

**Waterloo Redevelopment Commission Meeting
Wednesday, January 22, 2025 Minutes**

A meeting of the Waterloo Redevelopment Commission was held on Wednesday, January 22, 2025 at the Waterloo Depot. The meeting was called to order at 5:03 PM.

The following members were present at the meeting:

Sallie Pease, President	Linda Higgins
Trina Caudill, Secretary	Pam Howard, Town Manager
Sabinia Keen, Vice President	Josh Garman
Andrew Kruse, Town Attorney	Renee Duszynski, Clerk/Treasurer
Ken Surber, Town Council Member	
Tony Oneal, DeKalb Central School Board Representative	

The following business was discussed and action taken:

Unless specified, all votes were unanimous.

1. Introduction of Tony Oneal

- a. Sallie Pease introduced Tony to the RDC members.
- b. Tony stated that he volunteered to attend Waterloo RDC meetings.
- c. Tony previously taught at Garrett for 13 years and at DeKalb Central for 22 years. He was also a member of the union negotiating team.

2. Elect New Officers

- a. Linda Higgins made a motion to keep the officers the same as 2024 (Sabinia Keen) passed.
- b. The officers will remain Sallie Pease, President, Sabinia Keen, Vice-President, and Trina Caudill, Secretary. Renee Duszynski will continue to create the finance report as the Waterloo Clerk-Treasurer.

3. Review 2025 Budget

- a. Sallie Pease explained the goal of RDC.
- b. Tony Oneal asked about the Police/Fire- Sallie Pease explained the options of building or expanding. RDC members have visited other towns' fire departments. Sallie Pease stated that she has also spoken with some firefighters.
- c. Josh Garman questioned the \$500,000 in the fire budget. Pam Howard explained that money has not been used. Andrew Kruse explained that an RDC budget is a different plan. RDC is not required to spend the

money like a town council. Pam Howard stated that the state wanted to see where the money was going.

- d. Josh Garman asked if the state money can be reallocated. Pam Howard stated that Waterloo should have more information within six months since we have a new full-time fire department.
- e. Josh Garman asked about housing for Waterloo. Sallie Pease stated there is money for potential development.
- f. Josh Garman asked about downtown development, not just one building. Andrew Kruse stated that the town is working on the Hart block.
- g. Tony Oneal asked where the housing is going to expand. Pam Howard stated that the goal is both north and south.
- h. Sallie Pease stated there is a lack of senior housing.
- i. Sallie Pease explained that the TIF is money received on Improvements to the land.

4. Approval of Minutes

- a. October 23, 2024- A motion was made by Linda Higgins (Sabinia Keen) passed.
- b. November 13, 2024- A motion was made by Linda Higgins to pass as corrected (Sabinia Keen) passed.
- c. November 18, 2024- A motion was made by Sabinia Keen (Linda Higgins) passed.
- d. November 20, 2024- A motion was made by Linda Higgins to pass as corrected (Josh Garman) passed.

5. Discussion- 280 North Wayne Street

- a. Pam Howard stated that Tara Streb from Kendallville may be a good resource.
- b. Sallie Pease asked if 280 North Wayne was insured. Pam Howard stated that she would ask Renee Duszynski.
- c. Sallie Pease presented an incubator slide show.
- d. Pam Howard stated that she has communicated with the Waterloo Town Council and they agree that RDC needs to agree on the usage of the building.
- e. Pam Howard presented a sample business plan.
- f. Josh Garman stated that he believes an engineer needs to look at the building.
- g. Sallie Pease suggested that the Indiana Chamber present information to the RDC.

- h. Pam Howard stated that RDC needs to take a vote on the purpose. Josh Garman asked if RDC needed to take a vote at the current time. Sabinia Keen asked if there is another incubator that has been in business for an extended time that RDC could visit. Josh Garman stated that RDC needs to get quotes before moving forward. Pam Howard stated that she would not suggest that. Trina Caudill stated that RDC needs a starting point. Possible purposes are to incubate, lease or sell the property.
- i. Sallie Pease asked about possible business support. Pam Howard suggested using Purdue Extension. Andrew Kruse suggested using Ambassador Enterprise.
- j. A motion was made by Trina Caudill stating that the goal for 280 North Wayne is a potential incubator space (Linda Higgins). A vote was taken. Three **yes**, one abstaining, and one **no** vote due to lack of information. The motion passed.
- k. Pam Howard stated that there is another meeting scheduled for February 13, 2025 to discuss the property and get information from a current incubator space in North Manchester.
- l. Josh Garman asked if Waterloo will have a plan. Ken Surber stated that RDC will design a plan. Ken Surber also explained his experience as a business owner. Sallie Pease stated that RDC must do it the right way.
- m. The meeting was adjourned at 6:48 PM.



Sallie Pease, President



Trina Caudill, Secretary