

Waterloo Council / Redevelopment Meeting  
Special Meeting  
January 15, 2025

A meeting of the Waterloo Redevelopment meeting was held January 15, 2025, at 6:00 p.m. at the Waterloo Historic Train Depot.

Member's present were:

Josh Caudill / President Town Council (Teams)	Sallie Pease / President Redevelopment
Ken Surber / Vice-President Town Council	Trina Caudill / Redevelopment
Russ Goodman / Town Council	Linda Higgins / Redevelopment
Greg Iddings / Town Council	Josh Garman / Redevelopment
James Garman / Town Council	
Pam Howard / Town Manager	
Renee Duszynski / Clerk Treasurer	

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

**280 N Wayne Street:**

Howard stated the focus is solely for 280 N Wayne. Please be considerate and stay on track.

Howard stated that the order for the evening will be as follows:

- Food will be served
- Howard has a presentation
- Group brainstorming
- Come together jointly for a viable solution

Food was served and Howard started the presentation. The goal of the purchase of 280 N Wayne is to grow downtown. In order to do this Council and Redevelopment need to work together to create a vision. Goodman likes the idea of the incubator, he feels it is beneficial to help new businesses grow and teach good business skills. James Garman also agrees and stated the downtown has the traffic to make it work. Josh Garman wants to talk to contractors etc. before to get costs to make is a usable space. Howard asks what he envisions for the building. He stated he thinks it would be a good Town Hall. Howard would also like it to be an incubator.

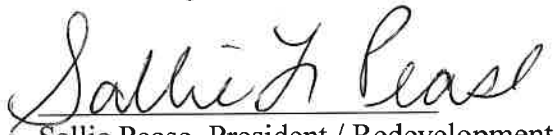
Discussion on the shape of the building was held. James Garman mentioned getting it to code could be costly. Goodman mentioned local businesses could help. Howard mentioned getting the community involved. Josh Garman stated that hiring a contractor would better and wants to know who is going to coordinate. Iddings wanted to confirm how many parking spots each building is guaranteed. The downtown is open parking with limited parking for apartment buildings in the rear of each building.

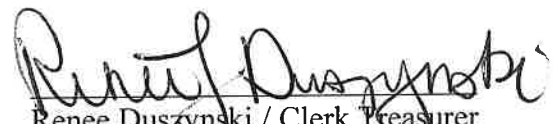
The group participated in brainstorming on what type of businesses would be a good fit for the building and downtown. Ideas mentioned were: donut shop, clothing boutique, bicycle repair shop, hair salon, food market, ice cream shop, coffee shop, hobby shop.

The group participated in brainstorming on the benefits of leasing as opposed of the incubator space. Ideas discussed included: more profitable, less risk and responsibility, and more.

Next step is to get a quote from contractors for building rehabilitation. Howard and Josh Garman will provide a list of questions to present to potential contractors including JICI and Jerney Bowers.

The meeting was adjourned at 7:43 p.m.

  
Sallie Pease, President / Redevelopment

  
Renee Duszynski / Clerk Treasurer

  
Ken Surber, Vice-President / Town Council