

***Pulaski County
Economic Development Commission***

Monday, 29 September 2025
Winamac Municipal Utilities Complex
Winamac, Indiana

Meeting Minutes

Thursday, 6 February 2025
Winamac Municipal Utilities Complex
Winamac, Indiana

Members present: Al Breyfogle (Winamac Town Council), Blake Kasten (Council), Christian Smith (Board of Commissioners). Department of Community Development (D.C.D.) Executive Director Nathan P. Origer.

Members absent: D.C.D. Assistant Taylor Bailey [personal].

Guests present: None.

Call to Order

Director Origer called the meeting to order at 6:00 *p.m.*

Consent Agenda

The director noted that due to family-related absences on Taylor Bailey's part, the minutes of the April-2024 meeting had not yet been completed. The meeting agenda was approved, while the approval of the minutes was tabled until the next meeting.

Motion: Mr. Smith; second: Mr. Breyfogle; no discussion; approval: all.

Election of Officers

The director noted that the late Claude LeMere had served as president in 2024, while Mr. Kasten had been vice-president, and Mr. Smith the secretary and then explained that whoever would be elected president would be by virtue thereof appointed to a concurrent term on the Community Development Commission (C.D.C.), while the secretary would be required to review meeting minutes drafted by staff prior to full dissemination, but would not be asked to draft them.

The following nominations were made:

Mr. Breyfogle for president by Mr. Kasten, and
Mr. Kasten for vice-president by Mr. Smith.

Both nominees accepted, and Mr. Smith volunteered to continue serving as secretary. With no other nominations having been made, or volunteers having spoken up, nominations were closed, and the slate was elected as presented.

Motion: Mr. Smith; second: Mr. Kasten; no discussion; approval: all.

Old Business

Housing projects — Willow Creek Villas: The County loan had been approved and made, and groundbreaking had occurred on 19 December. Sullivan Development had reported that the project had been a few weeks ahead of schedule, with underground work having been nearly completed for two buildings.

Housing projects — Pleasant View Village: The Winamac Town Council had declined to partner on this project in light of concerns regarding the site, specifically pertaining to utility-extension costs and electrical-service jurisdiction, but had been open to considering other sites. The director and a local property owner had been working toward a potential land swap that would allow the project to move forward in a different, arguably superior location. Discussion ensued regarding future steps for the project, would it move forward, as well as other possibilities for creating new housing opportunities, *e.g.*, the Bel Aire Subdivision and neighborhood infill.

Revolving Loan Fund: Former County Attorney Kevin Tankersley had not had time to review the outstanding changes to the program's guidelines before his tenure with the County had ended; the Board of Commissioners had authorized the director to work with new attorney Jacob Ahler on finalizing changes. The fund balance had grown to about \$291,000; the director had received four to

six enquiries regarding the program in recent months, but not yet from anyone in urgent need or otherwise ready to commit. The foreclosure on the I.B.C. Thermoplastics had led to the return of about \$77,000 to the fund out of approximately \$200,000 still owed.

All four borrowers had been in good standing as of the first week of January; the Tippy's loan would be paid off later in 2025, the Clear Decision Filtration loan would come due in late 2025 or 2026, Meadow Springs Manor's loan had been repaid in 2024, and Mina's Market and the Casey Williams Company both had several years of payments remaining.

New Business

Solar-project tax-abatement request: Director Origer reported that the County Council would be considering two solar-project tax-abatement requests on the following Monday; would the Council approve the preliminary resolutions for one or both of these projects — both proposed by Mammoth Solar developer Doral —, the Commission would need to convene to review the applications and impact studies, to interview the developer, and to make a recommendation to the Council regarding the requests. Discussion ensued regarding the abatement process, the merits and risks of solar-energy projects, the possible need to put a pause on providing incentives until progress had been made on already active projects, changes to the political climate, and other related matters.

2025 Economic Development Summit: The C.D.C. would be discussing the event, which likely would occur in mid- or late April, at the following week's meeting; the director encouraged members to attend and to share any ideas that they might have regarding guest-speaker topics.

Future meetings: The director anticipated meeting again in March if the Council were to approve one or both of the aforementioned tax-abatement requests; otherwise, the Commission would not likely meet again until the sooner of a tax-abatement or loan request or a year-end check-in session.

Other Pertinent Business

Remembrance of Mr. LeMere: Members briefly shared fond memories of Claude LeMere and the insights and energy that he had brought to the Commission and to Pulaski County, generally.

Public Comment

None.

Adjournment

Motion: President Breyfogle; second: Secretary Smith; no discussion; approval: all. 6:52 p.m.

Respectfully submitted,

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

Christian Smith, Secretary