

***Pulaski County
Community Development Commission***

Tuesday, 6 August 2019

Monterey Town Hall

Monterey, Indiana

Meeting Notes

Tuesday, 4 June 2019

Pulaski County Human Services West Side Center/Community Reading Corner

Medaryville, Indiana

Members present: Vice-President Beth Grund, Membership Officer Doug Roth; Aaron Paulsen (Chamber), Darlene Mellon (Francesville), Suzanna Wilcoxon (Medaryville); Tony Holliday, Samantha Williams. Executive Director Nathan P. Origer, Project Coordinator Krysten Hinkle.

Members absent: President Gregg Malott [personal], Secretary Sheila Jimenez (Winamac) [personal], board member Brandon DeLorenzo [business]; County Commissioner Kenny Becker, County Councilor Jay Sullivan, Doug Denton (Monterey); Kelsie Zellers.

Guests present: Deb Mix (Purdue Extension).

Call to Order

Director Origer called the meeting to order at 6:00p.m., noting that absence of a quorum.

Consent Agenda

Without a quorum present, the Consent Agenda could not be adopted.

RLF Borrower Tour

Casey L. Williams Accounting: Mrs. Williams and her husband provided a short tour of her new downtown-Medaryville office, the improvements to which had been funded in part by the County's loan program, and gave an update on her business and growth plans.

Guest Presentation

Deb Mix, Purdue Extension: Mrs. Mix works with community leaders to help to change policies, systems, and environments with a focus on community-health outcomes and would soon be adding Pulaski County to her service territory. She would be seeking support from community members to conduct a community health assessment. Mrs. Mellon spoke on behalf of Francesville and the vision for the next ten years and expressed interest in working with Mrs. Mix in the future.

Mid-year Finance Update

Director Origer reported on the Commission's finances. Expected spending had increased moderately above the norm, with an expansion in marketing from the originally budgeted \$45,000 to \$61,000 largely accounting for this. Additionally, the Commission had agreed to cover the costs of the County's financial consultant, totaling \$25,000, moved from the land-acquisition fund along with \$7,000 for local funding for a new van for Human Services. All other spending remained in line with past years; the director expected to return about \$25,000 in 2019.

Reporting on the Revolving Loan Fund, Director Origer noted that Mr. Holliday had repaid his first County loan in full. All current borrowers had been up to date on payments, with roughly \$83,000 available in the loan fund. Nothing had been spent from or added to the donation fund in 2019, with the balance remaining at about \$1,600, plus \$2,000 for Leadership Pulaski County.

Membership Action

At-large vacancy (agriculture) – Christy (Jones) Coon: Director Origer provide an overview of Mrs. Coon's credentials before noting that, without a quorum, no action could be taken. The decision would be delayed until August.

Old Business

Strategic visioning/Pulaski County tax-revenue concerns: Director Origer explained the strategic visioning has been put on the backburner for now. While strategic planning remained on hold until County finances had become clearer, the office had been trying to catch up on projects due to the additional responsibilities assigned to Director Origer outside of economic development.

The County Council would be reading and, presumably, adopting an ordinance to thaw the property-tax levy freeze at June meetings. The County had frozen the levy in the 2000s and established a 0.04-percent local income tax (LIT) to offset property-tax losses, but never increased the LIT rate. Without the thaw, the annual operating deficit would be even higher than the predicted \$2.8-million.

PC-CARE: NIPSCO had awarded the Putt family an economic-development discount on billing as an incentive for the development of their agricultural project. The family had been in communication with Chuck Mudd about potentially selling some land to Monon Northern Railway once Mr. Mudd's enterprise had put together the financing for its proposed investment.

RAM-Tech program: Director Origer provided update on field trips taken in late April to BraunAbility, Galbreath, and Winamac Coil Spring. Locations would alternate annual in the future so that students would have the opportunity to be exposed to a broader variety of manufacturers in Winamac.

Leadership Pulaski County: No updates presently.

Tourism efforts — 2019 marketing plan: On Thursday, 6 June, Director Origer and Mrs. Hinkle would be meeting with Crane + Grey review tourism website and learn more about drawing visitors deeper into the site. Staff intend to be proactive in developing the 2020 marketing plan in and to make better use of the dormant Tourism Advisory Committee.

ABC 7 - Chicago had reached out, and the Commission would be running a few commercials and a website takeover to see how results would compare to those realized working with CBS 2 – Chicago and, in previous years, Comcast. Director Origer would provide an update on website engagement at the August meeting.

Passageways' OnBoard meeting-packet software: OnBoard had not replied to any email correspondence regarding not moving forward after the 60-day trial. Director Origer would be following up with the company to address the matter.

Workforce-gap project: No updates presently.

Adopt-a-River: Signs had been placed at access points last summer, and Director Origer had installed trash receptacles at select access points this spring; staff had begun soliciting people to adopt them, with some success. The director had been taking care of site at Winamac Town Park to pilot recycling at this location and had considered looking for someone to pilot recycling at the Monterey site.

New Business

2020 budget: Director Origer went over proposed budget for 2020, which reflected a cut of about 9.2 percent from 2019 totals. Discussion ensued.

2018-2019 achievements report: Not discussed.

Summer assistance: Emerald Blankenship would be joining CDC part-time for the summer.

Regional broadband project: The Wabash Heartland Innovation Network (WHIN) had awarded a \$240,000-ish hybrid planning/implementation grant to a regional partnership, of which Pulaski County is a member, for broadband mini-ecosystem development. Approximately \$127,000 in local cash and in-kind match had been committed by the participating Counties and corporate partners.

The director noted that a separate WHIN grant would benefit Pulaski County; it would be funding trail-development-related efforts in Cass and Pulaski Counties. Discussion ensued.

Other Pertinent Business

IBC Thermoplastics revolving loan: IBC's six-month interest-only period would soon be ending, and tariff-based delivery delays had left the company facing an even later start-up, leading to a lack of revenue. Owner Damen Voranoff had requested a partial forbearance, extending his interest-only period for up to a year until he could cover some of the unanticipated costs. Discussion ensued. Approval could not be granted without a quorum, but the consensus favored recommending his request to the County Commissioners.

Sallie's By the Shore: Mr. Paulsen reported on the new Winamac location that Sallie's would soon be opening on U.S.-35 across from the Winamac Plaza.

Public Comment

None.

Adjournment

Motion: Mr. Paulsen; second: Mr. Roth; no discussion; approval: all. 7:34 p.m.

Respectfully submitted,

Krysten Hinkle, Project Coordinator/Recording Secretary

Emerald Blankenship, summer intern/assistant Recording Secretary *pro tempore*