

APRIL 8, 2024

JOINT SESSION

PULASKI COUNTY COMMISSIONERS
PULASKI COUNTY COUNCIL

The Pulaski County Commissioners and Pulaski County Council met in joint session Monday April 8, 2024 at 6:00pm at the Pulaski County Highway Garage training room. Commissioners present were Charles Mellon, Maurice Loehmer, Michael McClure with County Auditor Laura Wheeler and County Attorney Kevin Tankersley. Councilmembers present were Michael Tiede, Jeffrey Richwine, Tim Overmyer, Sheila Hazemi-Jimenez, Bradley Bonnell, and Jerry Locke. Kenneth Boswell present by phone.

Also present were Nathan Origer, Kathi Thompson, Teresa Bryant, Sherry Kestle, Rhonda Wilson, John Masterson, AJ Gutwein, Levi Messer, Gail Lambert, Megan Korous, Jenny Knebel, Connie Erhlich, Larry Lambert, Edwina Coffey, Gary Kruger, Judge Crystal Kocher, Autumn Bailor, Cassie Foust, Sara Kroft, Kent Kroft, Becky Dilts, Nancy Swartzell, Megan Galbreath and Chris Schramm.

President Mellon opened the meeting with the Pledge of Allegiance.

IN RE: CDC

The 2024 economic summit will take place at 6:00pm on Tuesday, April 23 at Knights of Columbus in Winamac. John Eric Bry is the Keynote speaker.

In 2016, the CDC and our Hometown Collaboration Initiative team developed a baseline strategic plan for tourism. In 2021, the County’s economic-development strategy plan was updated and a section on tourism was added. Now that the Tourism Advisory Council is in place, CDC has established a Strategic Planning Committee, which met for the first time last week and is working on reviewing the 2016 plan and relevant parts of the 2021 plan.

Abatement training conducted by Steve McKinney planned and suggested that all board members attend.

Some interest expressed in the Hoosier Homes down payment assistance program. There is some disagreement between the State and Sullivan Development/Pulaski County regarding the interpretation of some language pertaining to project alignment with a local plan.

The Revolving Loan Fund-supported property on 200 S discussed briefly. The property went up for Sheriff’s sale but no bidder offered the amount necessary to take title of the property so it is now in the County’s possession. The locks have been rekeyed and one damaged door replaced. There should be no problem selling the property after the equipment is removed. If the County is unable to recoup the entire value of the judgement through the sale of the personal and real property, the remaining obligation becomes the responsibility of Mr. Voranoff and his estranged wife.

Further discussion of the machinery ensued. The commissioners can sell the property but Council sets the terms. If offers are under the \$235,755.30, then the Voranoff’s are obligated for the remainder.

Ordinance 2024-03 presented for joint approval authorizing the sale of the property. Maurice Loehmer made a motion to approve and sign the Ordinance on behalf of the Commissioners, Michael McClure seconded and motion approved by the Commissioners unanimously. Jeffrey Richwine made the same motion on behalf of Council, Jerry Locke seconded and motion approved by Council unanimously.

2024-03
JOINT ORDINANCE TO SELL COUNTY OWNED REAL ESTATE
AT 4877 WEST 200 SOUTH, WINAMAC, INDIANA

WHEREAS, pursuant to Ind. Code 36-2-2-20 the Board of Commissioners of Pulaski County may sell or purchase county real property having a value of one thousand dollars or more by authorization through an ordinance authorized by the county’s fiscal body fixing the terms and conditions of the transaction; and
WHEREAS, the Board of Commissioners of Pulaski County believe it is in the best interest of the taxpayers of Pulaski County to sell the property located at 4877 West 200 South, Winamac, Indiana which recently became owned by the Board of Commissioners after a sheriff sale on a mortgage foreclosure for the CDC Revolving Loan default by Trust Properties, LLC. The Board of Commissioners assumed title to the real estate for the judgement amount of \$235,755.30; and
WHEREAS, the Board of Commissioners of Pulaski County and the fiscal body, the Pulaski County Council members agree to sell the real estate upon the following terms and conditions:

1. The tract of land legally described as follows:

Part of the Northwest Quarter of the Northwest Quarter of Section 30, Township 30 North, Range 2 West, Pulaski County, Indiana, more particularly bounded and described as follows, to-wit: Commencing at the Northwest corner of the Northwest Quarter of Section 30, Township and Range aforesaid; thence East 1120 feet; thence South 00 degrees 04 minutes 45 seconds East 645 feet; thence West 1120 feet and to the Section line; and thence North 645 feet and to the place of beginning EXCEPTING THEREFROM: Part of the Northwest Quarter of the Northwest Quarter of Section 30, Township 30 North, Range 2 West, Pulaski County, Indiana; Commencing at the Northwest corner of said Section 30, Township and Range aforesaid; thence South 645 feet; thence East 338 feet; thence North 645 feet; thence West 338 feet to the point of beginning, containing 5.00 acres, more or less in said exception and containing after said exception 11.584 acres, more or less. EXCEPTING THEREFROM: That part of the Northwest Quarter of the Northwest Quarter of Section 30, Township 30 North, Range 2 West of the Second Principal Meridian, Monroe Township, Pulaski County, Indiana being that 5.086 acre tract of land shown on the plat of an original boundary survey of said tract certified by Robert L. Haworth, PS #LS20800149 on April 27, 2020 as Milligan Surveying's job number P-M-30-30-2-04-20-01, more particularly bounded and described as follows: Commencing at a railroad spike at the Northwest corner of the Northwest Quarter of the Northwest Quarter of said Section 30; thence along the North Section line North 89°25'26" East 857.00 feet to a PK nail with RLH washer at the point of beginning; thence continuing along said line North 89° 25'26" East 263.00 feet to a PK nail with RLH washer at the Northwest corner of a 11.584 acre parcel as described in Instrument #20181319; thence South 00°34'50" East 645.00 feet to the Southeast corner of said 11.584 acre parcel (referenced by a ½ inch iron pipe 1.13 feet to the West)(passing through a ½ inch pipe at 29.4 feet); thence South 89°25'26" West 782.00 feet to a ½ inch iron pipe with RLH cap (hereinafter referred to as HIP) at the Southeast corner of a 5 acre parcel as described in Instrument #20130834; thence along the East line of said 5 acre parcel North 00°34'50" West 100 feet to a HIP; thence North 89°25'26" East 519.00 feet to a HIP; thence North 00°34'50" West 545.00 feet to the point of beginning (passing through a HIP at 285.00 feet and 515.00 feet); said described tract containing 5.086 acres more or less. Basis of bearings; local ground coordinate system based on the Indiana State Plan Coordinate System, as provided by GPS measurements using INDOT InCORS data service (USA/NAD83/IN WEST) in April of 2020. The above-described parcel being subject to all easements, restrictions and right-of-way of record. After said Exception containing 6.498 acres more or less. Commonly known as: 4877 West 200 South, Winamac IN 46996

2. The unpaid principal is \$200,000.00; the unpaid interest is \$28,946.30; the county expended \$1,086.34 in out-of-pocket costs; and the county attorney fees for the foreclosure totaled \$6,200.00.

3. The Board of Commissioners hereby agree to give County Attorney, Kevin C. Tankersley, the authority to sell the property and the machinery inside the property in an auction format that allows any bidder the opportunity to bid on the property and rebid until a top bid amount is reached. The top bid will then be brought to the Commissioners for final approval and acceptance.

4. The Board of Commissioners will contract with Pulaski County Abstract Company, Inc. to prepare the real estate closing documents.

5. The proceeds of any sale that is approved will be dispensed as follows:

- a. Payment of closing costs of Seller including, title insurance, 50% of agent fees, prorated adjustment for property tax;
- b. Reimbursement of expenses for advertising the sale paid by the Pulaski County CDC;
- c. Reimbursement of direct costs of the foreclosure paid by the Pulaski County CDC of \$1,086.34;
- d. Payment of attorney fees for foreclosure \$6,200.00;
- e. Payment of the unpaid principal balance to the Pulaski County CDC Revolving Loan Fund;
- f. Payment of any interest accumulation to the Pulaski County CDC Revolving Loan Fund.
- g. That this ordinance is subject to amendment by agreement of both the Pulaski County Commissioner and the Pulaski County Council.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners and the Pulaski County Council agree to the above specified terms and conditions for the sale of the above-described real estate.

Pulaski County is participating in two regional projects funded by the first round of the State's READI program through the Northwest Indiana Forum. Our consultants for the regional entrepreneurship and innovation strategy have completed their initial research and interviews.

The Commissioners had authorized Nathan to move forward with a rebuild of the County's website, a project that will freshen its appearance, eliminate the risk of instability associated with the now dated structure of the site and make it user friendlier. Nathan had met with the website team last week and there is still plenty of work to be done.

IN RE: OTHER BUSINESS

Maurice Loehmer made a motion on behalf of the Commissioners to approve and sign the February 12, 2024 joint session minutes as presented, Michael McClure seconded and motion carried unanimously. Kenneth Boswell made the same motion on behalf of Council, Sheila Hazemi-Jimenez seconded and motion carried unanimously.

Charles Mellon presented a breakdown of County's ARPA Money. These funds needs to be committed by December 2024 and expended by December 2026.

ARPA MONEY	
07/16/2021	1,199,712.50
08/05/2022	1,199,712.50
INTEREST	136,167.20
USABLE BALANCE	2,399,425.00
Ambulance County Share	246,111.95 Committed, not spent yet
Coroner's Freezer	36,186.37 Spent, committed 34,018.00
Broadband	50,000.00 Committed, not spent yet
Backup Generator for JC	44,088.44 Spent
Sheriff Dept Wage Increase 4 th Qtr 2023	56,431.88 Committed 70,000.00
2 nd Ambulance Estimated	345,000.00 Committed, not spent yet
Sheriff Wage Increase Yr 1 2024	400,000.00
Sheriff Wage Increase Yr 2 2025	400,000.00
Sheriff Wage Increase Yr 3 2026	400,000.00
Clerk Scanning Fees	70,000.00 Committed, not spent yet
	2,047,818.64
REMAINING BALANCE	351,606.36

The first ambulance should be here in August 2024. Of the \$400,000.00 shown for Sheriff wage increase, \$375,744.60 is for actual wages and \$24,255.40 for the taxes. Of the \$70,000.00 for Clerk scanning Fees, Clerk has paid \$36,000.00 but the company needs to come back and complete the work before County makes any additional payments. Charles asked for any suggestions for the remaining balance.

The Coroner is wanting a new van and roofs at recycling need replaced. Maurice Loehmer made a motion to approve list above, Michael McClure seconded and motion carried unanimously.

IN RE: PUBLIC COMMENT

Connie Ehrlich commended Holly VanDerAa (Assessor), her staff and Steve McKinney as she had attended several training sessions regarding tax abatements that were excellent. No one from the County Boards attended and it should be mandatory for any board members who vote on tax abatements.

Claude LeMere talked about Ford and their history with the Court House due to the Ford Pinto Trial in 1980. The Ford Foundation might be willing to partner-up for the restoration of the Court House because of its history.

With no other public comments, Maurice Loehmer made a motion to adjourn at 6:28PM on behalf of the Commissioners, Michael McClure seconded and motion carried unanimously. Sheila Hazemi-Jimenez made a motion to adjourn at 6:28 PM on behalf of Council, Jerry Locke seconded and motion carried unanimously.

Approved and signed this 8th day of April 2024 by the PULASKI COUNTY COMMISSIONERS and PULASKI COUNTY COUNCIL.

PULASKI COUNTY COUNCIL

KENNETH BOSWELL

MICHAEL TIEDE

JEFFREY RICHWINE

JEFFREY RICHWINE

BRADLEY BONNELL

JERRY LOCKE

SHEILA HAZEMI-JIMENEZ

PULASKI COUNTY COMMISSIONERS

CHARLES MELLON

MAURICE LOEHMER

MICHAEL MCCLURE

ATTEST:

LAURA WHEELER, AUDITOR, PULASKI COUNTY, IN.