

***Pulaski County
Community Development Commission***

7 January 2020

Winamac Municipal Utilities Complex
Winamac, Indiana

Meeting Minutes/Memorandum

Tuesday, 5 November 2019

Winamac Municipal Utilities Complex
Winamac, Indiana

Executive Board Executive Session

Members present: President Gregg Malott, Vice-President Beth Grund, Membership Officer Doug Roth, board member Brandon DeLorenzo. Secretary Sheila Jimenez (Winamac) arrived at 6:05 *p.m.* Executive Director Nathan P. Origer was called into the meeting at 6:13*p.m.*

Call to Order

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

Executive Director Performance Review

The officers reviewed their individual and cumulative executive-director evaluation scores and discussed the scores and Director Origer'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

By consensus. 6:30*p.m.*

Regular Meeting

Members present: As noted above; County Councilor Jay Sullivan, Darlene Mellon (Francesville), Suzanna Wilcoxon [Medaryville]; Samantha Williams, Kelsie Zellers. Project Coordinator Krysten Hinkle.

Members absent: County Commissioner Kenny Becker [business], Aaron Paulsen (Chamber), Doug Denton (Monterey) [civic]; Christy Coon, Tony Holliday [business].

Guests present: County Councilman Brian Young.

Call to Order

President Malott called the meeting to order at 6:31*p.m.*

Financial Review

The director provided a brief review of the L.I.T.-Economic Development fund and the Commission's budget, noting that about \$35,000 remained in the 2019 budget, with Director Origer anticipating returning about \$25,000 unexpended. At year's end, he expected that the fund would have about \$1.5-million, including \$580,000 in a c.d., with about \$500,000 budgeted for 2020. The Revolving Loan Fund had a current balance of about \$100,000.

Old Business

County Council's elimination of the project coordinator/path forward: Director Origer reviewed the list of eliminated projects once more at President Malott's request. He reported that he had spoken to other community organizations that could possibly pick up Leadership Pulaski County, but that nothing had been set in stone. Councilor Sullivan once again stated his objection to eliminating the broadband program, but after the director explained the requirements of the grant in detail, Councilor Sullivan agreed that it would not be feasible under current circumstances.

Strategic visioning/Pulaski County tax-revenue concerns: Director Origer reported that he had heard of at least one County Councilor who had voted against the tax-restructuring ordinance who believed that the County would be able to shore up its finances simply through the increased annual growth of the property-tax levy now that it had been thawed. He explained that, at the very earliest, under extremely liberal assumptions, it would be 2024 before the County would net positive annual revenue under these circumstances — more likely closer to 2027 or 2028 —, in which time the County's currently healthy cash reserves of about \$8-million would be halved.

Representative Doug Gutwein (R-Francesville) would be proposing legislation in the 2020 session that would continue the Pulaski County Special Purpose Local Income Tax rate of 0.3 percent, currently dedicate to operating and maintaining the justice center, for an additional 15 years for the purpose of repaying a bond issued to address the current courthouse/justice-center question. The Council would have to adopt an ordinance, which could set the rate at the maximum of 0.3 percent or a lower rate, as financial need demanded. Director Origer expressed his opinion that it would be better that the County act quickly to address its operations-funding concerns, so that revenue could be generated timely to allow the County to spend more of its cash reserves on the principal of the bond, so as to decrease owed interest, rather than on the annual lease payments. Councilor Sullivan noted that the Council still intended to address the finances by way of some increase in property-tax revenues.

RAM-Tech program: Director Origer reported that 37 students — roughly 15% of the high-school student body — had enrolled in Advanced Manufacturing classes at West Central for the fall semester. The instructor had been working to increase the pace of the second-year class to be able to give students more time using the training equipment, as well as increasing the number of field trips to area manufacturers.

Adopt-a-River: The program volunteers had been great and worked out well in the first year. He had planned to retrieve the trash receptacles in the next week or two to store them for the winter.

Revolving Loan Fund matters: Director Origer had spoken with Mr. Vasquez earlier in the week, and while he had not yet met with the Small Business Development Center (SBDC), he had received missing information from the current owners of Sublime. The director had been assisting Mr. Vasquez in finding an appraiser for equipment. A second applicant had met with the SBDC and rewritten her business plan. The director stated that a December meeting would be necessary to review both applications. Additionally, a potential third applicant had express interest in purchasing a property in Francesville for a food-service business. Borrower IBC Thermoplastics had been working on securing certifications and lined up a few prospective contracts once they had become ready for production, which should be soon. Discussion ensued.

CDC bylaws: at-large-appointment process: Origer reviewed the documents that he's previously sent the commission regarding the at-large appointment process. Discussion ensued, with the members consenting to conducting a special meeting to make a final decision on the proposal.

New Business

Executive director's reappointment: After a performance evaluation, the Executive Board recommended to retain the executive director for 2020. The recommendation was received favorably.

Motion: Secretary Jimenez; second: Councilor Sullivan; discussion: Councilor Sullivan commended the director on his efforts and professionalism; approval: all.

Short-term staffing opportunities: The WorkOne WEX program, in an effort to provide young people with work experience, provides staffing to businesses and organizations free of charge. The employees are paid by WorkOne. Director Origer asked if anybody objected to his possibly hiring staff through this program. He also discussed hosting an intern throughout the spring semester through Winamac Community High School's co-op program. The Commission consented to both possibilities.

2020 meeting schedule: The 2020 meeting schedule was reviewed and adopted as presented.

Motion: Mr. Roth; second; Councilor Sullivan; no discussion; approval: all.

Other Pertinent Business

Mrs. Hinkle: Director Origer announced that 30 November 2019 would be Mrs. Hinkle's last day with the Commission; she had accepted a position in Cass County beginning in early December.

Public Comment

None.

Adjournment

By consensus. 7:25p.m.

Respectfully submitted,

Nathan P. Origer, Executive Director (executive session)

Krysten Hinkle, Project Coordinator/Recording Secretary (regular meeting)

Sheila Jimenez, Secretary