

***Pulaski County
Redevelopment Commission***

Thursday, 15 October 2026
Pulaski County Courthouse
Winamac, Indiana

Meeting Notes

Thursday, 18 June 2026
Pulaski County Courthouse
Winamac, Indiana

Members present: Vice-President Brandi Larkin (Board of Commissioners ('Board')), Secretary Katelyn Bierrum) (County Council ('Council')); Isaiah Tidwell (Council). Department of Community Development ('D.C.D.') Executive Director Nathan P. Origer.

Members absent: President Brian Ledley (Council) [business]; Stan Bennett (Board), Jon Frain (Board) [personal], Kyle Sefchek (Board) [business]; Joe Cunningham (Board — non-voting advisory member representing local schools). D.C.D. Assistant Taylor Bailey [personal].

Guests present: None.

Call to Order

Vice-President Larkin called the meeting to order at 5:35 *p.m.* Director Origer noted the lack of a quorum.

Consent Agenda

In the absence of a quorum, no action was taken regarding the consent agenda.

Financial Report

Mid-June: Director Origer reviewed highlights of the report, first noting an increase of Fund 1112's cash balance attributable to a special distribution from the State, which the director explained briefly.

A \$30,000 Professional Services payment to the County's attorney was highlighted, with the director explaining that it would be reimbursed by Doral as it covers costs incurred during the development of agreements for the Mammoth Grazing Lands/Mammoth Pastures project. In response to questions from the vice-president and secretary, Director Origer detailed the reimbursement timeline and the County's receipting process and noted that it would be unlikely that this expenditure would impact other potential Professional Services obligations.

Brief discussion ensued regarding the Revolving Loan Fund (R.L.F.); Donation-Fund losses attributable to R.L.F. applications, how the County had changed the application-fee payment process, and historic sources of contributions to the Donation Fund; and Summit hall-rental payments made to the Knights of Columbus.

Old Business

Future visioning/Pulaski County comprehensive plan — comprehensive-plan progress: The director and the County's plan administrator had been satisfied by contract adjustments made by HWC Engineering; the project would kick off once the Board of Commissioners had authorized contract execution, preferably upon a recommendation of the Advisory Plan Commission; and the plan-development process had been projected to take about one year.

Future visioning/Pulaski County comprehensive plan — mission and vision: Vice-President Larkin shared insights that she had developed based on recommendations from the Redevelopment Association of Indiana and highlighted what she felt were gaps in her, and probably everyone's, knowledge regarding pertinent information for shaping a mission and vision. The vice-president then shared and reviewed sample statements from other redevelopment commissioners in Indiana and raised potential data and issues for consideration; discussion regarding next steps ensued.

Director Origer noted that members of the Tourism Advisory Council had recently discussed approaching branding and messaging collaboratively across all of the Community Development

Commission's constituent commissions, potentially with the help of a consultant, to aid in building an updated identity framework in which individual commissions' missions, visions, goals, and objectives could be developed more cohesively. The vice-president and Mr. Tidwell expressed their support for this, with the vice-president endorsing the use of a consultant and the secretary agreeing.

Future visioning/Pulaski County comprehensive plan — façade program: Additional minor tweaks to the program rules and the scoring rubric were recommended for consideration in July, with discussion occurring regarding where funds could have the most impact and what the scoring scale should look like; the vice-president suggested basing scoring-rubric criteria on a small number of categories such as visual-transformation impact, project readiness, and economic leverage. The need for developing promotional materials for the program was highlighted. The director would provide dates for a potential special meeting earlier than the regular July meeting in hopes of finishing program-development work as soon as possible; scheduling toward project rollout was discussed.

Future visioning/Pulaski County comprehensive plan — projects and programs: In light of limited attendance, the director reminded members of the existing spreadsheet, and discussion on this matter was otherwise skipped.

New Business

2027 budget: Explaining that the Commission is required by both State and local laws to have its own budget, the director guided members through both the proposed core D.C.D. budget and the proposed Commission budget. Discussion ensued regarding the \$100,000 the director had included for the façade program, concerns about prioritization of funds and the use of data to drive prioritization, and budget deadlines. The members and director ultimately agreed that the director should request the amount between split between the budget and available solar-project funds, and that he should emphasize that the funds were being requested for both this program and other projects and programs that might come along.

August meeting date: No discussion occurred regarding the director's wish to reschedule this meeting; it would be addressed in July.

Redevelopment Association of Indiana summer meeting: The director reported that he would be attending this event, explained that all members are permitted to attend for free, and encouraged members to consider attending pending approval from the Board of Commissioners to pay for multiple hotel rooms.

Other Pertinent Business

Project "parking lot": Vice-President Larkin noted that she had created a project "parking-lot" spreadsheet on Google Drive.

Public Comment

None.

Adjournment

Motion: Secretary Bierrum; second: Mr. Tidwell; no discussion; approval: all. 6:48 p.m.

Respectfully submitted

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

Katelyn Bierrum, Secretary