

***Pulaski County
Redevelopment Commission***

Thursday, 15 October 2026
Pulaski County Courthouse
Winamac, Indiana

Meeting Notes

Thursday, 25 August 2026
Pulaski County Courthouse
Winamac, Indiana

Members present: President Brian Ledley (County Council ('Council')), Vice-President Brandi Larkin (Board of Commissioners ('Board')), 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.

Members absent: Stan Bennett (Board) [business], Jon Frain (Board) [personal], Isaiah Tidwell (Council) [personal]. D.C.D. Assistant Taylor Bailey [personal].

Guests present: Connie Ehrlich.

Call to Order

President Ledley called the meeting to order at 5:30 *p.m.*

Consent Agenda

With no requests for extraction having been made, the consent agenda was adopted as presented.

Motion: Vice-President Larkin; second: Secretary Bierrum; no discussion; approval: all.

Financial Report

Late August: The director highlighted Fund-1112 cash-balance increases attributable to a special distribution from the State and interested from a renewed certificate of deposit; at the vice-president's request, he explained the process by which the State makes such distributions when income-tax revenues exceed certified amounts. Explaining that year-end forecasting becomes clearer after these funds have been receipted, Director Origer projected a minimum year-end cash balance of just more than \$2.7-million.

Further discussion ensued regarding invoicing for solar-project litigation and agreement drafting, financial support for the Medaryville-gym preservation/renovation project, and the process for prioritizing any funds that might be requested for supporting community projects and programs.

The report was approved as presented.

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

Old Business

Future visioning / Pulaski County comprehensive plan — comprehensive-plan progress: HWC Engineering had agreed to double the number of subject-specific focus-group meetings, from four to eight, would conduct an online survey, and would hold multiple public forums; the director and the County's plan administrator had been preparing a list of potential steering-committee members, and the committee would be meeting in the near future. Discussion ensued regarding the project timeline and the development and composition of the steering committee, which would have 15–20 members.

Future visioning / Pulaski County comprehensive plan — mission and vision: At its August meeting, the Community Development Commission had agreed that staff should investigate hiring a consultant to assist all of the development-oriented commissions working with the D.C.D. with development coherent branding and messaging; members agreed that work at the Commission's level should continue, acknowledging that future adjustments may need to be made to ensure that the Commission's vision and mission statements align with overarching messaging. The matter would be revisited in greater detail at the September meeting.

Future visioning / Pulaski County comprehensive plan — façade program: Significant discussion ensued regarding final wordsmithing of certain program-rules sections and how to approach project scoring at this point. Members agreed to a condensed, 20-point, five-category scale

with a few adjustments to the language that the director had proposed, acknowledging the possibility of future adjustments as the program may take off.

The Commission approved the program rules, application, and scoring rubric pending minor scrivener's adjustments to be reviewed electronically.

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

Future visioning/Pulaski County comprehensive plan — projects and programs: The members agreed that discussion regarding potential projects and programs beyond the façade program should resume at the next meeting; the director would re-present the spreadsheet and assured the vice-president that additional ideas would be welcomed.

2027 budget: In tentatively approving the 2027 budget, the Council had made cuts to the Professional Services line items in each budget and approved the \$50,000 within the Commission's budget for projects and programs while disallowing the \$50,000 solar-project-funds request for the same. The Council had declined to allow a third full-time staff person budget but authorized the contractual hiring of a person to be shared between the D.C.D. and the Building and Planning Department on a one-year trial basis; the director expressed some concern over how this arrangement might play out, and Vice-President Larkin shared her own skepticism of the viability of the proposal as someone who has done contract work in the past. Discussion ensued regarding the specifics of the contract that would be drafted and how the person's hours might be split.

The secretary asked about the distinction between the Small Business Development and Business Development appropriations; the director explained that the former is used for technical-support programming for entrepreneurs, while the latter is used for hospitality. President Ledley asked if the cuts to the Professional Services appropriation over the three budgets might be too severe; Director Origer thought that, given historic use outside of special instances, this would not likely be a problem.

New Business

None.

Other Pertinent Business

2026 Economic Development Summit: The president asked to be reminded of when the Summit had held; the director noted that it had occurred in late April. The vice-president asked if the director had received feedback regarding the Summit; he had received little, but what he had heard had been positive.

Pulaski County Tribe campaign: Vice-President Larkin introduced and explained the Pulaski Possibilities campaign, a "community ideas-gathering" project, and offered to share the findings with Director Origer, which he encouraged.

Public Comment

Meeting discussion: Mrs. Ehrlich commended the Commission on the meeting's conversation.

Adjournment

Motion: Vice-President Larkin; second: Secretary Bierrum; no discussion; approval: all. 6:40 p.m.

Respectfully submitted

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

Katelyn Bierrum, Secretary