

Waterloo Redevelopment Meeting
January 26, 2022

A meeting of the Waterloo Redevelopment meeting was held January 26, 2022, at 5:01 p.m. at the Waterloo Historic Depot.

Member's present were:

Sallie Pease / President	Ken Surber
Linda Higgins	Trina Caudill
Tim Haynes, DKC	Pam Howard / Town Manager
Courtney Sutton/Clerk Deputy	Andrew Kruse / Town Attorney

The following business was discussed, and action taken: Unless specified all votes were unanimous.

1. **Election of Officers** – Pease asked if anyone wanted to be president. Motion to approve Pease as president made by Caudill (Higgins) passed. Howard/Pease inquired about needing a vice president. It was stated there needs to be a vice president to take over if the president is ever gone. Pease explained the vice president roll to Caudill. Caudill accepted position as vice president. Motion to approve Caudill as vice president made by Pease (Higgins) passed. Haynes clarified Glen Hartman and Josh Muehfeld will not be back. Replacements have not been filled.
2. **Minutes** – December minutes reviewed. Howard stated December notes stated Pease agreed to move meetings to 5pm. This was passed by all Redevelopment. Haynes stated it needed to be ok'd at this meeting. Motion to keep the fourth Wednesday of the month and move to 5pm made by Caudill (Higgins) passed. Motion to approve December minutes as corrected made by Higgins (Caudill).
3. **Reese Excavating** – Howard stated once Reese Excavating got behind Warm a Heart, they found a building under the dirt. Reese advised Howard the building needed taken away. GME did not pass the soil due to it being rained and snowed on. Howard approved Reese Excavating to remove the building at an additional cost. Reese Excavating broke a lamp and part of the sidewalk, that will be fixed this spring when he lays seed for the grass. Haynes asked if the seed was included in previous quote Howard confirmed it was. Motion to approve additional charges made by Higgins (Caudill) passed.
4. **GME** – Pease asked about quote from GME. Howard stated there was no quote. No discussion needed. Motion to pay GME made by Caudill (Higgins) passed.
5. **Kokosing** – Howard advised Kokosing is cheaper than when she first came to redevelopment, and they saved \$4-5,000.00. Kokosing is a very good company to work with, Howard stated. Motion to pay Kokosing made by Higgins (Pease) approved.
6. **Downtown Revitalization** – Howard explained the meeting on February 7, 2022, and she would like everyone there. Pease would like packets handed out before the meeting. A few things Waterloo downtown is missing is a brand. Pease thought it was fixed with the Ball State plan. It was not. Howard stated Waterloo needs to bring the community together and get them involved

more. Waterloo is a financial leak; money is going out of town to surrounding towns for things such as Redi Meds, grocery stores, mechanics anything replated to the service industry. Howard explained the Chet Gilbert bought Gary Kemper's building at 200 N Wayne. Chet is ready to get the building going. Chet will need help because of roof, floor, and other projects. They will reach out for help from redevelopment when they are ready. Pease is concerned and suggested a letter of intent from purchasers of buildings that they are in fact going to put service industry in the buildings. Howard stated with zoning need to be compliant and can enforce; this is up to council to enforce, not redevelopment.

Howard stated Ken Surber asked about holding a free seminar at the depot to teach people how to run a business, how to recover from disasters (covid). Pease advised offering food to get people to come, Pease stated people won't come unless we provide something for them.


Howard asked Pease if grant covers repairs to the interior of the buildings, Pease stated the grant would cover both. Surber stated the grant needs to be raised to cover inside and outside repairs. People here locally that can help get business going (work).

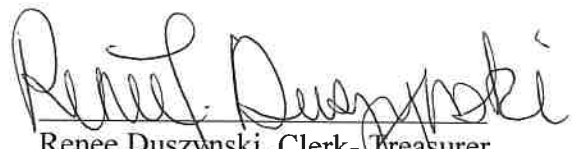
Howard stated we need to get the foot traffic here; need a brand. Howard requested more money to go into facade grant. Haynes explained without someone using the grant to repair their building, it is hard to say how much the grant will be. Redevelopment will fund 5 - 10 people. Howard asked for \$10-15000 not \$8000. All-inclusive if following grant and would like it all at once not each year. Howard explained what Main Street wants to do for downtown. Howard is concerned with redevelopment and Main Street having issues with each other regarding facade grant. Howard does not want there to be issues. Pease asked for finance monies before putting amount on for grant. This is a synopsis what redevelopment has promised: \$750,000 X 3 years (broadband), \$200,000 bond for 10 years. Haynes suggested to raise the grant to \$12,000.00 then can review if they've made good faith effort. Caudill asked if Main Street would have proof of where the money goes. Caudill asked if people know about the grant. Pease stated it's on the website and believes it was mailed out also. Caudill inquiries about only being able to do it once a year; \$2500 and only two (2) people apply. Higgins stated redevelopment can do it this year. Pease asked about \$40,000.00 going to Main Street. Surber stated there must be accountability; the monies will be spent where it is said it will be. Kruse liked \$25,000.00 he sees no problem with Main Street coming back for more. Surber worried same every year. Kruse stated it would only be for one (1) year at a time. Pease motion redevelopment to give Main Street \$25,000.00 for rehab grant. (Higgins's 2nd).

Surber asked about the component of the grant. Howard stated it always has been and Howard will wash her hands of if redevelopment would like. Howard advised, in the past, Best One and Twisted Scissors applied. Pease explained criteria. Project needed to be completed within three (3) years. Renter could use grant with landlords' ok.

Other Business – N/A

Meeting was adjourned at 5:22 p.m.


Sallie Pease, President


Renee Duszynski, Clerk-Treasurer