

***Pulaski County
Community Development Commission***

4 February 2020

Winamac Municipal Utilities Complex
Winamac, Indiana

Meeting Minutes/Memorandum

Tuesday, 7 January 2020

Winamac Municipal Utilities Complex
Winamac, Indiana

Special Meeting Minutes

Members present: Vice-President Beth Grund, Secretary Sheila Jimenez (Winamac), Membership Officer Doug Roth, board member Brandon DeLorenzo; County Councilor Jay Sullivan, Aaron Paulsen (Chamber), Darlene Mellon (Francesville), Doug Denton (Monterey); Tony Holliday, Samantha Williams. Executive Director Nathan P. Origer.

Members absent: President Gregg Malott [personal]; County Commissioner Kenny Becker, Suzanna Wilcoxon [Medaryville]; Christy Coon [civic], Kelsie Zellers [personal].

Guests present: Stacey Horan, Ezekiel Vasquez

Call to Order

Vice-President Grund called the meeting to order at 6:00*p.m.*

Bylaws Amendments

At-large-appointment process: Director Origer reviewed the proposed, previously reviewed change, which would offer the County Commissioners the opportunity, under specific guidelines, to veto at-large nominees to the Community Development Commission, and which would allow for the opportunity for the Commission to override the veto. The proposed change was adopted

Motion: Mr. Roth; second: Mr. Paulsen; no discussion; approval: all, save Mrs. Mellon, who opposed.

Adjournment

Motion: Mr. Paulsen; second: Mr. Roth; no discussion; approval: all. 6:03*p.m.*

Executive Session Memorandum

Members present: As noted above; Suzanna Wilcoxon (Medaryville).

Members absent: As noted above.

Guests present: As noted above.

Call to Order

Vice-President Grund called the meeting to order at 6:05*p.m.*

Old Business

Following a review and update from the director, Mr. Vasquez spoke about the additional information that he had submitted and his experiences since having taken over as owner Sublime Subs in early November. The members interviewed him for a period of time and then continued discussing his proposal after he and Ms. Horan were excused from the session.

Adjournment

Motion: Mrs. Williams; second: Secretary Jimenez; no discussion; approval: all. 6:58*p.m.*

BY APPROVAL OF THIS MEMORANDUM, THE MEMBERS OF THE PULASKI COUNTY COMMUNITY DEVELOPMENT COMMISSION HEREBY CERTIFY THAT NO BUSINESS OTHER THAN THAT ADVERTISED AND HEREIN REPORTED, TO WIT, THE SUBLIME SUBS REVOLVING LOAN FUND REQUEST, WAS DISCUSSED, PURSUANT TO INDIANA CODE 5-14-1.5-6.1(B)(4) AND INDIANA CODE 5-14-1.5-6.1(D).

Regular Meeting Minutes

Members present: As noted above.

Members absent: As noted above.

Guests present: As noted above.

Call to Order

Vice-President Grund called the meeting to order at 7:05p.m.

Consent Agenda

With the director having apologized for submitted two pages of the packet late, reported that those two pages contained nothing significant, and noted that minimal expenditure had been made after the November meeting's 2019 financial review, and with no requests for extraction having been made, the Consent Agenda was adopted.

Old Business

Revolving Loan Fund request: Sublime Subs: Following lengthy executive-session discussion and continued public conversation, the Commission agreed by consensus to delay coming to a final determination, asking Mr. Vasquez to supply further information to the director prior to the next meeting. The director was instructed to provide a detailed request of additional information desired by the members.

Other revolving-loan-fund matters: The director reported that he had just received B&B Cottage Market's application; it would be sent to the Regional Development Company for underwriting services, and the Commission would likely consider the request in February.

Mrs. Mellon enquired about a potential Francesville restaurant project; the director noted that he had not heard from the applicant about moving forward at this time.

The director reported that he had continued working closely with IBC Thermoplastics (IBCT) as the company neared lived production after a series of unforeseen obstacles and delays and provided a brief recap of the struggles that the company had faced over the last year. The company had become delinquent with respect to loan repayment, but the consensus was to allow the director to continue working with the company for the time being with the expectation that IBCT would resume payments and get back on schedule once production and sales had begun and the feeling that delayed payments are superior to foreclosing and taking ownership of a rural factory.

PC-CARE: The director reported having met with Eden Valley Holdings earlier in the day; they had reported having secured a significant portion of their needed capital for the commercial lettuce-growing project to be developed at the U.S.-421/County Road 200 South/CSX property; Director Origer would be working with them to market about half of the property for future development. In light of the Putt family's acquisition of the property and their intention to market some of it for resale, it was decided to remove this discussion item from future agendas.

RAM-Tech program: The director would be working with the advanced-manufacturing teacher at West Central to schedule a field trip to Winamac manufacturing facilities; the teacher and administrative staff had continued to work to ensure that program curricula met State pathway requirements while still making the best use of the training equipment; and, using funding from the Wabash Heartland Innovation Network, West Central would be looking into implementing Project the Lead the Way curricula into classrooms.

Leadership Pulaski County: Mrs. Williams reported that the proposed April start for the program would not be feasible, but that she would be working with Extension leadership to seek funding for a program assistant who would be responsible for overseeing the program.

Workforce-gap project: The director would be seeing a crucial regional partner at a meeting the next week and discussing the project with her then. Director Origer would be attending a justice-center executive meeting with the County's judges, sheriff, and other justice-center officers in hopes of discussing way to improve work-release opportunities, especially initially with respect to the Superior Court's Veterans Treatment Court.

Short-term staffing opportunities: Winamac teacher Kevin Zupin had reported that the high-school student he had hoped to recommend as an office intern for the semester had opted not to participate, but he would apprise the director of any other potential students. Director Origer had

interned one candidate from WorkOne's Work Experience (WEX) program, but determined that the individual candidate would not likely be a good fit, and that the short-term nature of WEX employment may prove not to be conducive to this particular setting. Mrs. Mellon questioned whether certain outstanding projects could not have been managed by the candidate; the director reported that he could not guarantee being able to manage his schedule, especially with out-of-office meetings and appointments, in such a way to oversee that work or the appropriate inculcation of soft skills given WEX's time restrictions.

Strategic visioning/Pulaski Co. budget concerns/path forward: Director Origer emphasized the need to review and to update the County's 2010 economic-development strategic plan, *Pulaski County: Mapping a Path Forward*, to provide better guidance to him in daily operations.

New Business

2020 Economic Development Summit: In light of renewed strategic-visioning, the director suggested that the focus of the 2020 summit, which would be held in April in Medaryville, should relate to strategic planning. Mrs. Wilcoxon agreed that again using the Medaryville Christian Church's hall would be the best option, and, after the director has offered some ideas for the guest speaker's topic, Mrs. Mellon suggested that a focus on relevant trends over the next ten years would be of interest; this was agreed to by consensus.

Membership development: President Malott's second term would be ending, so a replacement would need to be found for him. Director Origer suggested that, if possible, finding someone else from Pulaski Memorial Hospital (PMH) to serve may be ideal, given that the bylaws include healthcare among industry sectors that should be considered for representation on the Commission and that PMH is both one of the county's largest employers and a nonprofit, quasi-public entity. The Francesville Town Council would have to replace Mrs. Mellon, whose second term would also be ending, and the Winamac Town Council would have to reappoint or to replace Secretary Jimenez. Mrs. Williams would not be seeking a second term, so a replacement for her would also have to be found, and Mr. DeLorenzo would be seeking a first full term.

2020 tourism-marketing efforts: Citing the time, the director suggested tabling discussion until the February meeting, encouraging members to review the included documents and to contact him with any questions or concerns prior to the next meeting.

Other Pertinent Business

Solar-energy development: Councilor Sullivan enquired as to whether potential solar projects were still on track. The director reported that the County's zoning had been updated appropriately, and now any progress would be up to developers' abilities to secure enough land for a project.

Arens Field: Councilor Sullivan asked if any progress had been made regarding the possible sale of the municipal airport; Director Origer explained that conversations continued, but that the Federal Aviation Administration had made it clear that any such disposition of property would be a lengthy process.

Public Comment

None.

Adjournment

Motion: Mr. Roth; second: Mr. DeLorenzo; no discussion; approval: all 7:52p.m.

Respectfully submitted,
Nathan P. Origer, Executive Director/Recording Secretary
Sheila Jimenez, Secretary