

***Pulaski County
Advisory Commission
on Industrial Development***
Wednesday, 19 August 2026
Pulaski County Courthouse
Winamac, Indiana

Meeting Minutes
Friday, 24 April 2026
Pulaski County Courthouse
Winamac, Indiana

Members present: President Doug Roth, Vice-President Jason Potthoff, Secretary Tim Fox (utility); John M. “Mike” McClure (County, trades), Chelsea Smith (finance). Department of Community Development (“D.C.D.”) Executive Director Nathan P. Origer, D.C.D. Assistant Taylor Bailey. Bill Champion (industry) arrived at 12:01 *p.m.*

Members absent: None.

Guests present: None.

Call to Order

President Roth called the meeting to order at noon.

Consent Agenda

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

Motion: Mr. McClure; second: Secretary Fox; no discussion; approval: all.

New Business

Opening of bids for sale or lease of industrial-park land: The director reported that no bids had been received and noted that a potential prospect looking to locate an agricultural business had expressed interest in the industrial park as well as other locations. Director Origer went on to explain that, for a period of 90 days, no one could offer to purchase or to lease County-owned industrial land for less than the appraised value, but that, after three months, the County and any interested parties could negotiate a mutually agreeable sale or lease price; one other potential prospect beyond the aforesaid agricultural business could be interested. The small, 10-acre sub-parcel, which had been part of the industrial-park property gifted to the County by Ralph and Linda Braun and Don and Dee Galbreath, had an average appraised value just under \$20,000 per acre, while the larger chunk, part of the old County-farm parcel, had appraised for just more than \$17,000 per acre.

Financial Report

Late April: The two funds tied to the Commission had a combined value of just more than \$111,000; the director explained that one or both of the funds would be used to pay for costs related to surveying and splitting the parcels in the industrial park. Money in the Industrial Park Improvements Fund had come from past land sales, while revenue into the General Donation Fund had come from cash rent and other sources. The Community Development Commission’s Donation Fund had \$10,786.47; the director explained how that money had been earmarked based on contributors’ wishes. Director Origer then briefly reviewed the Department of Community Development’s budget within the Local Income Tax – Economic Development (LIT–E.D.) Fund as well as the non-development budgeting within LIT–E.D.

The financial report was approved.

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

Old Business

2026 Community Development Summit: The director reminded members that the event would be held on the evening of the coming Tuesday at the Knights of Columbus hall in Winamac, highlighting that a cash bar and a champagne/grape-juice toast would be offered to celebrate the Community Development Commission’s thirtieth anniversary.

Pulaski County comprehensive plan: The director provided a brief recapitulation of the steps that had preceded this year’s process. All five firms that had submitted proposals has scored within a close range, so the Board of Commissioners instructed the director and the plan administrator to invite all of them to interview; interviews would take place in May. Members would be invited to participate in one or more

conversations during the process. In response to Secretary Fox, the director suggested that the project should be underway in earnest by June or July. Director Origer also noted that the County had recently agreed to hire Baker Tilly to prepare an updated fiscal plan for the County, suggesting that the results of this report and input derived during the comprehensive-planning process would likely provide the County Council with relevant insights for beginning to plan how the County could allocate revenues from solar-energy projects.

Other Pertinent Business

Industrial-park development: Director Origer explained that, at their most recent meeting, the Redevelopment Commission had discussed the possibility of revisiting the idea of either expanding the existing industrial park in Winamac or building a new park elsewhere; about a decade earlier, the Commission had commissioned studies for three sites in western Pulaski County and negotiated that acquisition of one of these sites before the County Council had declined to fund the purchase. The director noted that the redevelopment commissioner who had raised this idea cited growth occurring in counties to the north, suggesting that Pulaski County might be able attract suppliers to some of these enterprises.

Mr. Champion expressed some skepticism, highlighting logistically stronger areas and local workforce challenges. The director noted that property surrounding the former Eden Valley Farms had been listed on the State's available-sites directory for a couple of years without having attracted any prospects.

The director then briefly offered comments about the expected increase in assessed value in the county and concerns about raising tax-cap losses attributable to Senate Enrolled Act 1 of 2025, providing a brief history of the County's taxation policies and explaining various changes expected due to the 2025 legislation.

Public Comment

None.

Adjournment

Motion: Mr. Champion; second: Mr. McClure; no discussion; approval: all 12:26 p.m.

Respectfully submitted,

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

Tim Fox, Secretary