

***Pulaski County  
Community Development Commission***

Tuesday, 18 January 2022

Winamac Municipal Utilities Complex  
Winamac, Indiana

Meeting Minutes

Tuesday, 2 November 2021

Winamac Municipal Utilities Complex  
Winamac, Indiana

Meeting Minutes

Members present: President Sheila Jimenez (Winamac), Vice-President Christy Coon, Membership Officer Kelsie Zellers, executive-board member Brandon DeLorenzo; County Commissioner Maurice Loehmer, County Councilor Kathi Thompson, Aaron Paulsen (Chamber), Lynn Johns (Francesville); Bill Champion, Blake Kasten, Brian Ledley, *Breann Wilson*.

Members absent: Secretary Doug Denton (Monterey) [personal]; Art Conley (Medaryville).

Guests present: None.

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

Call to Order

President Jimenez called the meeting to order at 6:31 *p.m.*

Consent Agenda

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

Year-end Financial Report

The director provided an overview of the Commission's expenditures through October and remaining budget, as well as an update of the full Local Income Tax – Economic Development Fund. Director Origer expected the County to end 2021 with a cash balance of \$854,000 in the fund, with another \$150,000 to \$200,000 to be reimbursed pending issuance of a bond for the proposed courthouse-rehabilitation project, as well as \$580,000 in a six-month certificate of deposit.

Old Business

*Revolving Loan Fund matters — general updates:* The director expected to have comments from the County Attorney regarding proposed program-guidelines changes within the next week or so.

*Revolving Loan Fund matters — program review:* Director Origer reported that all borrowers were in good standing other than IBC Thermoplastics; the director provided an update on his conversations with company president Damen Voranoff and the County Attorney regarding the continued lack of production or payment. Significant discussion ensued, and the Commission concluded that the time had come to recommend that the Board of Commissioners adopt a plan and demand compliance. The members instructed the director to recommend that the commissioners require Mr. Voranoff to be fifty-percent caught-up with owed payments by 15 February 2022 and fully caught-up with owed payments by 1 January 2023 to avoid foreclosure.

**Motion: President Jimenez; second: Mr. Paulsen; no discussion; approval: all.**

*Solar-energy development:* The director reported that he had been working on economic-development agreements between the County and both solar-energy developers with the County Attorney and outside assistance from Barnes & Thornburg, and that County Council tax-abatement hearings for both projects would be on the agenda of the Council's December meeting.

*Leadership Pulaski County:* The director reported that, after a half-decade of efforts to implement the program, the first class had been underway and going smoothly.

New Business

*Executive Director's reappointment:* Upon the recommendation of the Executive Board, the members voted to retain Director Origer's services for 2022.

**Motion: Mr. Champion; second: Councilor Thompson; no discussion; approval: all.**

*Adopt updated strategic plan:* Director Origer and the members of the Strategic Visioning Committee (SVC) presented the final version of *Simply Pulaski: a Plan for Quality*, which the members had received electronically, and which the SVC had recommended for adoption earlier in the evening. The updated strategic plan was adopted as presented.

**Motion: Councilor Thompson; second: President Jimenez; no discussion; approval: all.**

*Revolving Loan Fund — RDC contract renewal:* Director Origer presented the three-year contract from the Regional Development Company for providing loan-review services, noting that the terms remained the same as in the previous three-year period, and that, pending Commission approval and sign-off from the County Attorney, he would be presenting it to the Board of Commissioners for final approval. The members approved the contract as presented.

**Motion: Vice-President Coon; second: Mr. Champion; no discussion; approval: all.**

*Assistant position: responsibilities/job description:* Having received funding for a part-time, but not full-time, position in 2022, the director asked for guidance regarding whether to use the 2013 part-time job description, the existing full-time job description, or something else in advertising the position. Discussion ensued regarding the position's responsibilities and the hope of eventually making it a full-time role, with the members reaching a consensus that, using the full-time job description as a guide, Director Origer should work with the selected candidate to determine responsibilities based on the description, the person's strengths and interests, and time constraints; the possibility of eventually expanding the position to full-time should be left out of any advertisements, but discussed during interviews.

*2022 meeting schedule:* The director presented two alternatives for consideration, one following the same general plan as in previous years, and another reducing the number of full-commission meetings, adding to the number of scheduled executive-board meetings, and adopting a set schedule for the Strategic Visioning Committee. Mr. Ledley suggested reviewing the bylaws to ensure that the alternative calendar would not in any way contravene the Commission's rules. The alternative scheduled was adopted pending confirmation of compatibility with the bylaws.

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

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

- Commissioner Loehmer's term, finishing the term previously held by former commissioner Ken Becker, would be ending; the commissioner would consider serving a full, three-year term and report back to the director.
- The non-exempt manufacturing position that had been vacant since Doug Roth's six years of service had ended would be coming up for a full, three-year term; the director would seek a recommendation from the Pulaski County Industrial Forum.
- Mr. Paulsen's second term would be ending; he would work with the Chamber of Commerce Board to find a suitable replacement from its membership.
- Mr. Denton's first term representing Monterey would be ending; Director Origer would confer with him to see if he would be serving a second, or if the Town Council would be replacing him.
- Mrs. Zellers's first term would be ending; she agreed to serve a second.

*2022 tourism marketing:* With the County Council having reduced the budget from 2021 to 2022, the director sought guidance in paring back vendor allocations. Members agreed to cut the print-only marketing with *Fort Wayne Magazine*, to keep the same agreement for the DNR hunting and fishing guides, to reduce the package from *Travel Indiana* if possible, to allocate the remaining bulk to Marketing Partnerships International for Chicago television and digital marketing.

**Motion: President Jimenez; second: Mr. Champion; no discussion; approval: all.**

#### Other Pertinent Business

*Community activities:* Mr. Paulsen noted that a number of events would be taking place before year's end, citing the Chamber of Commerce's Winter Wonderland and the Uptown Project's and Pulaski County Tribe's holiday-market events.

#### Public Comment

*None.*

#### Adjournment

**Motion: Commissioner Loehmer; second: Mr. Ledley; no discussion; approval: all 7:26 p.m.**

Respectfully submitted,

Nathan P. Origer, Executive Director/Recording Secretary  
County Councilor Kathi Thompson, Secretary *pro tem*