

***Pulaski County  
Community Development Commission***

Tuesday, 2 March 2021

Meadow Springs  
Francesville, Indiana

Meeting Minutes

Tuesday, 2 February 2021

Winamac Municipal Utilities Complex  
Winamac, Indiana

Members present: President Doug Roth, Vice-President Sheila Jimenez (Winamac), *Secretary/Membership Officer Kelsie Zellers*, board member Christy Coon, *board member Brandon DeLorenzo*; Aaron Paulsen (Chamber), Lynn Johns (Francesville); Tony Holliday, Brian Ledley, Breann Wilson. Executive Director Nathan P. Origer.

Members absent: Board of Commissioners representative Ken Becker, County Council representative Jay Sullivan, Doug Denton (Monterey); Blake Kasten.

Guests present: Medaryville Town Council President Arthur Conley, *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 6:02 *p.m.*

Consent Agenda

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

Old Business

*Revolving Loan Fund matters*: The director reported that his meeting with Damen Voranoff at IBC Thermoplastics had been bumped from earlier in the day to Thursday, so he would be updating the members via email later in the week.

In light the low balance that the fund would have if the application on the docket were to be approved, as well as his reflections on the most recent loan, Director Origer proposed that the Commission recommend a short-term moratorium on new applications to the Board of Commissioners, during which time program guidelines could be reviewed and amended. Significant discussion ensued, with the vice-president and Mr. Ledley expressing skepticism toward the idea of loan caps as proposed by the director. Mr. Ledley requested that the director prepare a report detailing the pertinent information about and status of loans made in the recent past. The Commission agreed to a moratorium through 1 May, with a final decision on program guidelines to be made at the April meeting and then presented to the Board of Commissioners for their approval.

**Motion: Mr. Ledley; second: Vice-President Jimenez; no discussion; approval: all.**

*Strategic visioning*: The director had little to say on the matter other than that he intended to ask incoming members Commissioner Maurice Loehmer and Councilwoman Kathi Thompson to serve on the committee, and that members should consider their interest in serving. The committee would be established at the March meeting.

*Membership terms*: Director Origer reported that the Medaryville Town Council had appointed President Arthur Conley to replace Suzanna Wilcoxon on the Commission, effective immediately and asked that Mr. Conley's appointment be accepted. It was, and he formally joined the meeting as a member.

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

The County Council had appointed Kathleen Thompson to replaced Jay Sullivan, and the director asked that this appointment be ratified; after a thorough review of the interested candidates, the director and Secretary Zellers recommend that former member Bill Champion be appointed as an at-large member to replace Mr. Holliday. The members approved both of these.

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

*OCRA CDBG COVID-19 relief grants, round 3:* Noting that the application would not be submitted until mid-March, with a decision not to be made until April, the director asked the members to review the program guidelines from the fall round and to be prepared to review and to amend eligibility criteria, prioritization, and processes at the March meeting.

*Mammoth Solar:* Director Origer provided further information on the project, noting that a special-exception public hearing had been scheduled for mid-March. The developer had proposed including an additional 4,962 acres to their original 4,511, but the director was unclear as to how much of the total acreage would be covered by panels, fenced-in but not host to panels or structures, or outside of required fencing. No updates on the status of the legal challenges to the first Mammoth special-exception approval were available.

*MPI Chicagoland tourism marketing:* The director updated the Commission on the plan developed by the contracted media buyer for Chicagoland marketing. The almost-\$44,000 directed toward MPI would be used to acquire a mix of television commercials on WGN, WFLD, and WPWR; a handful of network-news website takeovers; and Facebook and Google advertising. MPI had secured a per-commercial average cost significantly lower than the director had been able to secure direct from previous partners on his own; a similar budget to previous years' would garner the community significantly increased exposure. Over the course of the season, he would be monitoring website traffic and communicating with local tourism-oriented businesses to gauge effectiveness.

#### New Business

*Tippy's Revolving Loan Fund request:* Director Origer and Vice-President Jimenez, the owner of Tippy's, provided an overview of the loan application and the business's plans for relocation. The vice-president had requested \$10,000 for remodeling of the space and equipment upgrades; approximately \$14,000 remained in principal and interest on Tippy's existing loan. The agreement with the owner of the building to which the restaurant would be moving provided for the option to purchase the property after two years. Significant discussion ensued regarding the size and layout of the space, available parking, ownership of existing furnishing; the vice-president's cash investment in the project; the current lease; and other concerns. The loan was approved for recommendation to the Board of Commissioners pending County Attorney Kevin Tankersley's sign-off on collateral for up to \$15,000.

**Motion: Mr. Johns; second: Mr. Ledley; no discussion; approval: all save Vice-President Jimenez and Mrs. Coon, who both abstained.**

*2021-2022 executive board:* The director reminded members that officer elections would take place at the March meeting, with those seats on the slate being president, vice-president, secretary, membership officer, and fifth member. He would be taking nominations in writing through 12:00 p.m. Eastern on Tuesday, 2 March, as well as from the floor at the meeting that evening.

#### Other Pertinent Business

*March and April meeting locations:* The director reminded members that the next two meetings would be held in Francesville or its vicinity. Mr. Johns agreed with the suggestion of looking at Meadow Springs, an active Revolving Loan Fund borrower, for one of the meetings; the fire station and the Cornerstone Event Center would also be considered.

*Outgoing members:* Director Origer thanked President Roth and Mr. Holliday for their service, seven years in the case of the former.

#### Public Comment

*None.*

#### Adjournment

**Motion: Mr. Holliday; second: President Roth; no discussion; approval: all 6:44 p.m.**

Respectfully submitted,

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