

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

Friday, 23 January 2026
Pulaski County Courthouse
Winamac, Indiana

Meeting Minutes

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

Members present: Tim Fox (utility), Jason Potthoff, Doug Roth, Chelsea Smith (finance). Executive Director Nathan P. Origer, Assistant Taylor Bailey.

Members absent: Bill Champion (industry) [business], John M. “Mike” McClure (County, trades).

Guests present: None.

Call to Order and Introductions

Director Origer called the meeting to order at noon and introduced the members, reporting on the sectors that they represent and their term lengths and noting that Mr. Champion represents the Pulaski County Industrial Forum, while Commissioner McClure represents both County government and the organized-labor sector.

Consent Agenda

With no requests for extraction having been made, the consent agenda was approved.

Motion: Mrs. Smith; second: Mr. Roth; no discussion; approval: all.

Election of Officers

The director called for nominations for the offices of president, vice-president, and secretary, noting that Mr. Champion, Mr. Roth, and Mr. Fox had held these positions in 2024 and explaining that whoever would be elected president would be by virtue thereof appointed to a concurrent term on the Community Development Commission; 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. Fox nominated the 2024 officers to continue in their roles; he and Mr. Roth accepted; Director Origer would confirm Mr. Champion’s acceptance. With no other nominations having been made, and no other members having volunteered, nominations were closed, and the slate was approved as presented.

Motion: Mr. Fox; second: Mrs. Smith; 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 (‘G.D.F.’; 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 director noted that, in 2002, Ralph and Linda Braun and Don and Dee Galbreath, whose contributions in the 1980s had made the development of the industrial park possible, had given the County their blessing to use the G.D.F. for industrial-park improvements as well as for supporting the development of new fairgrounds in the vicinity.

Discussion ensued regarding the funds, potential uses thereof, and the possibility of investing some, as well as pertaining to County funds and investment policies, generally. The financial report was approved.

Motion: Vice-President Roth; second: Mrs. Smith; no discussion; approval: all.

Old Business

Industrial-park land appraisal: Director Origer reminded members that having an updated appraisal completed had been discussed in, 2024, noting that he had held off on doing so and wanted to revisit the matter at present, and then provided a quick overview of the lots located in the industrial park and their history; brief discussion ensued regarding utility service.

Director Origer explained the convoluted sale process required by the *Indiana Code*, highlighting his concern both with moving forward with the appraisals and not receiving any interest in the property in a timely manner and with losing a prospect over the time delay if an appraisal were not already in place so that the advertising period could begin immediately. Noting that an appraisal typically takes four weeks to

complete, Mrs. Smith asked if any prospects had expressed interest in buying industrial-park property. The director explained that a few persons had tentatively shown interest, but none had been serious enough to warrant action on the ACID's part.

Mrs. Smith asked if the director conducts business-retention-and-expansion interviews with existing businesses; the director conducts these every other year, sometimes annually, in addition to hosting a bi-monthly lunch meeting open to the manufacturing sector. Mrs. Smith then enquired as to where sale proceeds would be deposited if the land was purchased and what the funds could be used for; the funds would be allocated to the aforementioned Industrial Park Improvements Fund and be available to purchase more land or to install infrastructure.

Director Origer suggested having appraisals done this year and advising the commissioners to invest \$30,000–\$35,000 each from the two funds to generate interest; Mrs. Smith suggested putting it into a certificate of deposit or money-market account. The director then sought members' opinions on the matter; Mrs. Smith suggested having one appraisal done to have a baseline and then asking the hypothetical purchaser have the second appraisal. The members agreed that this would be the best path of action, and that the County should be asked to invest the bulk of the funds.

Motion: Vice-President Roth; second: Secretary Fox; no discussion; approval: all.

Virtual attendance: At the 2024 meeting, the ACID had discussed adopting a resolution that would allow members to attend meetings virtually pursuant to governing statutes; no action had been taken due to the lack of a second meeting during the year and Director Origer's uncertainty as to whether the ACID needed its own resolution or had been covered by the Board of Commissioners' resolution. The director presented Pulaski County Resolution 2025-ACID-01 and explained some of its statutory stipulations. Director Origer then enumerated exceptions to the aforementioned restrictions. Vice-President Roth asked if members attending virtually must be both seen and heard; the director confirmed this. The virtual-attendance resolution was adopted.

Motion: Mr. Potthoff; second: Vice-President Roth; no discussion; approval: all.

New Business

Future meetings: The director explained that he intended to limit future meetings similarly to in 2024, with the likely possibility of only one more 2025 session. If a buyer were to become interested in purchasing land, then more meetings would need to be scheduled for the director to secure process approvals from the ACID and for negotiating with the prospect.

Other Pertinent Business

Presidency: Vice-President Roth noted that he would serve as president if Mr. Champion would decline the role. [President Champion later confirmed his acceptance to the director.]

READI funding, housing, and comprehensive planning: Mrs. Smith asked if any READI applications had been submitted for the community; Pulaski County had tentatively been awarded \$1-million toward a housing project. Appraisals had been underway for a dollar-for-dollar land swap to keep the housing project, which would consist of 10–20 homes in the first phase, on track. Mrs. Smith enquired as to the renter-to-homeowner ratio; Director Origer could not answer her off-hand. Discussion ensued regarding funding assistance for rehabilitation of existing units as opposed to new-construction residences exclusively. Mrs. Smith then asked about the most recent comprehensive plan; the county had not had one completed since 2009, and little interest in updating it had been shown in recent years. Mrs. Smith suggested that an update might be appropriate; Mr. Fox and the director expressed their agreement. Vice-President Roth suggested that the ACID formally recommend that the commissioners investigate updating the County's plan.

Public Comment

None.

Adjournment

Motion: Mrs. Smith; second: Secretary Fox; no discussion; approval: all. 12:43 p.m.

Respectfully submitted,

Taylor Bailey, Assistant/Recording Secretary

Tim Fox, Secretary