

***Pulaski County
Community Development Commission***

Tuesday, 2 February 2021

Winamac Municipal Utilities Complex
Winamac, Indiana

Meeting Minutes

Tuesday, 5 January 2021

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Winamac, Indiana

Members present: President Doug Roth, *Vice-President Sheila Jimenez (Winamac)*, board member Christy Coon, *board member Brandon DeLorenzo*; Aaron Paulsen (Chamber), Lynn Johns (Francesville), *Doug Denton (Monterey)*; Tony Holliday, Blake Kasten. Executive Director Nathan P. Origer. *Secretary/Membership Officer Kelsie Zellers arrived at 6:04.*

Members absent: Board of Commissioners representative Ken Becker, County Council representative Jay Sullivan, Suzanna Wilcoxon (Medaryville); Brian Ledley [business], Breann Wilson [personal].

Guests present: *Floyd Blake, Sue Haselby, County Councilman Brian Young, other unidentified viewers.*

(Roman text indicates in-person attendance; *italics indicate telephone/Facebook attendance.*)

Call to Order

President Roth called the meeting to order at 6:01 *p.m.*

Consent Agenda

With the addition of discussion of the Mammoth Solar project to Old Busines and no other requests for extraction having been made, the Consent Agenda was adopted.

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

Year-end financial review

The director presented an overview of the year-end report provided to the members, noting that the LIT-Economic Development Fund ended with a balance slightly above the previous year, but that this would change slightly once the County Council had approved an encumbrance to cover a courthouse– and justice-center–related bill. He would be requesting a substantial additional appropriation from the Council for costs associated with the courthouse and justice center. He noted that the great bulk of operations expenditures in 2020 were tied to the construction projects and to technology improvements made to ensure that the County’s meetings could comply with Open Door Law requirements even during the COVID-19 shutdown; expenses tied to the normal operations of the Commission had been minimal, notwithstanding the \$60,000 directed toward tourism marketing. The Revolving Loan Fund had a healthy balance, but would be reduced to under \$30,000 once the most recent loan had been processed. The Donation Fund had a next expense of \$1.00 for the year.

The report was accepted as presented.

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

Old Business

Revolving Loan Fund matters: The Board of Commissioners had accepted the Commission’s recommendation to approve the Becker/B*You*Tique loan, and the director had expected another, small application to be forthcoming. He would be checking in on IBC Thermoplastics, noting that Mr. Voranoff had used the proceeds of his small-business–relief grant to purchase raw materials so that he could begin production.

Strategic visioning: The director suggested that beginning in March, once new members had been seated, the Commission should direct its focus to this matter, noting that with two new county commissioners, two new councilman, and potential for changes to the local economy and assessed

valuation tied to solar-energy development, revising the Commission's strategic plan had taken on new significance.

Membership terms: The following vacancy and renewal information was discussed.

- Mrs. Wilson's renewal, Mrs. Coon's renewal, and the Board of Commissioners' appointment of Maurice Loehmer to replace Ken Becker were approved.
- Potential candidates to replace Mr. Holliday, representing the manufacturing sector, were reviewed; a candidate would be recommended and decided upon in February.
- Appointments from the County Council and Medaryville Town Council, to replace Jay Sullivan and Suzanna Wilcoxon, respectively, would be decided upon in February.

Motion: Mr. Johns; second: Mr. Paulsen; no discussion; approval: all.

Mammoth Solar: Mammoth Solar had submitted its application for a second special exception to add footprint to what had already been approved by the Board of Zoning Appeals. The director reported that he would be unable to provide support to the Board and staff this time around, as his parents had agreed to participate in this second round. He would continue to provide support to the Advisory Plan Commission regarding changes to the unified development ordinance regarding solar development, notwithstanding his recusal respecting any proposed change that might prove beneficial to Mammoth's application, if any. He expected to see at least two or three solar-energy special-exception public-hearing applications in 2021 based on what he had heard from planning staff and interested developers.

New Business

OCRA CDBG COVID-19 relief grants, round 3: Director Origer reported that all grant checks from the successful small-business-relief program had been distributed right before Christmas, and that the Office of Community and Rural Affairs had announced a third round of COVID-relief funding. He requested input regarding applying for this round and regarding whether to focus again on small-business relief, other options, or both. Members instructed him to discern whether sufficient need existed among food pantries in the county and then to decide whether to pursue a combined request for food-pantry support and small-business relief or just the latter, pending approval from the Board of Commissioners. Mr. Holliday, who serves on the board of the Humanitarian Distribution Center in Francesville observed that that organization had not been seeing significant demand of late. The director agreed to proceed as instructed, noting that a combined application would be more complicated than one focused solely on small businesses.

Panhandle Pathway grant project: The director had recently submitted a \$3.1-million grant application to INDOT, with the County as applicant, on behalf of the Friends of the Panhandle Pathway in search of funding to extend the trail northward from Winamac to Tippecanoe River State Park. The grant would require about \$776,000 in local match, which the Friends, and not the County, would be responsible for supplying.

Other Pertinent Business

None.

Public Comment

None.

Adjournment

Motion: Mr. Denton; second: Mrs. Coon; no discussion; approval: all 6:28 p.m.

Respectfully submitted,

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