

***Pulaski County
Advisory Commission
on Industrial Development***

Thursday, 30 January 2025
Winamac Municipal Utilities Complex
Winamac, Indiana

Meeting Minutes

Friday, 5 January 2024
Winamac Municipal Utilities Complex
Winamac, Indiana

Members present: Tim Fox (utility), John M. “Mike” McClure (County, trades), Doug Roth, Chelsea Smith (finance). Executive Director Nathan P. Origer.

Members absent: Bill Champion. Assistant Taylor Bailey [business]

Guests present: None.

Call to Order and Introductions

Director Origer called the meeting to order at 12:00 noon and introduced the members, reporting on the sectors that they represent and their term lengths; noting that Mr. Champion, representing the Pulaski County Industrial Forum, had also been appointed to the commission; and highlighting that one more vacancy needed to be filled. The director added that Mr. McClure had provided him with a recommendation, and that he would be following up on this.

Election of Officers

The director provided a brief report on the reorganization and restructuring of community-development operations and governance that led to the reactivation of the Advisory Commission on Industrial Development (the ‘Commission’) before calling for nominations for the offices of president, vice-president, and secretary. Whoever would be elected president would be by virtue thereof appointed to a concurrent term on the reorganized Community Development Commission (the ‘C.D.C.’); the secretary would be required to review meeting minutes drafted by staff prior to full dissemination, but would not be asked to draft them.

Mr. Roth nominated Mr. Champion to serve as president, Mr. McClure nominated Mr. Roth to serve as vice-president and Mr. Fox to serve as secretary, and no other nominations were made. With Messrs. Roth and Fox agreeing to serve in these roles, and the director noting that Mr. Champion had agreed to serve on the commission so as to be eligible to continue serving on the C.D.C., nominations were closed, and the slate was approved.

Motion: Mr. Roth; second: Mr. McClure; no discussion; approval: all.

Financial Report

Director Origer provided reports for the two County funds tied to the Winamac industrial park — approximately \$117,000 between the Industrial Park Improvements Fund (about \$44,000) and the General Donation Fund (about \$73,000), which had been established for the purpose of funding a new fairgrounds on what is now the Braun Field remote-control airstrip. The ability to use the latter fund for industrial-development purposes remains unclear, but the director noted that the Pulaski County Fair Board had made significant investments in the current fairgrounds in recent years, and that Don Galbreath, who had co-sold the land to the County, had acknowledged that it was no longer reasonable to expect a new fairgrounds to be built adjacent to the industrial park.

New Business

General responsibilities: The director highlighted powers granted to the Commission by *Indiana Code 36-7-13*, specifically that the Commission must approve the sale of any land in the industrial park, acquisition of additional land by the County for industrial development, or expenditure of Industrial Park Improvement Fund moneys for other eligible purposes before the Board of Commissioners may take such action. He further noted that a couple of residents had approached him in recent months about purchasing land, which would necessitate additional meetings of the commission — including to authorize an appraisal of the land and the advertising of

the land at the appraised value before being permitted to negotiate a price with any prospective buyer. The director also explained that State law permits the County Council to allocate a small portion of the property-tax levy to Industrial Park Improvements Fund, but that he did not expect that ever to happen.

Future meetings: The director reiterated that he intended to hold no more than two regularly scheduled meetings per year — an organizational meeting and one, likely in May, for a check-in and to approve the next year's budget prior to submission to the County Council — with other meetings only to be scheduled as needed.

Other Pertinent Business

Industrial-park land appraisal: The director expressed his desire to have an updated appraisal of the land conducted; discussion ensued regarding the remaining acreage owned by the County and zoned for industrial development, whether as part of the original County Farm or the Fitz/Mulvaney Farm sold to the County by Mr. Galbreath and Ralph Braun. Mrs. Smith noted that 1st Source Bank typically accepts appraisals no older than thirty months; the director would investigate any stipulations relevant to the appraisal of County-owned industrial land before moving forward. The C.D.C's budget would cover these costs, as the Commission would not have its own budget until 2025.

Virtual attendance: The director would be investigating whether the County's resolution permitting virtual attendance of meetings creates a blanket policy for all public bodies of the County, or if the Commission would need to adopt its own resolution to this effect.

Public Comment

None.

Adjournment

Motion: Mrs. Smith; second: Mr. Roth; no discussion; approval: all 12:24 p.m.

Respectfully submitted,

Nathan P. Origer, Executive Director/Recording Secretary *pro tempore*
Tim Fox, Secretary