

**Waterloo Redevelopment Commission Meeting
Wednesday, November 20, 2024 Minutes**

A meeting of the Waterloo Redevelopment Commission was held on Wednesday, November 20, 2024 at the Waterloo Depot. The meeting was called to order at 5:02 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 Ashley
Andrew Kruse, Town Attorney	Renee Duszynski, Clerk/Treasurer

The following members were absent at the meeting:

Ken Surber, Town Council Member
Tony Baker, DeKalb Central School Board Representative

The following business was discussed and action taken:

Unless specified, all votes were unanimous.

1. Patty Seutter, Century 21 Realtor- Re: 280 North Wayne Street Inspection Information

- a. Patty stated that the owners at 280 North Wayne Street signed the contract to accept the offer at \$89,900.
- b. The tentative closing date is December 6, 2024 and possession will occur 30 days after the closing.
- c. An inspection was completed by Matt Bortner.
- d. Josh Ashley stated the the inspection found that the foundation of the building was solid.
- e. Josh Ashley stated that there is a list of things that need to be done or repaired. Those include the following: stone foundation, cast iron sewer piping due to a crack (there are no actual leaks), the additional on the back of the building needs shingles and flooring, bricks on the outside needs retucking. The bricks are three layers thick.
- f. The water is pooling on roof, (no leaks). There is a synthetic membrane on the roof and it should be good for 50 years.
- g. The electric has been updated on the main floor.
- h. A new hot water heater was added in 2016.

- i. Josh Ashley stated this is a surface level inspection.
- j. Patty Seutter stated there is no visible mold, but there is water damage to the upstairs wall due to past water issues.
- k. The heating and air conditioning was updated in 2009 for the main floor.
- l. The building is ready for use.
- m. Patty Seutter stated that Matt Bortner is available if anyone has additional questions.
- n. Patty Seutter stated that the title work was started today.
- o. Sallie Pease asked who paid the closing fees and Patty Seutter stated that the fees will be split between the buyer and seller.
- p. Patty Seutter will go with Sallie Pease to the closing at the Trademark Title Company.
- q. Pam Howard would like to present the space at the meeting on December 5, 2024 for the Four County Incubator Space Meeting held at the CLC in Kendallville. Josh Ashley stated that he did not agree because it has not been decided if the town will keep the building or if they will sell it for a future business.

2. **Meeting Schedule**

- a. There will be no meeting in December due to the Christmas holiday.
- b. The next meeting will be Wednesday, January 22, 2025 at 5:00 at the Waterloo Depot.
- c. The meeting was adjourned at 5:51 PM.



Sallie Pease, President



Trina Caudill, Secretary