

***Pulaski County
Redevelopment Commission***

Thursday, 29 January 2026
Winamac Municipal Utilities Complex
Winamac, Indiana

Meeting Minutes

Tuesday, 28 January 2025
Winamac Municipal Utilities Complex
Winamac, Indiana

Members present: Stan Bennett (Board of Commissioners), Katelyn Bierrum (County Council), Jon Frain (Board), 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: Isaiah Tidwell (Council) [business]. Assistant Taylor Bailey [personal].

Guests present: None.

Call to Order

Director Origer called the meeting to order at 5:30 *p.m.*

Consent Agenda

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

Motion: Mr. Ledley; second: Mrs. Stacy; no discussion; approval: all save Mr. Frain, who abstained.

Election of Officers

The director mentioned that Mr. Ledley, Mr. Bennett, and Ms. Bierrum had served as the 2024 president, vice-president, and secretary, respectively, and 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 not asked to draft them. Director Origer further noted that the president and vice-president may not be appointees of the same body and reminded the Commission of each member's appointing body.

The following nominations were made:

Mr. Ledley for president by Mr. Frain,
Mr. Sefchek for vice-president by Mr. Frain, and
Ms. Bierrum for secretary by Mr. Frain.

All three nominees accepted. With no other nominations having been made, or volunteers having spoken up, nominations were closed, and the slate was elected as presented.

Motion: Mr. Frain; second: Mr. Sefchek; no discussion; approval: all.

Old Business

Housing projects — Catalyst-site housing project: Director Origer reported that, in light of concerns expressed by the Winamac Town Council, the proposed development on County-farm property would not likely be moving forward. Instead, the director had been working with a local landowner on a potential land swap, and appraisals had been underway.

Housing projects — Willow Creek Villas: Sullivan Development had broken ground on 19 December, just a few weeks after the director had delivered the County-loan check to John Sullivan for the 34-unit project. Mr. Frain enquired about tenancy, and the director explained that that residency would be open to individual and families meeting one of household-income thresholds. Mr. Ledley enquired as to the project's timeline; the director speculated that leasing would probably begin in the third quarter of 2025, but could not confirm this. Mr. Frain suggested that improving and formalizing the golf-cart path between State Road 14 East and the development might be ideal.

While discussing housing projects, the director addressed a question that Mr. Bennett had raised in October, explaining that, in his interpretation, the *Indiana Code* permits the Commission to purchase existing residential structures for redevelopment; he expressed concern that some of the requirements of such action might receive pushback from homeowners in the vicinity of targeted properties.

Secretary Bierrum enquired as to the fate of the allocated READI 2.0 funds were the catalyst project not to proceed; the director noted that the Northwest Indiana Forum had received significantly

more applications than could be funded, so the money likely would be transferred to an unfunded project. President Ledley asked if READI funds were state or federal in origin; the director reported that READI is a state program, but was not certain if the funding was state, federal, or both.

The secretary then requested clarification regarding the capital stack for the proposed project; Director Origer noted that it would comprise the value of County-owned ground, the READI allocation, developer cash, and the proceeds of a bond that would be repaid through revenues generated in a tax-increment-financing (TIF) district, as well as any funds that might be contributed by investors. The secretary asked if any developers had shown interest in the project; the Housing Resource Hub had discussed the project with potential partners, but this had all been preliminary, and the Hub would be assisting with this more thoroughly as the project moved forward.

New Business

Redevelopment Association of Indiana: Director Origer requested permission to join this professional organization, citing low annual dues; that membership would encompass the full Commission and staff, not just the director; and that membership would provide access to resources and the educational opportunities. After the director reviewed the available funds in the Community Development budget, the members approved.

Motion: Mr. Frain; second: Secretary Bierrum; no discussion; approval: all

Future visioning: The director, noting that the Commission presently lacks projects or an overarching mission, asked members to share thoughts about their vision for prioritizing Commission efforts. Substantial discussion ensued regarding the following matters: existing planning documents; collecting data regarding industrial supply-chain needs; tracking development leads that the director had disregarded, reviewing factors leading to these rejections, and seeking common trends that the Commission could try to address; the possibility of constructing a shell building; a database of vacant commercial and industrial buildings; devising strategies to improve relationships with and engagement from Towns in the county; the development of a multi-sport recreational facility that could serve local users as well as attracting visitors; the development of a hotel; and the possibility of the Commission's taking ownership of and redeveloping the east annex it after the County had fully vacated it.

At 6:20 p.m., Mr. Bennett departed to attend a mandatory work meeting.

Mr. Frain recommended that the Commission resume the discussion at a future meeting after taking time to reflect upon these ideas and more; the director stated that he would share the County's existing economic-development strategic plan and other relevant materials forthwith.

Future meetings: The members felt that a follow-up meeting in March would be appropriate; the director would present options for scheduling this session in the near future.

2025 Economic Development Summit: The director reminded members that the annual event would be taking place in the spring, most likely in April, and that they were encouraged to attend. He requested that anyone with recommendations for a guest-speaker topic share with him; Mr. Frain suggested something related to youth and youth services.

Other Pertinent Business

Available furniture and fixtures: Mr. Frain reported that, the American Legion, having fully vacated and sold its Winamac facility, had made some excess furniture and fixtures available for sale.

Public Comment

None.

Adjournment

Motion: President Ledley; second: Secretary Bierrum; no discussion; approval: all 6:27 p.m.

Respectfully submitted,

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

Katelyn Bierrum, Secretary