

***Pulaski County  
Community Development Commission***

Tuesday, 16 January 2024

Winamac Municipal Utilities Complex  
Winamac, Indiana

Meeting Notes

Tuesday, 7 November 2023

Winamac Municipal Utilities Complex  
Winamac, Indiana

Members present: President Sheila Jimenez (Winamac); Doug Denton (Monterey); Blake Kasten, Brian Ledley. Executive Director Nathan P. Origer, Assistant Taylor Bailey.

Members absent: Vice-President Maurice Loehmer (County Commissioners), Secretary Brandon DeLorenzo, Membership Officer Kelsie Zellers [personal]; Brad Bonnell (County Council) [personal]; Bill Champion [personal], Breann Wilson.

Guests present: None.

Special Bylaws Meeting

Call to Order

President Jimenez called the meeting to order a 6:33 *p.m.*; Director Origer noted the lack of a quorum.

Proposed Bylaws Amendments

*Comprehensive overhaul to reflect restructuring/reorganization:* The director presented the proposal, which he had drafted to ensure alignment with the Board of Commissioners' resolution restructuring the Commission. He noted that further discussion with the County's attorney pertaining to language regarding the execution of contracts would be necessary.

None of the members present raised any concerns or questions. Instead of attempting to schedule another meeting, the director offered to seek direct approval of the changes by the county commissioners upon receipt of electronic assent from a majority of the members; this was acceptable to those in attendance. [With a majority of the members later having assented to this electronically, the director presented the proposal to the Board of Commissioners, who approved them as presented pending sign-off by the County's attorney regarding specific provisions; the attorney then provided this approval.]

Adjournment

**Motion: Mr. Denton; second: President Jimenez; no discussion; approval: all.**  
6:35 *p.m.*

Regular Meeting

Call to Order

President Jimenez called the meeting to order a 6:40 *p.m.*; Director Origer noted the lack of a quorum.

Consent Agenda

In the absence of a quorum, the consent agenda, including the approval of minutes, could not be passed; no members requested the extraction and discussion of any of the included reports.

Financial Report

*End-October balances:* After the courthouse bond had been issued, and the Economic Development Fund reimbursed, the adjusted year-end balance would be about \$250,000 greater

than the end-2022 total; non-courthouse expenditures had been kept under 2023 revenues. The State of Indiana had reported a 13.6-percent increase in Local Income Tax – Economic Development revenues for 2024.

The White County judge hearing the case had ruled in Pulaski County’s favor regarding the foreclosure of the I.B.C. Thermoplastics property on County Road 200 South. The director guessed that the property would go up for Sheriff’s Sale in January 2024, noting that he had been aware of at least four potentially interested parties. Discussion ensued regarding the likely difficult task of selling and removing the manufacturing equipment installed in the building, and how that may affect interest in the land and building. The director estimated Mr. Voranoff’s remaining debt to the Revolving Loan Fund in the vicinity of \$200,000, the original principal amount.

### Strategic Plan Implementation Report

*Community Foundation partnership projects:* Because of the lack of a quorum, members were asked to review the Director’s Report on their own.

*Restructuring and reorganization:* Four of the seven redevelopment commissioners had been appointed, including Mr. Ledley; the non-voting seat representing the school districts has also been appointed. Director Origer had, earlier in the day, met with an individual who he thought would be filling the fifth seat on the redevelopment commission.

All three economic-development commissioners had been appointed, including Mr. Kasten. Three of the six industrial-park board seats had been filled; one vacant seats is a flexible seat, another must be held by someone representing organized labor in the building trade, and the last seat must be filled by someone representing local utilizes. Director Origer had considered asking Winamac Town Manager Brad Zellers, and President Jimenez suggested Tim Fox, a lineman at Winamac Power and Light, as a possible candidate, and the director agreed to speak with him. Mr. Kasten mentioned a union bricklayer who had recently returned to the community who might be worth asking.

The Tourism Advisory Council had had eight of its nine seats filled, with the ninth member possibly lined up.

Director Origer explained his intention not to ask the new and reactivated commissions to hold more than two regularly scheduled meetings per year, with all other meetings scheduled as needed to address programs, projects, and requests. The restructured Community Development Commission would likely meet on a quarterly basis.

*Implementation, other:* In the following week, Director Origer would be attending a meeting to discuss bringing a manufacturing-skills course to approved inmates in the Pulaski County Jail. The Purdue Manufacturing Extension Partnership would be sponsoring the class with grant money.

### Old Business

*Revolving Loan Fund matters — general updates:* Two borrowers had been catching up on payments, but remained slightly behind schedule.

*Revolving Loan Fund matters — program review:* The director, President Jimenez, and Mr. Kasten agreed to hold a Revolving Loan Fund Review Committee meeting on the following Tuesday evening to reach a consensus on proposed program changes to present to the County’s attorney and, then, the Board of Commissioners.

*Solar-energy development:* Fencing had started going up on Mammoth Project sites in Beaver and Jefferson Townships; progress had been expected to be slow while the developer awaited connection approval; Doral had still intended to make a partial payment to the County in good faith. A panel of Court of Appeals of Indiana judges had upheld the Trial Courts’ rulings confirming the County Council’s decisions to approve Economic Revitalization Area designations and assessed-value deductions for both the Mammoth and Moss Creek projects; the petitioner-appellants had then petitioned for a transfer to the Indiana Supreme Court.

The Court of Appeals panel had reversed and remanded the Trial Court’s ruling on the Moss Creek BZA case from 2020; the petitioner-appellees had petitioned for a transfer to the Indiana Supreme Court in this case, and the Court had denied the request.

### New Business

*Executive Director's reappointment:* Members were asked if there were any objections to the executive director's reappointment for 2024; no objections were raised. [Like with the approval of the amendments to the bylaws, upon receipt of electronic assent from a majority of the members, Director Origer requested that the county commissioners approve his reappointment; they did so. Pursuant to the amended bylaws, a formal vote for annual reappointment would no longer take place, and the incumbent director would remain in office at the pleasure of the Commission.]

### Other Pertinent Business

*Restructuring:* Brief discussion occurred regarding the first meetings of the new and reactivated commissions and related matters.

*Thank-you:* Director Origer thanked all members for their service to the Commission this year, particularly singling out Mr. Denton, whose tenure on the Commission would be ending as the new structure went into effect in January.

### Public Comment

*None.*

### Adjournment

**Motion: Mr. Denton; second: President Jimenez; no discussion; approval: all**  
6:58 *p.m.*

Respectfully submitted,

Taylor Bailey, Assistant/Recording Secretary  
Sheila Jimenez, President/Secretary *pro tempore*