

***Pulaski County
Community Development Commission***

Tuesday, 5 January 2021

Winamac Municipal Utilities Complex
Winamac, Indiana

Meeting Memorandum/ Minutes

Tuesday, 17 November 2020

Pulaski County Highway Garage
Winamac, Indiana

Executive Board Executive Session (Indiana Code 5-14-1.5-6.1(b)(9))

Members present: President Doug Roth, Vice-President Sheila Jimenez (Winamac), Secretary/Membership Officer Kelsie Zellers, board member Christy Coon. Executive Director Nathan P. Origer was called into the meeting at 6:09 *p.m.*

Members absent: Board member Brandon DeLorenzo [business]

Call to Order

President Roth 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. 6:17 *p.m.*

Regular Meeting

Members present: Same as above; County Councilor Jay Sullivan, Aaron Paulsen (Chamber), *Doug Denton (Monterey)*; Tony Holliday, *Brian Ledley*, Breann Wilson. Blake Kasten arrived at 6:32 *p.m.*

Members absent: Same as above; County Commissioner Ken Becker [excused]; Lynn Johns (Francesville) [business], Suzanna Wilcoxon (Medaryville) [personal].

Guests present: Alisha Becker.

Call to Order

President Roth called the meeting to order at 6:30 *p.m.*

Consent Agenda

With no requests for extraction having been made, the Consent Agenda was adopted.

Old Business

*Revolving Loan Fund matters — B*You*Tique application:* Director Origer reported that the requested property inspection had revealed no causes for concern, while the appraiser had valued the properties at \$137,500, or 95.5% of the loan value. The director noted that programmatic guidelines require 100-percent security on loans of this size. The request was approved for recommendation to the Board of Commissioners pending County Attorney Kevin Tankersley's satisfaction with additional security offered by Mrs. Becker.

Motion: Mr. Holliday; second: Mrs. Coon; no discussion; approval: all.

Revolving Loan Fund matters — general updates: The director reported that a couple of borrowers were slightly behind, and that he had continued to work with Mr. Voranoff at IBC Thermoplastics.

Strategic visioning: The director presented a number of documents from previous efforts to update the Commission's strategic plan and from the Community Foundation of Pulaski County, noting that many of the Foundation's efforts dovetail with community-development programming. He expressed his interest in reviving strategic-planning efforts and asked to establish a committee for this early in 2021; this was agreed to.

Mammoth Solar: The director reported that after changes to project siting and a closer analysis of included parcels, the developer had reduced the current footprint of the proposed project

significantly and would be submitting an application for a second special exception for additional land. Director Origer had held preliminary conversations with the developer and the Assessor's Office regarding the valuation of land included in the project.

COVID-19 response: small-business-relief grant applications: The State had cleared all of the submitted applicants, so the process for transferring the funds to the County and then distributing grants to the grantee-businesses would be taking place shortly.

Marketing Partnerships International contract: The Board of Commissioners had approved the contract; the director provided information on the available budget and past expenditures, asking for guidance regarding how much money should be allotted to MPI for Chicagoland marketing, and how much should be directed elsewhere. The members instructed the director to maximize MPI's programming by opting for lowest-cost options from other vendors, which would lead to an allocation just shy of \$46,000.

By consensus.

New Business

Executive Director's reappointment: Upon the recommendation of the Executive Board, the members voted to retain Director Origer's services for 2021.

Motion: Vice-President Jimenez; second: Mrs. Coon; no discussion; approval: all.

2021 meeting schedule: The director presented the draft schedule, based on historic calendars with the exception of a second Francesville meeting to make up for the lack of one in 2020. In light of concerns about when COVID-19 restrictions would be repealed sufficiently, the Commission opted to move the annual Economic Development Summit from April to October and holding the Francesville meetings in consecutive months, March and April. The schedule was adopted as amended.

Motion: Mr. Paulsen; second: Mrs. Wilson; no discussion; approval: all.

Membership terms: The following term-end information was discussed.

- Mrs. Wilson's replacement term would be ending, and she would be eligible for two additional terms; she agreed to serve a complete term beginning in March.
- Councilman Sullivan's first term would be ending; he would be willing to serve a second term if the County Council were to reappoint him. The director would address this matter with the Council.
- Mr. Roth's second term would be ending; the director would seek a recommendation from the Pulaski County Industrial Forum for a non-exempt manufacturing representative.
- Mr. Holliday's first term would be ended; he declined to serve a second term at the time, so the director would be contacting manufacturing leaders for a replacement.
- The Medaryville Town Council would have to replace Suzanna Wilcoxon, whose second term would be ending.
- Mrs. Coon's first term would be ending; she agreed to serve a second.
- Commissioner Becker's term as a commissioner would be ending; the director would discuss with him and the Board of Commissioners whether he would continue to serve or be replaced mid-term

2021 tourism marketing: Per the discussion regarding MPI's contract, the Commission instructed the director to select the lowest-cost options available for non-Chicagoland marketing, which totaled just above \$24,000 for all agreements.

By consensus.

Other Pertinent Business

None.

Public Comment

None.

Adjournment

Respectfully submitted,

Nathan P. Origer, Executive Director/Recording Secretary
Kelsie Zellers, Secretary

p.m. **Motion: President Roth; second: Secretary Zellers; no discussion; approval: all 7:12**

Respectfully submitted,

Nathan P. Origer, Executive Director/Recording Secretary
Kelsie Zellers, Secretary