

***Pulaski County
Community Development Commission***

7 January 2020

Winamac Municipal Utilities Complex
Winamac, Indiana

Meeting Memorandum/Minutes

Tuesday, 22 October 2019

Winamac Municipal Utilities Complex
Winamac, Indiana

Executive Session

Members present: President Gregg Malott, Vice-President Beth Grund, Secretary Sheila Jimenez (Winamac), Membership Officer Doug Roth, board member Brandon DeLorenzo; Aaron Paulsen (Chamber), Darlene Mellon (Francesville), Doug Denton (Monterey); Christy Coon, Tony Holliday, Samantha Williams. Executive Director Nathan P. Origer. County Councilor Jay Sullivan arrived at 6:27p.m.

Members absent: County Commissioner Kenny Becker [personal], Suzanna Wilcoxon (Medaryville), Kelsie Zellers [personal]. Project Coordinator Krysten Hinkle [attendance not required].

Guests present: Stacey Horan, Ezekiel Vasquez

Call to Order

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

New Business

After brief introductions by the executive director, Mr. Vasquez spoke about his intention to purchase local restaurant Sublime Subs and his vision for growing the business. The members interviewed the applicant for a period of time and then continued discussing his proposal after he and Ms. Horan were excused from the session.

Adjournment

By consensus. 6:38p.m.

Regular Meeting

Members present: As noted above; Project Coordinator Krysten Hinkle.

Members absent: As noted above.

Guests present: As noted above; Michael Gallenberger (WKVI).

Call to Order

President Malott called the meeting to order at 6:40p.m.

New Business

Revolving Loan Fund request: Sublime Subs: Ezekiel Vasquez had requested \$43,000 from the RLF to put toward the purchase of Sublime Subs and related assets. Discussion ensued. The Commission requested additional detailed financial information from the business, which the director would address in a follow-up meeting with Mr. Vasquez, and tabled the matter until such request had been satisfied.

Motion: Mr. Denton; second: Mr. Paulsen; additional discussion ensued regarding the value assigned to the Sublime brand; approval: all, save Secretary Jimenez, who abstained.

Revolving Loan Fund request: B&B Cottage Market: Director Origer anticipated a second application for the RLF, but unforeseen competition, as well as serious problems with the survey of the potential property, had put the application on hold. Scheduling of the next RLF executive session, performance-review executive session, and the next meeting were discussed.

CDC bylaws: at-large-appointment process: Director Origer provided a brief explanation of the organizational structure of the Commission, noting that in any way an organization such as this is set up, the reasoning behind it must be to protect local development efforts from being politicized. The director further explained that Commission is unique in that it falls under the County Council's financial oversight and the County Commissioners' indirect operational oversight, but staff is directly accountable to the

Commission, and not the County. He presented for consideration the idea that the bylaws could be amended to allow the County Commissioners to have veto power over future at-large appointees with certain caveats, so as to increase accountability and to grant the County's executive body greater ownership. Significant discussion ensued, and the director was instructed to draft language to be considered at the next meeting.

Old Business

2020 budget/County Council's elimination of the project coordinator/path forward: Director Origer distributed the list of CDC projects and programs at risk with staffing cuts, which he had presented to the County Council when requesting that the project coordinator be reinstated to the 2020 budget, which the Council had declined to do at the final budget-adoption meeting. Projects and programs projected to stay include workforce bussing, enhanced work-release opportunities, revived soft-skills/leadership training opportunities in partnership with Ivy Tech, KIRPC-region implementation of the NWI Forum's economic-development strategic plan's agricultural/food-systems component, human resources group facilitation, tourism/marketing efforts, the director's involvement in the courthouse-renovation project, and planning/zoning support.

Projects and programs which would likely have to be cut from the CDC's programming include investigating the IDOC offender-education program, re-establishment of the Pulaski County job fair, Leadership Pulaski County (in coordination with Purdue Extension, which does not currently have the staffing to move forward without the CDC's assistance), Adopt-a-River phase three, final implementation of the Pulaski County Bike Routes Network, reorganization of the Tourism Advisory Committee, establishment of an innkeeper's tax and tourism commission, Wabash Heartland Innovation Network (WHIN) regional broadband-development-grant project, any website maintenance or updates not CDC- or tourism-related, assistance with the Pulaski County Farmers' Market, 2 Rivers on 2 Wheels SAG stop, and any work for county elected officials regarding financials, taxes, and other non-development-related matters. Councilor Sullivan took issue with the prospect of eliminating the broadband project. Director Origer stated that this was the same project list presented when Councilor Sullivan cast the deciding vote to eliminate the project coordinator's position from the 2020 budget, and, thus, the elimination of this project was not new information. Discussion ensued as to what, if any, community organizations could pick up the continuation of some projects, with the director stressing that he would entertain the possibility of scaled-back involvement in any at-risk project in which other organizations would invest.

Leadership Pulaski County: This matter was addressed satisfactorily during discussion of the above agenda item.

Strategic visioning/Pulaski County tax-revenue concerns: Director Origer reviewed the tax-restructuring ordinance that the County Council had voted down 4-3 on the evening prior. That plan would have lowered the overall income-tax rate, raised property-tax revenues from non-homestead properties, and generated approximately \$960,000 in new funds for the County and an additional \$500,000 to be shared by towns, townships, and libraries. Councilor Sullivan stated that the Council would be taking action on a different ordinance in the near future.

Other Pertinent Business

None.

Public Comment

None.

Adjournment

By consensus. 7:30p.m.

Respectfully submitted,

Nathan P. Origer, Executive Director (executive session)

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

Sheila Jimenez, Secretary