

**Waterloo Redevelopment Commission Meeting**  
**Wednesday, May 28, 2025 Minutes**

A meeting of the Waterloo Redevelopment Commission was held on Wednesday, May 28, 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	
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. Minutes**

- a. A motion to approve the minutes, as written, from the April 23, 2025 meeting by Linda Higgins (Sabinia Keen).

**2. Fund Report**

- a. Sallie Pease stated that the expenditure for Cord Medical LLC or \$14,980.00 was for the AED's for the Marshal's Department.
- b. No other questions for the fund report.

**3. Slogan**

- a. Trina Caudill and Sabinia Keen stated they like "The Nest" as a name for the property at the 280 North Wayne property.
- b. Tony Oneal stated that you could get several ideas from Chat GPT also.
- c. Trina Caudill stated that once a decision has been made there needs to be a banner made to inform the community.

**4. Civitas**

- a. Trina Caudill read the following statement to the RDC. *It was brought to my attention that negative comments were made about me between Pete Olson from Civitas and the previous town manager. Pete Olson asked the question if I was the difficult member and the wife of a council member. After the previous town manager confirmed this, Pete responded by*

*stating that I was looking for ways to kill it. I believe he was responding to the contract that was discussed at the previous meetings. Pete also asked why you would put the negative Nelly on RDC. I am very upset by these comments and I would like to address them while making this response part of a public record in the RDC minutes. I am not a person that will rubber stamp an idea if I do not have the information that I need to make an informed decision that will impact the tax payers of this community. It is my personal opinion that Pete was not happy that I questioned the lack of follow through with this company the last time they were paid to work for Waterloo. Pete simply responded that there was a "period of change" with the company. Waterloo is currently going through a period of change and that does not mean that the council members and Waterloo employees and boards are going to give less than their best. Since I did second the motion that accepted a contract to pay Civitas \$20,500.00, I believe that is proof that I am not a negative Nelly trying to kill a project. I do plan to address this concern with Pete when he attends a meeting in person. I do believe that he did not want this information public because he stated that he didn't put this information in an email. Since he was communicating on a cell phone paid for by tax payers, all information is public record. Although I believe that Pete was putting his interest before that of Waterloo, I do intend to support this contract through to the end to ensure that Waterloo progresses in a positive way. Due to these comments, I do have concerns about entering into future contracts with this company. I believe that Pete could "do better" when working with the Town of Waterloo.*

- b. James Garman, Waterloo Councilman and attending the RDC meeting as a guest, read information directly from the former town manager's phone provided by the Town of Waterloo.
- c. Josh Garman stated that he would agree to end the Civitas contract.
- d. Sallie Pease stated that if the contract was ended. Sarah Payne may be a good contact to speak to RDC at the next meeting. Sarah Payne currently works for DeKalb LEAD.
- e. Sallie Pease stated that DeKalb, IL has an incubator space and it may be worth looking into how that town developed their incubator space. Sallie Pease also stated that we could reach out to RAI (Redevelopment Association of Indiana) for suggestions on companies that could assist RDC in moving forward with this project.
- f. Andrew Kruse suggested reaching out to a previous speaker for suggestions.

- g. Sallie Pease stated that she was the one pushing for the incubator space in Waterloo, not the former town manager.
- h. Josh Garman stated that RDC would need to look at the Civitas contract that was signed by Sallie Pease to see if there is information about canceling the contract.
- i. James Garman stated the former Kitchen Quip building in Waterloo is an incubator space. James suggested contacting RTM Ventures that worked on Electric Works in Fort Wayne.
- j. Sallie Pease stated that RDC needs to look for other options.
- k. Josh Garman asked if RDC could look at leasing options.
- l. Tony Oneal questioned if taking the building down to the studs, gutting it, and cleaning it out might be the best option.
- m. James Garman stated that possible contractors would need to be contacted for quotes.
- n. Josh Garman stated that he would be willing to contact possible contractors.
- o. A motion to contact contractors to walk the building for estimates to rehab/refurbish the building was made by Trina Caudill (Josh Garman).
- p. Josh Garman shared pictures from the previous inspection at 280 North Wayne Street. Josh stated that he would contact 2-3 contractors and ask for a timeline to start and complete the project.
- q. James Garman stated that he found information from a 2007 report from Martin Riley to rehab the building at 280 North Wayne Street. AZ Engineering was also involved at that time.
- r. Tony Oneal asked if the 280 North Wayne building had a historic designation. Sallie Pease stated that it did not.
- s. Andrew Kruse stated that DeKalb County is conducting a space study and he can read out to get contact information.
- t. A motion to end the contract with Civitas for \$20,500 was made by Trina Caudill (Sabinia Keen). Sallie Pease will draft a letter to Pete Olson at Civitas to end the contract and Andrew Kruse will review the letter for approval before it is sent to Pete Olson.

#### **4. Warming Center**

- a. Sallie Pease stated that she would like to get 3 quotes for a new sign.
- b. Tony Oneal stated that Daktronics was the company that installed the new scoreboard at DeKalb High School.

#### **5. RAI Site Visit**

- a. Sallie Pease stated that there is a site visit scheduled with RAI for July 10, 2025 in Carmel, IN. Any RDC member that wants to attend needs to register by July 1, 2025. Sallie Pease stated that she plans to attend.

## 6. Additional Information

- a. James Garman wanted to inform RDC that he has spoken to some developers about building potential housing in Waterloo at 2 different properties.
- b. Tony Oneal stated that he will not be at the next RDC meeting due to a vacation.
- c. Sallie Pease stated the next Waterloo RDC meeting is scheduled for June 25, 2025.
- d. The meeting was adjourned at 7:13 PM.



Sallie Pease, President



Trina Caudill, Secretary