullivan, Darlene Mellon (Francesville) [civic]; Doug Hoffman, Tony Holliday [civic], Kyle Sefchek [personal].

Call to Order

President Malott called the meeting to order at 6:04p.m.

Consent Agenda

With no requests for extraction having been made, the consent agenda was adopted.

Old Business

Strategic visioning/Pulaski County tax-revenue concerns: The County Council is looking seriously at hiring a consultant to assist in correcting systemic fiscal problems. Director Origer was unsure of the timeline, but expected most of the work to be done after January. The director proposed moving \$50,000 in a land acquisition line item to the CDC's professional services fund to assist the County with the consultant's fee. Transferring funds to provide support for hiring a consultant was approved.

Motion: Mr. Paulsen; second: Commissioner Becker; no discussion; approval: all.

Additionally, the strategic plan for the Northwest Indiana Forum would be rolled out in the near future, and the Kankakee-Iroquois Regional Planning Commission would be updating its strategy. Both of these documents would prove to be valuable as the CDC resumed updating its strategic vision.

Membership development: Mrs. Mellon had reached out to one potential member, but Director Origer has not heard from that person. Mrs. Scholz's term, which is currently unfilled, expires in February. Discussion ensued.

PC-CARE: The individual that is interested in purchasing the local CSX branch had been out of town, so no news had been available.

RAM-Tech program: Director Origer had hoped to visit the classroom of the program within the week. West Central High School had reported that 21 had enrolled in the program's three levels, including the new class utilizing the training equipment purchased with grant funds. The director had also been working with local schools and companies to plan Manufacturing Day activities. Discussion ensued.

Leadership Pulaski County: While much work had been done, the project had proven to be more complicated than originally thought due to Purdue's requirements. Mrs. Hinkle would continue to work with Mrs. Williams to finalize plans for the program.

2019 budget: Having met with the County Council, Director Origer reported that there had been no indication that the budget would not be approved as presented.

Adopt-A-River program: Signage installation has been completed, and volunteer recruitment would begin soon for next spring. Discussion ensued regarding capturing more revenue from visitors.

Wind-energy development: The Plan Commission had voted to prohibit commercial wind energy, and upon completion of some wordsmithing regarding residential turbines, Director Origer had expected the commissioners to approve the ban. The ordinance could be revisited in the future.

New Business

Tourism efforts — 2018 marketing report: Director Origer and Mrs. Hinkle gave a brief report on what has been effective and what would be changed going forward, citing statistics and experience with each 2018 avenue.

Tourism efforts — 2019 marketing plan: Mrs. Hinkle suggested possibly pulling back on some traditional marketing to use those dollars to update the very outdated, ineffective tourism brochure, among other things. Mrs. Hinkle also suggested several other avenues not yet attempted.

Partnership grant opportunity: The State had put out a request for proposals for the Destination Development Grant, a tourism-based matching grant ranging from \$50,000-\$250,000. Jasper County has proposed that Jasper, Pulaski, Starke, and Newton Counties partner for the grant. A clearer vision would be developed and reviewed before committing. Discussion ensued. Director Origer also discussed having a tourism economic impact study done, something not had done since the CDC had taken over tourism for the county.

Regional Development Company RLF contract: Director Origer presented an eight-page agreement for the Regional Development Company (RDC) to review RLF loans of over \$20,000. The director reminded the Commission that the final decision still would always need approval from both the CDC and the County Commissioners. The current contract with the RDC, expired at the end of 2017, outlined that the cost of RDC's services are passed to the borrower and that no tax dollars are used. Director Origer requested contract renewal, and this was approved.

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

Development prospect/RLF request: Director Origer introduced Brandy Kizer, who appeared on behalf of IBC Thermoplastics, whose sister-company had recently purchased the former Anvil & Saw property. IBCT had submitted an RLF application for equipment acquisition and property improvements. Ms. Kizer presented information and answered questions regarding IBCT's plans for operations, job creation, *et c.* Director Origer requested the Commission approve the loan, pending the results of a financial evaluation conducted by the RDC. The loan was preliminarily approved for \$200,000, with terms to be set pursuant to the program's guidelines, so long as the loan scored no higher than a three on the RDC's risk rating scale.

Motion: Secretary Jimenez; second: Mr. Paulsen; no discussion; approval: all.

Office/building cleaning: Director Origer explained that in lieu of cash, the Town of Winamac had long allowed the CDC to use a town-owned building as office space. Recently, the Town has requested that County would take responsibility for cleaning the areas surrounding the office; therefore, the director would be soliciting proposals from cleaners. Discussion regarding various options, including unitizing community corrections, ensued at length.

Other Pertinent Business

Bicycle tourism: Mr. Loehmer reported that Monterey had seen several long-distance cyclists ride through town on US Bike Route 35.

Community events: The Francesville Fall Festival would be taking place over the upcoming weekend, with WOW's Chili Fest on the following weekend, Tippy's BrewFest in early October, and the Chamber's Winter Wonderland in December.

Public Comment

None.

Adjournment

Motion: Secretary Jimenez; second: Mr. Paulsen; no discussion; approval: all. 7:19p.m.

Respectfully submitted,
Krysten Hinkle, Project Coordinator/Administrative Secretary
Sheila Jimenez, Executive Secretary