

Waterloo Redevelopment Commission Meeting
Wednesday, April 23, 2025 Minutes

A meeting of the Waterloo Redevelopment Commission was held on Wednesday, April 23, 2025 at the Waterloo Town Hall. The meeting was called to order at 5:02 PM.

The following members were present at the meeting:

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

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

1. Guest Speakers- Pete Olson and Sarah Froderman, Civitas

- a. Pete Olson and Sarah Froderman joined the meeting via Teams.
- b. Pete Olson explained an addition to the contract for the 280 North Wayne Property for Waterloo RDC to consider.
- c. Pete explained how he could assist Waterloo RDC get the incubator spaces filled at the 280 North Wayne Property.
- d. Trina Caudill asked if only a portion of the contract could be accepted since a building inspection had been done before the building was purchased. Pete Olson stated that the contract could be revised if RDC agreed.
- e. Josh Garman stated that he has a copy of the previous inspection. Pam Howard stated that she could send a copy of the inspection to Pete Olson.
- f. If the contract is approved, Pete Olson stated that the first meeting could be held in early June.
- g. Trina Caudill asked if a community meeting could be one of the meetings so that the community is informed. Pete Olson stated that a community meeting is not currently part of the proposed contract, but an additional community meeting could be added at a cost of approximately \$5,000.00. Pam Howard suggested that Waterloo conduct a community meeting independently.
- h. Josh Garman stated progress is needed on the 280 North Wayne property.

- i. Linda Higgins stated that not acting on a contract will cause a longer wait time.
- j. Ken Suber stated the contract puts things in order for the property.
- k. A motion to accept only the Strategic Planning for Incubation Development portion for \$20,500.00 was made by Josh Garman (Trina Caudill).

2. Sign for Warming Center

- a. An estimate for \$20,000 was received from Jerry with Commercial Signs.
- b. A contact was made with Sign World. No estimate has been provided at this time.

3. Minutes

- a. A motion to approve the March 26, 2025 minutes as written was made by Josh Garman (Linda Giggins).

4. Additional Information

- a. A motion for Waterloo RDC to provide up to \$600.00 for plants to fill the planters in Waterloo was made by Josh Garman (Linda Higgins).
- b. The new car that Waterloo RDC previously approved for the Marshal's Department has been ordered, but has not yet been received.
- c. Sallie Pease stated the next Waterloo RDC meeting is scheduled for May 28, 2025.
- d. Sallie Pease requested that members think of possible slogans and designs that could be used for the 280 North Wayne property.
- e. The meeting was adjourned at 6:32 PM.



Sallie Pease, President



Trina Caudill, Secretary