

**Waterloo Redevelopment Commission Meeting**  
**Wednesday, February 26, 2025 Minutes**

A meeting of the Waterloo Redevelopment Commission was held on Wednesday, February 26, 2025 at the Waterloo Town Hall. The meeting was called to order at 5:04 PM.

The following members were present at the meeting:

Sallie Pease, President	Linda Higgins
Sabinia Keen, Vice President	Josh Garman
Trina Caudill, Secretary	
Andrew Kruse, Town Attorney	
Ken Surber, Town Council Member	
Tony Oneal, DeKalb Central School Board Representative	

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

**1. Guest Speaker- Jeff Wolheter, Coffee and Cream of South Milford**

- a. Jeff stated that the coffee shop has a non-profit 501(c)(3) status
- b. Jeff explained that he believes you must have a calling, vision/passion, and a community desire.
- c. Sallie Pease asked how the coffee shop was operated. Jeff stated there are currently 7 people on the board. Jeff is currently the Executive Director.
- d. Jeff stated that Ambassador, JO Mory, and crowd funding provided funds for building repair and start-up expenses. Licensed volunteers provided services. Various groups also volunteered their time.
- e. Jeff stated that the pay is market rate and the coffee shop is close to meeting the needed budget in the first year to break even as a business.
- f. Jeff left the meeting after the presentation.

**2. Discussion of Presentation**

- a. James Garman (Town Council) stated that we need to change the perception of the town. He also stated that he believes the use of the property at 280 North Wayne needs to be operated by a board of directors and separate from the Town of Waterloo. He stated that control decreases with the use of a board.
- b. Josh Garman stated that the next step should be to create a board for the property at 280 North Wayne Street.

- c. Russ Goodman (Town Council) stated that the community should come to us.

### 3. Minutes

- a. A motion was made by Josh Garman (Sabinia Keen) to accept the January 2025 minutes.

### 4. Contract with Veridus

- a. Sallie Pease asked how Veridus could help Waterloo RDC.
- b. Trina Caudill stated that a goal needs to be agreed upon before making decisions. It was stated that economic development is the goal.
- c. Josh Garman asked why RDC had to use Veridus. Josh stated that he was told "no" in an email when he asked about making other contacts.
- d. James Garman stated that the results of a survey stated that concerns are not being heard.
- e. Josh Garman stated that RDC needs to have a meeting with Veridus.
- f. Sallie Pease stated that Goshen and Garrett have had success. She also stated that a board is needed to oversee the use of the building at 280 North Wayne Street.
- g. Renee Duszynski stated that Main Street could operate as an EDC with a change in bylaws.
- h. The meeting was adjourned at 6:48 PM.



Sallie Pease, President



Trina Caudill, Secretary