

Waterloo Redevelopment Commission Meeting
Wednesday, September 25, 2024 Minutes

A meeting of the Waterloo Redevelopment Commission was held on Wednesday, September 25, 2024 at the Waterloo Depot. The meeting was called to order at 5:11 PM.

The following members were present at the meeting:

Sallie Pease, President	Linda Higgins
Pam Howard, Town Manager	Sabinia Keen, Vice President
Ken Suber, Town Council Member	Trina Caudill, Secretary
Andrew Kruse, Town Attorney	Renee Duszynski, Clerk/Treasurer

The following members were absent at the meeting:

Josh Ashley
Tony Baker, DeKalb Central School Board Representative

The following business was discussed and action taken:

Unless specified, all votes were unanimous.

1. Center Street

- a. Landon Grogg was present at the meeting to represent A & Z Engineering.
- b. Pam Howard stated that the Waterloo Town Council has agreed to fund the water updates needed for Center Street. The Waterloo Town Council does not have the money to fund the sewer updates needed for Center Street. Center Street has some of the oldest infrastructure in town. If the sewer update is not completed during the water update, the street will need to be torn up in the future to complete the sewer update.
- c. Landon Grogg stated that the estimated cost of \$264,414.00 for the sewer updates is a bit inflated due to possible cost increases in 2025. Portions of the updates could be covered by a Community Crossing Grant. Landon Grogg stated that he believes there is a "very high chance" that the grant will be awarded to Waterloo.
- d. The design for Center Street repairs has started. It will go to bid in November and will be awarded in December. The work will begin in February or March. A one lane road closure may be possible during this time.

- e. A motion was made by Sallie Pease to accept the construction cost for the sewer updates for Center Street to “get it done and do it right” (Trina Caudill) passed.
- f. Andrew Kruse stated that the Center Street updates are separate from the \$23,000,000 wastewater project that the Town of Waterloo is currently working on.

2. Minutes

- a. A motion to accept the September 25, 2024 minutes as presented was made by Linda Higgins (Trina Caudill) passed.

3. Main Street Rehabilitation Grant

- a. Renee Duszynski stated that the Waterloo Redevelopment Commission last gave money to Waterloo Main Street for the rehabilitation grant in December 2021 or January 2022.
- b. The following businesses have received money from Waterloo Main Street since the last money was given: Cup of Jojo, a bakery, and Dos Amigos Taqueria restaurant. Corey Dailey has not received any money for his updates on the buildings he owns. Receipts have not been received and an inspection is needed before this can occur.
- c. The rehabilitation grant states that \$12,000 per year per business is the maximum that can be received.
- d. Renee Duszynski requested that the Waterloo Redevelopment Commission give Waterloo Main Street \$25,000 for the 2024 year to fund the rehabilitation grant. A motion to transfer \$25,000 from Waterloo Redevelopment Commission to Waterloo Main Street was made by Trina Caudill (Linda Higgins) passed.
- e. Discussion was held about a possible secondary grant. Renee Duszynski suggested that a work session between Waterloo Redevelopment Commission and Waterloo Main Street be scheduled to discuss creating a secondary grant.

4. Redevelopment Spending Plan

- a. A Redevelopment Spending Plan for 2025 was presented by Renee Duszynski. The 2025 budget is 1,844,425.54. The ending balance is expected to be \$753,872.40.
- b. Debt payments equal \$1,739,593,14
- c. Section F- “public safety building” should be removed to allow for more flexibility in spending to appropriately fund the new full time firefighters. The Town of Waterloo has had several meetings pertaining to funding full

time firefighters. Unexpected costs could arise due to 2025 being the first year of having full time firefighters.

- d. The budget will be revisited and reviewed at the October 23, 2024 meeting.

5. Hart's Block

- a. Sallie Pease suggested a vision board be created.
- b. Trina Caudill suggested that a marketing firm could be hired instead of a real estate company for this property.
- c. Linda Higgins asked if a picture of the future building would be placed on the property. *She thinks it is not a good idea. TC*
- d. Sallie Pease stated that she would like more information on a co-op owned building.
- e. Pam Howard stated that she could invite Kyle Wilson from FCI to discuss with Waterloo Town Council about costs and development of downtown.
- f. The meeting was adjourned at 6:37 PM.



Sallie Pease, President



Trina Caudill, Secretary