

Waterloo Redevelopment Meeting
August 2, 2023
Waterloo Historic Depot

A meeting of the Waterloo Redevelopment meeting was held August 2, 2023, at 5:03 p.m. at the Waterloo Historic Depot.

Member's present were:

Sallie Pease / President	Trina Caudill
Linda Higgins	Sabinia Keen
Russ Goodman	Pam Howard / Town Manager
Andrew Kruse / Town Attorney	Jennifer Ball / Deputy Clerk

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

- 1. Minutes:** Minutes from June 28 reviewed. Corrections reviewed. Motion to approve as corrected made by Goodman (Higgins) passed.
- 2. Chris Baryo – 595 S Wayne Street The old S&S:** Howard presented. (Waterloo asked DeKalb County Commissioners if we can get this property back), Chris Baryo wants to purchase this property. We are asking for \$1,300.00. This is the amount we have paid in fees for this property to get it back from the DeKalb County Commissioners. This building needs a lot of work in order to get up and running. Ball went over the purchase agreement, Quit Claim Deed and Indiana Sales Disclosure between Sallie Pease President of Waterloo Redevelopment (seller) and Chris Baryo (Buyer). Goodman asked what the timeline was to open a Dental Lab. Discussion was held.
- 3. Downtown Planter:** Goodman reviewed. Pease asked what the turnaround time is for purchasing the new planters. Goodman explained we would need to pay upfront along with shipping costs. Goodman will get us an invoice when he places the order. Pease asked if we have to dispose of the old planters. Discussion was held. The old planters will be taken to the street department and then request approval from the Town Council to get rid of them. Motion to approve revised proposal to purchase the following: 5 metal trashcans, 15 wood trashcans, 7 wood square planters and Two wood planters (rectangle planters) made by Higgins (Keen) passed.
- 4. Update on Public Safety Building:** Stuart Savka, Triad Associates presents information on public safety buildings. Howard stated that two town council members, Sallie president of Redevelopment and herself will be taking a tour of the LaGrange County Public Safety Building on August 17th to get some ideas for the design of our public safety building. Stuart Savka, Triad Associates will email Andrew Kruse from Kruse and Kruse LLC a copy of their contract for review.
- 5. Downtown:** Howard and Goodman met with Cameron Rafinski and Austin Blomeke from JPR Jones Petrie Rafinski and went over our vision for the town of Waterloo. Discussion was held.
- 6. TIF/MainStreet/Redevelopment:** Ken Surber, Waterloo Town Council Member and Sallie Pease, Waterloo Redevelopment President met to discuss the purchase of CD's.


Town of Waterloo Council is going to keep \$1.4 million for our general operation and then they will pool the rest of the funds from each department and put the funds in CDs to use to work on joint projects. Discussion was held. Pease advised that we need to come up with a plan by December 1st on how we want to spend our funds and on what projects. Pease and Goodman mentioned he would like to see work done on the police building, sidewalks, and the new public safety building.

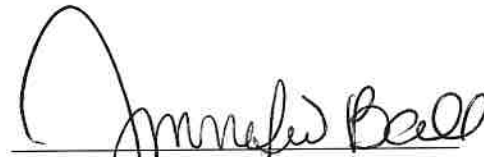
Lisa Lee from Ice Miller: Howard reviewed. We can use TIF funds through a nonprofit organization. Discussion was held. Motion to approve the confidential attorney/client privileged communication with Lisa Lee from Ice Miller made by Caudill (Goodman) passed.

Russ Goodman will not be here to attend the September meeting.

Next meeting is scheduled August 23rd.

Meeting was adjourned at 7:12 pm


Sallie Pease, President


Jennifer Ball, Deputy Clerk