

**Waterloo Redevelopment Commission Special Meeting
Wednesday, September 17, 2025 Minutes**

A special meeting of the Waterloo Redevelopment Commission was held on Wednesday, September 17, 2025 at the Waterloo Town Hall. The meeting was called to order at 5:33 PM.

The following members were present at the meeting:

Sallie Pease, President	Linda Higgins
Sabinia Keen, Vice President	Josh Garman
Trina Caudill, Secretary	
Brittanie Patrick, Town Manager	
Ken Surber, Town Council Member	

The following members were absent from the meeting:

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. Resolution R25-02

- a. Sallie Pease stated that she had done some research since the last meeting and wanted to speak to the RDC.
- b. Sallie Pease stated that all boards in Waterloo should be informed at the same time about projects. Trina Caudill stated that there was a public Plan Commission meeting that RBA representatives attended in the summer that she did not attend.
- c. Sallie Pease asked why the North Wayne Street property was not suitable for the proposed RBA building. Sabinia Keen stated that the different property wouldn't work due to an easement that divides that property in half. Buildings can't be placed on easements. Brittanie Patrick showed a drawing of the North Wayne Street property to explain the divide on the property.
- d. Sallie Pease asked why the property had to be posted for 30 days. Brittanie Patrick explained the state law that requires this.
- e. Sallie Pease stated that the Eagle Park ground may not be suitable for building. Brittanie Patrick stated that she has applied for a Brownfield grant to have a portion of the property inspected to insure that it is safe to

build on. Brittanie Patrick found paperwork at Town Hall that stated that an assessment was completed for a portion of the property and it is fine to build on. Sallie Pease asked what happens if the Brownfield assessment determines that there are issues with the ground. Brittanie Patrick stated that the ground would need to be remediated. There is an assessment scheduled the first week of October.

- f. Sallie Pease asked about parking for the RBA building. Brittanie Patrick stated that there will be parking available on the property, as well as street parking. Other places have offered parking options, such as Warm A Heart when they are not using their parking space.
- g. Sallie Pease asked if the town would be held accountable if there was an accident. Brittanie stated that RBA Holdings would have insurance and the town would not be liable.
- h. Sallie Pease asked if a community center type building would be allowed on the property. Brittanie Patrick stated that a community center could be allowed.
- i. Sallie Pease asked about the previous property on North Wayne Street that was discussed earlier. Brittanie Patrick stated that the investors are still interested in purchasing that property for a future business also.
- j. Sallie Pease asked about fees due if the property is transferred to RBA Holdings. Brittanie Patrick stated that all fees would be paid by RBA at the closing for the property.
- k. Josh Garman stated that he was open to hear other proposals, if there were any. Brittanie Patrick stated that there was no other interest at this time.
- l. Renee Duszynski explained what she learned after visiting Carmel, IN and how they attract business to their city.
- m. Ken Surber stated that he had concerns about what is under the ground at Eagle Park. Brittanie Patrick stated that she has paperwork to show that the south side of the property has already been approved for building. The Brownfield assessment will be completed on the remainder of the property.
- n. Sallie Pease stated that she did a background check on one of the individuals involved with RBA Holdings. Trina Caudill stated that it was public information, but the person has not been found guilty of any crime at this point. Sallie Pease stated that she had concerns if children were going to be using the property. Trina Caudill stated that the charges are not related to children and she had no concerns. No other RDC members voiced concerns.

- o. Trina Caudill stated that she was happy that RBA Holdings is interested in investing in Waterloo and hopes it will spur more growth in Waterloo in the future.
- p. A motion to pass resolution R25-02 as written was by by Josh Garman (Linda Higgins). Josh Garman, Linda Higgins, Sabinia Keen, and Trina Caudill voted to approve resolution R25-02. Sallie Pease was opposed. This motion passed 4-1.
- q. The meeting was adjourned at 6:53 PM.



Sallie Pease, President



Trina Caudill, Secretary