

***Pulaski County
Community Development Commission***

Tuesday, 5 March 2019

Winamac Municipal Utilities Complex
Winamac, Indiana

Meeting Minutes

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Members present: President Gregg Malott, Vice-President Beth Grund, Membership Officer Doug Roth, board member Lawrence Loehmer (Monterey); Darlene Mellon (Francesville), Suzanna Wilcoxon (Medaryville); Brandon DeLorenzo, Samantha Williams. Executive Director Nathan P. Origer, Project Coordinator Krysten Hinkle.

Members absent: Executive Secretary Sheila Jimenez (Winamac) [business]; County Commissioner Kenny Becker, County Councilor Jay Sullivan [personal], Tony Holliday [business].

Call to Order

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

Approval of Agenda

Motion: Mr. Roth; second: Mr. Loehmer; no discussion; approval: all.

Appointment of Secretary *pro tempore*

In the absence of Secretary Jimenez, Mr. Roth agreed to serve in this capacity.

Approval of Minutes

The 8-January-2019 minutes were approved without addition or correction.

Motion: Mrs. Mellon; second: Mrs. Wilcoxon; no discussion; approval: all.

Monthly Reports

Executive Director's report: JSI's tax-abatement request for an addition and new equipment, which would result in 10-15 new employees, had been approved by the County Council, as had requests from IBC Thermoplastics and for a potential project. Discussion ensued.

Financial report: The director explained that the financial report from the Auditor's Office inexplicably varies in detail from month-to-month; February's report having been 22 pages shy of comprehensive, he lacked the information needed for complete accuracy, but provided what he could of an overview. Two borrowers had gotten behind on payments and suggested a payment coupon book. The director would be presenting potential changes to the RLF program guidelines in March.

Monthly calendar: The director presented his and Mrs. Hinkle's February calendar.

The reports were approved as presented.

Motion: Mr. Paulsen; second: Mr. Loehmer; no discussion; approval: all.

Old Business

Strategic visioning/Pulaski County tax-revenue concerns: The County's financial consultant had become utterly behind schedule, having previously proposed a project-completion date of late November. The director reported that in the January joint meeting of the County Commissioners and Council, the Auditor had explained that she had not provided all of the requested documents to him timely. Director Origer expressed concern that the recent hubbub over the courthouse might impact the consultant's recommendations.

Membership development: The director introduced the CDC's newest member, Brandon DeLorenzo, who had recently been appointed EMS Director for Pulaski County in addition to being a rental-property owner and developer in Winamac. The director discussed recommendations for the remaining two commission member seats, nothing that finding persons in agriculture and banking

would be preferred. Discussion ensued. The members thanked Mr. Loehmer for his six years of service, as this is his last meeting.

PC-CARE: Joel Putt had been working with lenders to explore possibilities for financing his family's proposed commercial lettuce operation; Chuck Mudd had not received any further communication regarding the rail line.

RAM-Tech program: Director Origer gave an overview of the RAM-Tech program, along with challenges and strengths.

Leadership Pulaski County: No updates.

Tourism efforts — 2019 marketing plan: Origer presented three proposals from WCIU Chicago along with a brief history of the CDC's past marketing efforts. Mrs. Hinkle gave insights on the proposal, demographics, and viewers, etc. Discussion ensued.

Passageways' OnBoard meeting-packet software: Origer had met with the representative from OnBoard and gave a reminder overview of the software. Origer invited any interested commission members to stop into the office to view the sample version.

New Business

2019 Economic Development Summit: The 2019 Summit would be held on Tuesday, 9 April, in Francesville. Members agreed that the keynote speaker should focus on rural small-business development. Director Origer would secure a speaker and make location and catering arrangements.

2019-2020 officer elections (March meeting): Noting that the term year would end on 28 February, Director Origer requested that any officer nominations be sent to him no later than noon on Tuesday, 5 March; nominations would also be taken from the floor at the 5-March meeting prior to elections. Offices up for election are president, vice-president, executive secretary, membership officer, and fifth board member if President Malott would not be serving another term and would automatically become past president.

Other Pertinent Business

None.

Public Comment

None.

Adjournment

Motion: Mr. Loehmer; second: Mr. Roth; no discussion; approval: all. 6:58p.m.

Respectfully submitted,

Krysten Hinkle, Project Coordinator/Administrative Secretary

Doug Roth, Membership Officer/Executive Secretary *pro tempore*