

***Pulaski County
Community Development Commission***

Tuesday, 6 April 2021

Meadow Springs
Francesville, Indiana

Meeting Minutes

Tuesday, 2 March 2021

Meadow Springs
Francesville, Indiana

Members present: County Councilor Kathleen Thompson, Lynn Johns (Francesville), Arthur Conley (Medaryville), Sheila Jimenez (Winamac); Bill Champion, Blake Kasten, *Kelsie Zellers*. Executive Director Nathan P. Origer. *Doug Denton (Monterey) arrived shortly after the call to order and Aaron Paulsen (Chamber) arrived at 6:09; Breann Wilson arrived at 6:11.*

Members absent: County Commissioner Maurice Loehmer; Christy Coon [civic], Brandon DeLorenzo [business], Brian Ledley (personal).

Guests present: *Community Foundation of Pulaski County Executive Director Wendy Rose; County Councilman Brian Young, other unidentified viewers.*

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

Call to Order

Director Origer called the meeting to order at 6:00 *p.m.*, noting the lack of a quorum; Mr. Denton's arrival established a quorum shortly thereafter.

Consent Agenda

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

Reorganization of the Commission

The following nominations and volunteers been offered prior to the meeting:

Ms. Jimenez, President, by Mr. Denton, Mr. Ledley, and Mr. Paulsen.

Ms. Jimenez had accepted.

Mrs. Coon, Vice-President, by Mr. Paulsen. Mrs. Coon had accepted.

Mrs. Zellers, Secretary, by Mr. Paulsen. Mrs. Zellers had accepted, but stated her preference not to serve in this capacity.

Mrs. Zellers, Membership Officer, by Mr. Paulsen. Mrs. Zellers had accepted and stated her preference to serve in this capacity.

Mr. DeLorenzo, fifth board member. Mr. DeLorenzo had volunteered to continue in this capacity.

The director called for nominations from the floor; none were offered, but Mr. Denton volunteered to serve as secretary.

With Mr. Denton in place to serve as secretary, the director called to close nominations and to accept the slate as presented. This took place.

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

Prior to moving into Old Business, the director asked all members to introduce themselves.

Old Business

Strategic visioning: Director Origer introduced Mrs. Rose, providing a quick background of the Community Foundation's efforts over the past year to implement community-leadership and –development planning with Lilly Endowment funding. She then presented to the members, giving a more detailed history of the Foundation's efforts, including the community conversations that they conducted with the assistance of consultants and the resulting report, as well as collaboration already underway between the Foundation and Director Origer and an overview of 2021 programming plans. The director would be providing Mrs. Rose's contact information, the community-conversations report, and the link to the video of Ball State's David Terrell speaking at a Foundation program in 2020 to the members.

The director then called for the formal re-formation of the Strategic Visioning Committee, noting that Mr. Champion, who had been on the committee during its first iteration, during his previous term on the Commission, had agreed to serve along with Councilor Thompson. (Commissioner Loehmer had also been asked, but had not yet committed). President Jimenez, Mr. Johns, and Mrs. Zellers agreed to participate as well. The director provided a sketch of his objectives for the committee — to review the 2010 strategic plan, to develop an addendum updating it and a strategy for implementation, and to assist the director in working with the County to review staffing for the Commission and elsewhere to ensure that non-

Commission tasks the director currently handles remain managed while better attention can be devoted to community-development efforts.

Revolving Loan Fund matters — Tippy's request: On the previous evening, the Board of Commissioners had approved the request after an exhaustive process to ensure that the County's attorney was comfortable with provided collateral; the director noted that the process illuminated issues that should be considered during the review of the program's guidelines and processes.

Revolving Loan Fund matters — general updates: Most borrowers continued to be in good standing, while the director had continued to work with IBC Thermoplastics; Mr. Voranoff had recently acquired addition raw material and continued fine-tuning his production.

Revolving Loan Fund matters — program review: The director presented a report on the status of all loans issued dating to 2004 and relayed his concerns that he had about the direction of the program; he directed members' attention to a number of initial notes that he had made in the program's guidelines, which he had included in the meeting packet. Significant discussion ensued regarding occupancy requirements for property acquired with program funds that houses tenants, down-payment requirements, strictness or flexibility pertaining to job creation, concerns about loan-security guidelines and requirements, and developing a more comprehensive scoring rubric that may assist in determining the required down payment on a loan.

The Commission agreed to establish a separate committee for program review, rather than assigning it to the Strategic Visioning Committee or handling the details as a full commission. President Jimenez, Mr. Kasten, and Mrs. Wilson volunteered to serve on the program-review committee. The director would draft proposed changes, discuss and fine-tune them with the committee, and work with the County's attorney and commissioners to ensure that the final update to the program rules strengthens the County's position on individual loans without making the process too onerous for applicants.

Membership terms: The director reported that a replacement for Doug Roth from the non-exempt manufacturing sector was still needed, and he would be working with the Pulaski County Industrial Forum to find the right person.

OCRA CDBG COVID-19 relief grants, round 3: The director presented a number of suggestions for amending the application and process based on conversations with KIRPC. Significant discussion ensued regarding how to prioritize previous recipients that may apply for additional funding, working in synch with the Town of Winamac if both the Town and the County would be awarded funding for small-business grants, additional requirements to prove eligibility and need for prioritization purposes, latest point at which an eligible business may have begun operations, business-continuation requirements during the application period, and other topics. The director would work his and the members' proposed changes into an updated document and verify that KIRPC would approve of the amended form and processes.

Mammoth Solar: The Board of Zoning Appeals would be conducting a public hearing on the second special-exception request on Monday, 15 March, at the County Highway garage. The director confirmed Secretary Denton's understanding that he had recused himself from involvement in the project in light of a potential conflict of interest; he noted, however, that he could not preclude the Board from relying on previous work product that he had completed for the County.

The Plan Commission would be meeting on 11 March to hold a public hearing and to make a determination regarding potential changes to the *Pulaski County Unified Development Ordinance* pertaining to solar-energy development. Mrs. Wilson offered some insights that she had regarding the motivation behind a bill in the Indiana House that would severely limit local control regarding the siting and regulation of renewal-energy projects.

New Business

None.

Other Pertinent Business

None.

Public Comment

None.

Adjournment

Motion: President Jimenez; second: Mr. Champion; no discussion; approval: all 7:03 p.m.

Respectfully submitted,

Nathan P. Origer, Executive Director/Recording Secretary
Doug Denton, Secretary