

**Economic Development Commission**  
**Wednesday, January 22, 2020**  
**Red Bud City Hall**  
**Council Chambers (2<sup>nd</sup> floor)**

Members Present: Dan Koenigstein, Stuart Langrehr, Clem Esker, Larry Ingalls, Orvel Cox, Greg Birchler, Rodney Nevois, Jon Tallman, Butch Stellhorn, Mike Reed, Warren Frank, Shane Watson

Members Absent: None

Others Present: Mayor Tim Lowry, Keith Moran, Jeremy DeMond, Terri Reed, Chris Martin, Josh Eckart, Pam Poetker, Jeff Mueller, Susan Harbaugh, Bill Hanebutt, Kyle Donjon

**1. Call to Order**

Chairman Clem Esker called the meeting to order and commented that Mayor Lowry would be chairing the meeting due to his inability to see clearly due to a recent health issue.

**2. Financial Reports**

Pam Poetker provided a brief financial report consisting of the following:  
City's Revolving Loan Fund Balance as of January 15, 2020: \$215,418.81  
RBEG Bank Balance as of January, 2019: \$70,161.88

There are currently four Revolving Loans and all are current with payments.  
There is currently one Micro-Loan which is current with payments as well.

The city still owes a payment for East Industrial Property Acquisition in the amount of \$231,240.80 which is due in December, 2020.

**3. Randolph County Report – Chris Martin**

Chris Martin presented the Expansion Solutions Magazine and the new advertisement highlighting Randolph County.

He also presented the Report for Highway Connector Project – 4 Lane Expressway and that announced that there would be an Economic Development Summit either October 2 or 9, 2020. Lastly, he made mention of the Prairie du Rocher Plan Presentation scheduled for January 23, 2020.

**4. TIF Presentation: Keith Moran with Moran Economic Development**

Keith Moran gave an overview of his Firm and provided handouts on Tax Increment Financing (TIF). He began by identifying what TIF is and provided an explanation of a tax bill prior to and following the implementation of a TIF District. Members learned that a TIF must meet eligibility requirements and factors and that monies generated within the TIF must stay and be spent in the TIF. The program is controlled by state statute and is typically 23 years in length.

The first step in working to establish a TIF is to conduct a pre eligibility study. He provided a copy of an agreement between the City of Red Bud and Moran Economic Development for the city's consideration. The agreement would define an area, determine

how to qualify it, and research how we would stack up against other communities in regard to TIF.

Several commission members as well as members in the audience asked questions regarding the presentation. The agreement will be reviewed and considered at a later date.

**5. Development of the East Industrial Park**

Mayor Lowry reported that the city has entered into a contract with Rhutasel and Associates to provide engineering services for the development of the park. Jeff Mueller provided a rough draft of a map displaying the design of the park. Consideration will be given to developing the park in phases according to availability of funding for the project.

**6. Property Tax Abatement: Gateway Fabrication Solutions, LLC**

An application was received from Mike Wiegand on behalf of Gateway Fabrication Solutions, LLC. Pam Poetker reported that based on his application, that he was eligible for a 1 – 5 year abatement at 25-75%. Discussion followed.

*Motion made by Mike Reed, seconded by Orvel Cox to grant a 4 year, 50% property tax abatement to Gateway Fabrication Solutions. Motioned passed.*

**7. Enterprise Zone**

The City of Red Bud received notification that the Bi-County / Multi-community Enterprise Zone application was approved. The EZ Zone was effective January 1, 2020.

Maps of the zone were distributed for review and several commission members asked questions regarding included / excluded parcels of property and eligibility. It was determined that the current map needs to be reviewed and an application submitted to the state to alter the parcel map for the City of Red Bud. Pam Poetker will check with the appropriate individuals on the process that needs to be followed in order to get the map revised.

**8. South Industrial Park Replacement Sign**

The packet included two quotes from DE Signs for the replacement of the South Industrial Park Sign that recently fell due to deterioration. Some discussion was held about designing and installing a sign for the East Industrial Park as well. Warren Frank inquired about getting a second quote from Total Eclipse and agreed to go see them. No decision will be made until both quotes are reviewed.

**9. Anything for the Good of the Order**

Mike Reed recommended that the city work to create affordable housing. He requested that Pam Poetker research the availability of state funding for housing development.

**10. Public Comments**

None

Meeting was adjourned at 7:30 P.M.

Respectfully Submitted,

Pam Poetker, Administrative Assistant  
Red Bud, Illinois