

***Pulaski County
Redevelopment Commission***
Wednesday, 23 October 2024
Winamac Municipal Utilities Complex
Winamac, Indiana

Meeting Minutes
Tuesday, 9 January 2024
Winamac Municipal Utilities Complex
Winamac, Indiana

Members present: Stan Bennett (Board of Commissioners), Katelyn Bierrum (County Council), Brian Ledley (Council), Kyle Sefchek (Board), Tina Stacy (Board); Joe Cunningham (Board — non-voting advisory member representing local schools). Executive Director Nathan P. Origer.

Members absent: Jon Frain (Board), Isaiah Tidwell (Council) [business]. Assistant Taylor Bailey [personal].

Guests present: None.

Call to Order and Introductions

Director Origer called the meeting to order at 5:00 *p.m.* and introduced the members, reviewing their nominating bodies and thanking them for agreeing to serve on the Pulaski County Redevelopment Commission (the ‘Commission’).

Election of Officers

The director provided a brief report on the reorganization and restructuring of community-development operations and governance that led to the establishment of 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. Director Origer further noted that the president and vice-president may not be appointees of the same body.

Mr. Ledley, a past C.D.C. member, volunteered to serve as president; Mr. Bennett volunteered to serve as vice-president; and Ms. Bierrum volunteered to serve as secretary. With no other nominations having been made, nominations were closed, and the slate was approved.

Motion: Mr. Ledley; second: Mrs. Stacy; no discussion; approval: all.

New Business

General responsibilities: The director reviewed the language from the *Indiana Code* pertaining to redevelopment commissions that he had provided in the meeting packet, explaining the powers and responsibilities held by the Commission, among them the establishment of redevelopment and economic-development areas; the establishment of allocation areas for tax-increment financing (“TIF”) generated to repay debt issues to fund improvements in these areas; acquiring, modifying, and using, leasing, or selling property; providing financial assistance for housing; and operating housing programs. Included in this report was a brief explanation of the mechanism of TIF. Director Origer also noted that the Council has the authority to allocate part of the County’s property-tax levy to the Commission

President Ledley enquired as to whether the Commission has the authority to receive grants; the director expressed a hesitant belief that such a power exists and noted that, if not, any number of other County channels could be used toward this end. [The director later confirmed that *Indiana Code* 36-7-14-12.2(a)(23) permits a redevelopment commission to accept grants from any source.]

The president also asked to what extent the County’s governing bodies have authority over the Commission’s efforts; the director noted that the Commission’s budget is subject to the same Council oversight imposed on all County budgets, and that the Board and Council have certain statutorily mandated approval roles for Commission projects and programs.

Potential relevant projects: The director provided information on two proposed housing projects that could potentially involve the Commission’s engagement — the Willow Creek Villas

project planned for property east of the Winamac Plaza, which would comprise 34 units in a multifamily facility with income-based tenancy and likely would, if approved, move faster than the Commission's calendar; and what the director referred to as "Pleasant View Estates", a multi-use, phased-in development emphasizing workforce-price-point single-family homes planned for County-farm property on the south side of County Road 60 South — a project identified as a catalyst site by the housing strategy developed by the Housing Resource Hub and the Pulaski County Housing Taskforce. Director Origer expected the Commission to play an integral role in the latter project, having a representative on the project's steering committee and potentially approving an allocation area to generate TIF revenues to repay debt issued to build out infrastructure in the neighborhood.

Future meetings: The director would contact the members in April or May about scheduling a May meeting to approve the 2025 budget and to address other matters as necessary. Whether a third meeting would be scheduled would be determined in May; otherwise, in the absence of a project or program necessitating additional sessions, the Commission would not expect to meet again until January 2025.

Other Pertinent Business

Member compensation: The director would be consulting with the Auditor's Office regarding the method whereby the County pays members for meeting attendance; he noted that the County Council had not yet confirmed the 2024 *per-diem* amount.

Public Comment

None.

Adjournment

Motion: President Ledley; second: Vice-President Bennett; no discussion; approval: all 5:28 p.m.

Respectfully submitted,

Nathan P. Origer, Executive Director/Recording Secretary *pro tempore*
Katelyn Bierrum, Secretary