

AUGUST 26, 2024

SPECIAL SESSION

PULASKI COUNTY COMMISSIONERS

The Pulaski County Commissioners met in Special Session Monday August 26, 2024 6:30PM at the Pulaski County Highway Garage training room. Commissioners present were Charles Mellon, Maurice Loehmer, Michael McClure with County Auditor Laura Wheeler and County Attorney Kevin Tankersley. The purpose of the Special Session is to discuss Courthouse project change order, Willow Creek Villas project low-interest loan documents and update of County farm housing project.

Also present were Nathan Origer, Joe Moyer, Connie Ehrlich, Gail Lambert, Larry Lambert, Teresa Bryant, Chris Brucker, Jenny Knebel and Dan Knebel.

President Mellon opened the meeting with the Pledge of Allegiance.

IN RE: CDC

The fourth disbursement submitted for courthouse renovation project last week totaling \$154,686.94, leaving balance of \$1,601,567.26 in First National Bank, not including interest. Owner’s contingency has \$448,013.09 balance but there are two outstanding time-and-materials change orders and interest.

Grading for slab completed, Delta III is in process of pouring stone, and Tonn & Blank hopes to make first concrete pour by end of this week. Maurice authorized a time-and-materials change-order last week to allow Tonn & Blank to proceed with some unexpected minor work on the flat sections of the roof. Several trades are working on installation work and masons are grinding out the old exterior mortar.

Loan documents for the Willow Creek housing project in general form (loan Agreement, mortgage, promissory note and amortization schedule). This is a 20-year loan at 2% to provide local assistance to create affordable housing in Pulaski County through Indiana Housing and Community Development Authority. This loan will serve as the County contribution to the borrower to develop housing that will utilize the Low-Income Housing tax Credit (LIHTC) program.

Willow Creek Villa LP purchased 8 acres behind Sanders from SVG. County’s lien will be subordinate to all other mortgages. Monthly payments will be \$1,770.59. Commissioners were asked to approve the general form and give authorization to someone to attend closing. Michael McClure made a motion to approve the general forms, pending Council’s approve of additional, and approve Charles Mellon as Commissioners’ representative to sign at closing, Maurice Loehmer seconded and motion carried unanimously.

Attorney Tankersley, Winamac Town Attorney Justin Schramm and the Housing Resource Hub’s attorney have all signed off on the language in the pre-development agreement to be executed by the Hub, the Town and Pulaski County Redevelopment Commission. The County tentatively has been allocated \$1,000,000.00 through the Indiana Economic Development Corporation’s (IEDC) READI II program to support this project. If our project makes it through the IEDC’s review process, we will have a significant cash injection to help reduce the burden on local entities. County will not receive any money until project moves on and funds are reimbursable.

With no other business to discuss, Maurice Loehmer made a motion to adjourn at 6:46PM, Michael McClure seconded and motion carried unanimously.

Approved and signed this 3rd day of September 2024 by the PULASKI COUNTY COMMISSIONERS.

CHARLES MELLON

MAURICE LOEHMER

MICHAEL MCCLURE

ATTEST: _____
LAURA WHEELER, AUDITOR, PULASKI COUNTY, IN