

***Pulaski County  
Community Development Commission***

Tuesday, 8 January 2019

Winamac Municipal Utilities Complex  
Winamac, Indiana

Meeting Memorandum/Minutes

Tuesday, 6 November 2018

Winamac Municipal Utilities Complex  
Winamac, Indiana

Executive Board Executive Session

Members present: President Gregg Malott, Vice-President Beth Grund, Executive Secretary Sheila Jimenez (Winamac). Executive Director Nathan P. Origer was summoned toward the end of the meeting.

Members absent: Membership Officer Doug Roth [work], Lawrence Loehmer (Monterey).

Call to Order

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

Discussion

The officers present reviewed their individual and cumulative executive-director evaluation scores and discussed the scores and the director's performance before calling him into the meeting. Discussion continued regarding specifics of the evaluation. The director received a favorable evaluation, which would be conveyed to the full Commission.

Adjournment

The meeting adjourned at 6:33p.m.

Regular Meeting

Members present: As noted above; County Commissioner Kenny Becker, County Councilor Jay Sullivan, Aaron Paulsen (Chamber), Suzanna Wilcoxon (Medaryville); Tony Holliday. Project Coordinator Krysten Hinkle.

Members absent: As noted above; Darlene Mellon (Francesville) [civic]; Doug Hoffman, Kyle Sefchek [work], Samantha Williams [personal].

Call to Order

President Malott called the meeting to order at 6:36p.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 Commissioners had chosen Peters Municipal Consulting to assist in correcting the County's financial woes. Some funds had been transferred within the CDC's budget to assist with the payment of the consultants. This report, along with the yet-to-be-unveiled KIRPC and Northwest Indiana Forum strategic plans, would prove helpful in developing the CDC's updated strategic plan.

*Membership development:* Mrs. Scholz seat remained vacant and should be filled by March. In light of Doug Hoffman's failure to respond to Director Origer's inquiry regarding his continued tenure on the Commission in light of his frequent absences without notification, Mr. Hoffman's membership was terminated. President Malott instructed the director to provide formal notice of this decision to Mr. Hoffman.

**Motion: Mr. Holliday; second: Mr. Paulsen; no discussion; approval: all.**

*PC-CARE:* Director Origer briefly discussed the most recent opportunity to utilize one of the alternative PC-CARE sites and stated that he had doubts about the project's viability, largely because of the lack of an adequate natural gas supply to the site. Additionally, after speaking with

KIRPC and other organizations, the director had confirmed no grant funding would be available for installation due to the specifics of both the location and parameters of the project. Discussion ensued.

*RAM-Tech program:* The RAM-Tech students and other interested students, along with Director Origer, attended a Manufacturing Day tour of three plants in Monticello. Fratco, Galfab, and Standard Industrial had expressed interest in hiring interns and graduates from the program.

*Leadership Pulaski County:* Nothing to report.

*Tourism efforts — 2019 marketing plan:* Project Coordinator Hinkle and Director Origer had been impressed with the Indiana Hunting and Fishing Guide campaign, but expressed less than desirable results with some online and blog-heavy initiatives. Mrs. Hinkle stated that *Travel Indiana* would be able to create brochures through run-offs of an already existing ad. This would save a considerable amount of money while design for a standard brochure could be undertaken.

*Development prospect/RLF request — IBC Thermoplastics:* Due to the review by the Regional Development Company's rating coming in slightly higher than needed for Director Origer to bring the request directly to the County Commissioners, he presented the Commission with the credit and project application for approval by the Commission. Brandy Kizer, future operations manager, was present for questions and comments during the review. Much discussion ensued. Approval was recommended.

**Motion: Mr. Sullivan.** The motion died for lack of a second, and further discussion ensued.

**Motion: Mr. Sullivan; second: Mr. Becker; no discussion; approval: all.**

Director Origer would present the request to the County Commissioners for final approval on Monday, 19 November.

*Project coordinator's wages/future of CDC staffing:* After hearing complaints from anonymous courthouse staff, the County Council had voted unanimously to decrease Mrs. Hinkle's wages by more than \$6,000 annually beginning in 2019, basing her salary on courthouse officers' salaries, rather than her supervisor's wages, like most other departments in the County. If Mrs. Hinkle were to resign, the starting wage for the project coordinator position would be roughly \$26,000 per year, but will still require a bachelor's degree. Much discussion ensued.

#### New Business

*Executive Director's reappointment:* The Executive Committee, after a thorough evaluation of Director Origer's job performance, recommended he be reappointed for 2019. The full Commission agreed.

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

*Forthcoming RLF requests:* In addition to the IBCT loan, a professional-services business would also be applying. The owner intends to take the business out of her home and into a storefront in downtown Medaryville. The funds would mostly go into refurbishment of the building. Another request would be coming from a Starke County business owner who plans on moving his business to the old Lightstream building in Star City. If both of these applications would be submitted soon, a December meeting would be scheduled.

*2019 meeting schedule:* Origer presented the 2019 meeting calendar. The annual meeting would be held in April in Francesville. The calendar was approved as presented.

**Motion: Secretary Jimenez; second: Mrs. Wilcoxon; no discussion; approval: all.**

#### Other Pertinent Business

*None.*

#### Public Comment

*None.*

#### Adjournment

The meeting adjourned at 7:33p.m.

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