

**WATERLOO HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING – DECEMBER 18<sup>TH</sup>, 2007– 5:15 P.M.  
MEETING ROOM A, WATERLOO PUBLIC LIBRARY**

Chairperson Ottesen called the regular meeting of the City of Waterloo Historic Preservation Commission meeting to order at 5:20 p.m.

Those in attendance were: Anderson, Berry, Morgan, Olsson, Ottesen, Potter, and Quirk.

Those absent were: Brockway and Newton.

Also present was staff member Tim Andera.

**Approval of Minutes**

*Motion made by Potter, seconded by Olsson to approve the minutes of the November 20<sup>th</sup>, 2007 Regular Meeting with the amendment that Olsson noted there is only one issue that the Historical Preservation Commission was asked to address, not two issues for Public Hearings request #1, with the correction made to paragraph 5. Motion carried unanimously.*

**Approval of Agenda**

*Motion made by Berry, seconded by Quirk to approve the agenda as submitted. Motion carried unanimously.*

**Reports**

**1. Main Street**

Ottesen gave the Main Street report, noting that there have been a few applications submitted to the Main Street Review Board within the last month that mostly addressed signage requests. Ottesen also noted that at the last Main Street meeting, a representative from the Iowa Main Street office was there, and the board and the representative discussed signage issues and how to resolve situations of controversy when they arise. Ottesen noted that a main topic of the discussion was discussing the matter when the board received multiple signage requests for the Regions Bank building.

**2. Silos and Smokestacks**

No report this month.

**3. Grout**

No report this month.

## Public Hearings

### **1. Review and make a recommendation on the Rath Administration Building Development Agreement between the City of Waterloo and MAKO WATERLOO CORPORATION for the restoration and rehabilitation of the former Rath Administration Building at 1515 Sycamore Street.**

Andera noted gave a brief overview of the development agreement to be entered into between the City of Waterloo and MAKO WATERLOO CORPORATION, and noted that the Historic Preservation Commission should make a recommendation to the City Council.

Olsson questioned if MAKO WATERLOO CORPORATION is the same company that has proposed to stabilize the former Rath Administration Building, and lease it out once a buyer is found. Anderson noted this is the same company. Anderson also noted that this development agreement is different from most development agreements the City enters into, noting that this agreement is for the rehabilitation of an existing building, as opposed to new construction. Anderson noted that the City and developer took extra time in creating the development agreement to insure both parties were satisfied with the terms of the agreement.

Quirk questioned when the City would turn the building over to the owner, and how long does the developer have to complete the rehabilitation. Andera noted that once the asbestos remediation is complete on the building, the City has 14 days thereafter to turn ownership of the building to the company, and the developer has 24 months to complete the objectives laid out in the development agreement, and if those objectives are not met, ownership would revert back to the City.

Andera noted that the development agreement would go before the City Council for a public hearing on January 7, 2008.

***Motion made by Potter, seconded by Berry to recommend approval of the development agreement between the City of Waterloo and MAKO WATERLOO CORPORATION. Motion carried unanimously.***

## Discussion Items

### **1. CLG Downtown Survey Grant – State Nominations Review Committee Feedback.**

Ottesen noted that the State did not approve the grant request that was submitted in July to fund a downtown building survey in the area of East 4<sup>th</sup> Street, Sycamore Street, and parts of East 5<sup>th</sup> Street. Olsson noted that she would like to know why the grant request was not approved. Anderson noted that when another grant application is submitted, that the Commission should search out other funding options to coincide with grant funding if approved. Andera noted that he would get in contact with Paula Mohr from SHPO, as well as investigate the other two grant options she had listed in her letter.

## **2. Dr. Frank Henry Landes Preservation Fund for Iowa Grant Opportunity.**

Andera gave a brief overview of the grant opportunity being offered by the National Trust, noting this grant is only available to cities in Iowa. Ottesen noted that grant requests from residents of Mount Ayr would take precedent over other grant requests in other Iowa locations, noting the grant sponsor is from Mount Ayr. Commission members wanted to have it clarified if the grant could be used to fund the Kingbard Walking tour, or if the funds have to be used to fund only a feasibility study.

## **3. Kingbard Walking Tour**

Potter noted that there have been no changes, specifically noting with all the work that has been going into the redevelopment of the Rath building, there has not been time to address the walking tour.

Anderson noted that currently, the City is working with a web designer to revamp the City of Waterloo homepage, and questioned Commission members what they would like to see added to the Historical Preservation page. Commission members noted they would like to see the Historical Preservation Ordinance listed, the Design Guidelines, a listing of sights and/or building listed on the National Register of Historic Places within Waterloo, the recently completed Historical Preservation Plan done by Thomason and Associates, and forms such as Certificate of Appropriateness and Certificate of No Material Affect, so that citizens would be able to print them off from home.

Hearing no further discussion chairperson Ottesen adjourned the meeting at 5:46 P.M.

Respectfully submitted,



Tim Andera  
Associate Planner  
Staff to the Commission