

***Pulaski County
Redevelopment Commission***

Thursday, 15 October 2026
Pulaski County Courthouse
Winamac, Indiana

Meeting Notes

Thursday, 16 July 2026
Pulaski County Courthouse
Winamac, Indiana

Members present: President Brian Ledley (County Council (“Council”)), Secretary Katelyn Bierrum (Council); Kyle Sefchek (Board); Joe Cunningham (Board — non-voting advisory member representing local schools). Department of Community Development (“D.C.D.”) Executive Director Nathan P. Origer, D.C.D. Assistant Taylor Bailey.

Members absent: Vice-President Brandi Larkin (Board); Stan Bennett (Board), Jon Frain (Board) [business], Isaiah Tidwell (Council) [business].

Guests present: None.

Call to Order

President Ledley called the meeting to order at 5:40 *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-July: A special State distribution, equivalent to approximately 83 percent of a standard monthly distribution, and \$24,070 in interest from a matured certificate of deposit had increased Fund 1112’s cash balance; Director Origer had forecasted a slight year-end balance from 2025 to 2026, estimating cash and total balances of \$2,713,027.55 for cash and \$3,293,027.55, respectively. Loan repayments from Sullivan Development for the Willow Creek Villas project would begin late in quarter three or in quarter four.

The director highlighted an additional appropriation of \$40,000 authorized by the County Council to support Pulaski County Human Services’s acquisition of a new vehicle along with dispatch communication equipment and to cover the costs of temporary roof and window repairs to the Medaryville gym to shield the interior from further decay. The sole major expense had been a \$28,000 disbursement to Barnes & Thornburg for their work on solar-project road-use and decommissioning agreements; this expense would be reimbursed by Doral.

With a \$200 payment, the Revolving Loan Fund (R.L.F.) balance had grown to \$399,075.58. Because only one R.L.F. borrower remained, incremental monthly growth had slowed. The active borrower’s July payment had been received following the compilation of the Financial Report, making the actual balance slightly higher than reported.

The decline in the Donation Fund balance had been attributable to two R.L.F. applicants withdrawing prior to the receipt of their final invoices. To prevent similar occurrences, an updated fee-schedule structure had subsequently been approved by the Economic Development Commission (E.D.C.) and the Board.

Old Business

Future visioning / Pulaski County comprehensive plan — comprehensive-plan progress: HWC Engineering had been selected to update the comprehensive plan. Director Origer and the County’s plan administrator had been developing a list of prospective steering-committee members. Four focus-group sessions had been proposed, with details to be sorted during a call with the consulting team in the following week.

Future visioning/Pulaski County comprehensive plan — mission and vision: Members in attendance at the June meeting had agreed with the Tourism Advisory Council's idea to pause to ensure that there was a coherent brand and message united the various development-oriented commissions working with the D.C.D. The director suggested having the Community Development Commission (C.D.C.) hire a consultant to assist in this endeavor, advising that the Commission could adopt an interim mission statement until the comprehensive plan and possible consulting work had been completed. The matter would be added to the next C.D.C. agenda in hopes of moving quickly.

Future visioning/Pulaski County comprehensive plan — façade program: Director Origer summarized the recent revisions to the program rules: the Commission would assume sole responsibility for evaluating and scoring proposals using an internally developed rubric; and retain discretionary authority over lower scores, and prioritizing architectural merit, design quality, and historic preservation. Applications would be reviewed monthly, with the exception of January and February; properties should be located within or adjacent to a commercial area and could include former commercial structures and properties in unincorporated communities.

In response to President Ledley's prior suggestion, a "Project Need" section had been introduced, requiring applicants to detail not just the project scope, but also the project's necessity. Applicants would be required to demonstrate good standing on all loan payments and verify that properties are clear of tax-delinquent status, mechanic's liens, and tax liens.

Director Origer introduced a draft 20-point scoring rubric developed from Vice-President Larkin's previous input and model examples. Designed as a starting point for member discussion, the framework divided evaluation into two tiers:

- A-Tier Categories (three categories worth up to four points each) addressing historic preservation and architectural integrity, economic impact, and alignment with planning efforts; and
- B-Tier Categories (four categories worth up to two points each) addressing project readiness, financial impact, and project sustainability.

Noting that the last B-Tier slot remained open, the director invited members to suggest ideas.

The secretary raised a question regarding a scenario where a sole applicant in any given month received a low score; Director Origer suggested establishing a minimum qualifying score, and President Ledley proposed setting a 10-point minimum threshold for qualification. The president also expressed concern regarding an applicant's failure to adhere to promised timelines. The director acknowledged the concern, suggesting that unless the project-readiness score were to determine whether a project met the qualifying score, it would likely not pose a significant problem.

Regarding the review procedure, Director Origer proposed emailing applications directly to each member for individual evaluation and scoring, allowing members to score proposals independently, preventing peer influence during the initial assessment, an advantage Secretary Bierrum endorsed. The director would then aggregate the individual scores into an average for collective discussion, addressing any questions or recommendations. President Ledley recommended requiring an overall score of at least 50% to secure funding; the director proposed mandating a 50% minimum threshold within each individual category, equivalent to a minimum of 10 points overall, to avoid funding a project with significant weaknesses. President Ledley emphasized the necessity of marketing the initiative to build program participation and underscored the importance of maintaining Commission discretion throughout the process.

The president enquired about the fund-disbursement mechanism; applicants would have to submit final invoices upon project completion, and the D.C.D. would process payment claims.

Future visioning/Pulaski County comprehensive plan — projects and programs: Director Origer reminded members of the spreadsheet for potential projects and programs, noting that, once the Commission had made sufficient progress on the façade program as well as mission and vision statements, attention should be turned to other potential projects.

2027 budget: The director presented the proposed 2027 budget, noting it had been submitted as-is with a request to divide the \$100,000 Economic Development allocation into two \$50,000

portions, one this Economic Development appropriation within the budget, and the other an allocation of solar-project economic-development funds.

The proposed Commission budget totaled \$149,045 including the entire \$100,000 Economic-Development appropriation; the Commission, E.D.C., and D.C.D. budgets had a combined total of \$633,538. The director noted an overall increase compared to the previous year driven by expanded Marketing funding and a request for a third staff position.

August meeting date: Citing a personal conflict, the director asked if the 20-August meeting could be rescheduled; discussion ensued, and President Ledley suggested rescheduling to Thursday, 27 August, with Tuesday, 25 August, as a back-up option. The director would share the dates via email and ask for all members' input.

New Business

None.

Other Pertinent Business

Redevelopment Association of Indiana summer meeting: The commissioners had authorized the director to pay for as many hotel rooms as necessitated by the number of members who would be attending.

Public Comment

None.

Adjournment

By consensus. 6:12 *p.m.*

Respectfully submitted

Taylor Bailey, Office Assistant/Recording Secretary

Katelyn Bierrum, Secretary