

***Pulaski County
Community Development Commission***

Tuesday, 18 January 2022

Winamac Municipal Utilities Complex
Winamac, Indiana

Meeting Minutes

Tuesday, 1 March 2022

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Meeting Minutes

Members present: President Sheila Jimenez (Winamac), *Membership Officer Kelsie Zellers*, executive-board member Brandon DeLorenzo; County Commissioner Maurice Loehmer, Aaron Paulsen (Chamber); Bill Champion, Blake Kasten. Brian Ledley arrived at 6:01 *p.m.*, establishing a quorum; Vice-President Christy Coon arrived at 6:03 *p.m.*

Members absent: Secretary Doug Denton (Monterey); County Councilor Kathi Thompson [civic], Lynn Johns (Francesville) [personal], Art Conley (Medaryville) [business]; Breann Wilson.

Guests present: *Unidentified Facebook viewers.*

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

Call to Order

President Jimenez called the meeting to order at 6:00 *p.m.*; the director noted the absence of a quorum.

Consent Agenda

With no requests for extraction having been made, the Consent Agenda was adopted upon the arrival of Mr. Ledley.

Old Business

Revolving Loan Fund matters — general updates: Director Origer reported that all borrowers were in good standing other than IBC Thermoplastics; he had recently spoken with IBC Thermoplastics's Mr. Voranoff, who had been working on securing financial support to work toward compliance with the County's requirements to avoid foreclosure as well as continuing to seek buyers for his product, including a few hardware stores in Chicagoland that had agreed to stock his containers. Discussion ensued regarding the specifics of the IBC Thermoplastics loan and foreclosure-avoidance expectations.

Revolving Loan Fund matters — program review: The director was still awaiting legal review of the proposed changes to the program's guidelines. Commissioners Loehmer enquired about 1099s or other year-end reporting to borrowers. The director reported that he had been working with Deputy Auditor Jenny Shank-Maxwell to get Auditor's Office and Commission records in sync; that, when individual borrowers request year-end interest-payment information, he updates amortization schedules and provides this information; and that, under the proposed new program rules, this process would be simplified.

Solar-energy development: The director reported that the County Council had approved the ERA designations, tax-abatement request, and economic-development agreements for both the Mammoth Solar and Moss Creek Solar projects on the prior Monday and provided basic financial terms of these agreements. Discussion ensued. Director Origer noted that legal challenges to the Board of Zoning Appeals's decisions regarding these projects' special-exception requests were still ongoing, and that opponents may well file petitions against the ERA designations, too. Assuming clearance of all legal obstacles, Moss Creek anticipated commencing construction in late 2022, while Mammoth would begin in late 2023.

Leadership Pulaski County: The director reported that the first class wrapped up in mid-November after a successful series of sessions; participants offered significant positive feedback. Brief discussion ensued future engagement of participants and the program's syllabus.

Assistant position: The director reported that after more than a month of searching, he had not received a single application for the part-time position; he had requested, unsuccessfully, at the prior week's meeting, that the Council consider funding a full-time position, instead. Discussion ensued, with Commissioner Loehmer emphasizing the need for Director Origer to liaise between the County and Tonn

& Blank on the forthcoming courthouse-rehabilitation project, Mr. Ledley enquiring about total cost to the County for a full-time position, Mr. Paulsen enquiring as to the possibility of a hiring an intern, Commissioner Loehmer suggesting that someone else could livestream County meetings in the director's stead, and general conversation about the workload. The director would continue seeking applicants.

2022 tourism marketing: The director provided a proposal from Marketing Partnerships International for Chicagoland marketing, stating that he thought it reflected his wishes based on past website-traffic data; no objections were raised.

Membership terms: The director confirmed that the Board of Commissioners had reappointed Commissioner Loehmer for a full term; one vacancy would still need to be addressed; the Chamber Board would be appointing someone to replace Mr. Paulsen on the following day; and Secretary Denton and Mrs. Zellers both had agreed to serve second terms. The members approved all of these new terms, including that of Leslie Hanson, whom the Chamber Board would likely be appointing.

By consensus.

New Business

Strategic-plan implementation: The director reported on the Community Foundation's Aspirations-in-Action (A-in-A) programming, his engagement in the programming, and the alignment between A-in-A — specifically regarding downtown development, housing, and broadband — the newly adopted strategic plan. Director Origer would be meeting with the Strategic Visioning Committee on 1 February. The director also suggested that seeing the solar projects reach development and operation would constitute accomplishments under the "Low-workforce-impact investments" category of the Targeted Industry Sectors Key Action Step.

Other Pertinent Business

COVID-19 vaccinations: Mr. Ledley reported that Pulaski Memorial Hospital had received grant funding to support vaccination efforts, while the Pulaski County Public Library had received grant funding to host clinics; the two entities had partnered together and would be conducting one-day clinics in Francesville, Medaryville, and Monterey later in February. Pulaski County had a full-vaccination rate of forty-three percent.

Public Comment

None.

Adjournment

Motion: President Jimenez; second: Vice-President Coon; no discussion; approval: all 6:42 p.m.

Respectfully submitted,

Nathan P. Origer, Executive Director/Recording Secretary
Aaron Paulsen, Secretary *pro tem*