

***Pulaski County  
Community Development Commission***

Tuesday, 16 January 2024  
Winamac Municipal Utilities Complex  
Winamac, Indiana

Meeting Minutes

Tuesday, 18 April 2023  
Monterey Fire Station  
Monterey, Indiana

Members present: Secretary Brandon DeLorenzo, Membership Officer Kelsie Zellers, Bill Champion; Doug Denton (Monterey); Blake Kastan, Brian Ledley. Executive Director Nathan P. Origer, Assistant Taylor Bailey. Vice-President Maurice Loehmer (County Commissioners) arrived at 6:17 *p.m.*

Members absent: President Sheila Jimenez (Winamac) [personal]; Brad Bonnell (County Council), Lynn Johns (Francesville) [business]; Breann Wilson [personal].

Guests present: Pulaski County Sheriff Chris Schramm, Monterey Fire Chief Doug Klausing, Tony Pesaresi (Winamac Coil Spring), Mark Doud (U.S. Senator Mike Braun), Beth McFarland (Main Street Winamac, Braun Ability), Adam Berry (Indiana Chamber of Commerce), John Masterson (U.S. Aggregates), Aaron Paulsen (Pulaski County Chamber of Commerce), Pulaski County Community Navigator Katie Surma, Karen Jones (Community Foundation of Pulaski County), Kaye Beall (Community Foundation of Pulaski County), Katie Loman (Ivy Tech Community College), Mariola Hernandez (Ivy Tech Community College).

Call to Order

In the absence of the president and vice-president, Mrs. Zellers called the meeting to order at 6:06 *p.m.*

Consent Agenda

With no requests for extraction having been made, the Consent Agenda was adopted. Director Origer apologized for the absence of the March minutes.

Strategic Plan Implementation Report

*Restructuring and reorganization:* Director Origer advised that two ordinances and one resolution had been completed and sent out for legal review, with one resolution left to draft. Ms. Bailey and Director Origer had continued hosting tourism partner meetings at the office, and the director noted that it had allowed them to connect with new businesses and people.

The Director would like to discuss the possibility of adding another full-time position to the 2024 budget to help with implementing the strategic plan.

*Community Foundation partnership projects:* Main Street Winamac had added two board members; grant funds from the Wabash Heartland Innovation Network would be used to keep Wendy Rose involved with Main Street Winamac and to use three other consultants to help with training, onboarding, and planning.

The director had been raising funds for pre-development costs for a housing site; these funds would be reimbursable presuming a successful project. A few private-sector contributors had committed to matching the Town of Winamac's share, and Director Origer would be returning to the Winamac Town Council in May. Sites evaluation continued, as none of them had proven to be perfect; one site would require purchase from a private-sector owner. The Housing Resource Hub hosted a call with potentially interested developers on 17 April. Once a site had been confirmed, and planning had begun, a housing fair would be held to open up to interested people in the community.

Director Origer advised that an RFQ or RFP had been in the works to complete a countywide broadband engineering study and plan; it would be sent to a list of engineering companies. The Broadband Taskforce would be meeting again in early May. The State's next round of Next Level Connection grants would likely be announced soon and would give providers the opportunity to build out further.

*Implementation, other — quarterly event:* Director Origer had been unable to make time for a quarterly event in Francesville as discussed at the March meeting; he had been reviewing and revising the annual schedule for events and newsletters and anticipated holding the Francesville event in June, suggesting partnering with the Chamber of Commerce as well as Pulaski Memorial Hospital for this next quarterly outing.

*Implementation, other — general updates:* The Northwest Indiana Forum had moved its marketing director into the economic-development role; Director Origer would be meeting with him to discuss READI regional grant projects, including catching him up to speed on the regional ag-strategy efforts.

Matchbox Co-Working Studio's Regional Accelerator Program session in Pulaski County would be commencing soon, as enough people in the community had registered; a few seats remained open for last-minute registrants interested in the program. A representative from the Indiana Economic Development Corporation attended the April Pulaski County Industrial Forum luncheon and would be returning in June as well as setting up one-on-one factory visits with Director Origer.

### Old Business

*Revolving Loan Fund matters — general updates:* The County Attorney had filed for foreclosure on I.B.C. Thermoplastics. Judge Mary Welker had recused herself, and Judge Crystal Kocher had not yet decided whether to do the same or to hear the case. A few parties had expressed interest in the property.

*Revolving Loan Fund matters — program review:* Director Origer noted that the fund balance grown to about \$130,000, and he would like to re-open the program soon.

*Solar-energy development:* Baker Tilly had nearly completed its impact studies for the anticipated tax-abatement request and economic-development agreement for Invenergy's proposed Bottlebrush Solar project; Director Origer had expected to take the first resolution to the County Council in May, with a public hearing anticipated for June. Moss Creek Solar had applied for its building permit.

### Other Pertinent Business

*None.*

### Adjournment

**Motion: Mr. Denton; second: Mr. Ledley; no discussion; approval: all 6:19 p.m.**

Respectfully submitted,

Taylor Bailey, Assistant/Recording Secretary  
Brandon DeLorenzo, Secretary