

Waterloo Redevelopment Commission Meeting
Wednesday, July 24, 2024 Minutes

A meeting of the Waterloo Redevelopment Commission was held on Wednesday, July 24, 2024 at the Waterloo Depot. The meeting was called to order at 5:01 PM.

The following members were present at the meeting:

Sallie Pease, President

Sabinia Keen, Vice President

Ken Suber, Town Council Member

Andrew Kruse, Town Attorney

Pam Howard, Town Manager

Trina Caudill, Secretary

Josh Ashley

The following business was discussed and action taken:

Unless specified, all votes were unanimous.

1. Minutes

- a. The process of maintaining records for meetings was discussed. Pam Howard stated that all minutes from the Waterloo Redevelopment Commission will be uploaded to Gateway by Renee Duszynski, Waterloo Clerk Treasurer.
- b. A motion to accept the minutes as presented was made by Trina Caudill (Sabinia Keen) passed.
- c. The Waterloo Redevelopment Commission has not elected a secretary in the past. Renee Duszynski, Waterloo Clerk Treasurer, has taken notes in the past. Pam Howard stated that Renee Duszynski does not plan to continue to attend meetings to take the notes. Renee Duszynski will remain the record keeper of the minutes per Indiana law. Renee Duszynski will post records. A motion to elect Trina Caudill as the secretary of the Waterloo Redevelopment Commission was made by Sabinia Keen (Josh Ashley) passed. Trina Caudill accepts the position.
- d. The minutes will be sent via email to preview before the next Waterloo Redevelopment Meeting. Corrections to the minutes will be made prior to the meeting. After the minutes are approved and signed, the minutes will be given to Renee Duszynski to upload into Gateway.

2. Greg Conkling, Realtor at North Eastern Group Realty

- a. Greg Conkling was scheduled to attend the meeting to discuss the contract for the piece of property located in the downtown of Waterloo that is currently for sale. Due to illness, he is not able to attend, but

communicated with Pam Howard that he would be willing to attend a meeting in the future. .

- b. Pam Howard stated the contract to list the downtown property was signed on January 5, 2024. It was a 6 month contract with an automatic monthly renewal clause.
- c. Josh Ashley stated he did not have a copy of the contract. Pam Howard stated that she could resend the contract. Josh Ashley, Sabinia Keen, and Trina Caudill stated that they would like to get the emailed copy of the contract.
- d. Trina Caudill stated that she would like to know what communication documentation Greg Conkling has because the Waterloo Redevelopment Commission has received limited information on any activity that has occurred. Pam Howard stated that it is currently listed on Loopnet.
- e. One idea proposed was to consider selling the five parcels individually rather than one piece of property.

3. TIF Pledge for USDA Wastewater Loan

- a. Pam Howard stated the TIF funding resolution needs to be changed to R24-03. A motion to approve the resolution change to R24-03 was made by Sabinia Keen (Josh Ashley) passed. A motion to read the resolution by title only (R24-03) was made by Sabinia Keen (Josh Ashley) passed. The change is needed because the TIF money will go to the USDA loan and BAN Construction. The resolution is legally binding and will not be presented in red or blue as typed in the copy of the resolution presented to the Waterloo Redevelopment Commission.
- b. A fund report was presented from January 2024 to July 2024.
- c. The Waterloo Redevelopment Commission has pledged \$200,000 for the wastewater project.

4. Meeting Time Change

- a. Josh Ashley had previously asked the Waterloo Redevelopment Commission to consider changing the meeting time to 5:30 PM due to his work schedule. Josh Ashley stated that a time change is no longer needed. Meetings will continue to begin at 5:00 PM.

5. Discussion Points

- a. Pam Howard stated that there is an upcoming walking tour in Gas City, Indiana on August 16, 2024 if anyone would like to attend. She stated she plans on attending.

- b. The Fall Festival will be held at the downtown property in Waterloo on Saturday, October 19, 2024.
- c. The Waterloo Town Council could ask for money for infrastructure upgrades for Center Street.
- d. Pam Howard stated that AIM podcasts are received via email and has useful information for Waterloo Redevelopment Commission members.

6. Questions

- a. Josh Ashley asked about possible developers for the downtown property. Josh Ashley stated that he knew of a business owner that has donated to projects in the past.
- b. Josh Ashley asked if studies had been completed on the number of Amtrak train passengers out of the Waterloo Depot. Pam Howard stated there are 20,000-23,000 riders per year. Josh Ashley asked if any ideas had been trialed for the Amtrak passengers. Pam Howard stated that Friends of the Depot have provided snacks.
- c. The next meeting will be held on Wednesday, August 28, 2024.
- d. The meeting was adjourned at 6:27 PM.



Sallie Pease, President



Trina Caudill, Secretary