

**Finance Committee Meeting  
Monday, September 21, 2020  
Red Bud City Hall  
Council Chambers (2<sup>nd</sup> floor)**

Committee Members Present: Susan Harbaugh, Bill Hanebutt, Mike Rheinecker, Clem Esker, David Friess

Committee Members Absent:

Council Members Present: Curt Guebert, Jeremy DeMond, Kyle Donjon

Others Present: Mayor Tim Lowry, Attorney Paul Ray, City Superintendent Josh Eckart, Code Admin. Jeff Mueller (Remote), Police Chief John Brittingham, Admin. Assist. Pam Poetker, City Clerk Joanne Cowell

Pledge of Allegiance

Committee Chairman Harbaugh called the meeting to order at 6:00 P.M.

Old Business

**I. Code of Ordinances Rewriting and Restructuring Process Update**

Attorney Ray has completed the final section, the zoning section, and there are no major changes to suggest. Next, Ray will be bringing forward the policies which need review.

**II. FY'20 Surplus Funds and Capital Plan Review**

Keep on agenda until the real estate taxes are received, to help with cash flow.

New Business

**I. Approval of Prior Month's Meeting Minutes – August 17, 2020**

*Recommendation made by Committee Chairman Harbaugh, seconded by Committee Member Rheinecker, to approve the minutes from the August 17, 2020 meeting. Carried*

**II. Maturing CD's**

*Recommendation made by Committee Chairman Harbaugh, seconded by Committee Member Friess, to authorize approval to cash in the City Hall CD#43002146 for \$400,000, maturing on 10/09/2020, at North County Saving Bank and deposit it in the 5-Year Plan City Hall Checking Account. Carried*

**III. Financial Dashboard**

Committee Chairman Harbaugh mentioned that all things look relatively good, and surprisingly, the sales tax looks good.

**IV. Tax Increment Financing – East Industrial Park Expansion**

A memo from Keith Moran (6:06 P.M.), of Moran Economic Development, had been included in the meeting packet, answering previous questions regarding the TIF. Mayor Lowry said there will be no negative effects on citizen's real estate taxes. \$6,000 has been spent to date on the initial study and an additional \$24,000 is required for the needed additional study. Potential income from five buildings valued at \$1.2 million each, in the extended East Industrial Park, would generate about \$120,000, to help with payment of the development of the park. Moran said that the question for the council is, if there is enough money to develop the East Industrial Park without a TIF, then good, but if not, TIF is the way to go. Rodney Nevois, Economic Development Commission, asked about assuming that the lots would be sold and built on; what if that doesn't happen? The Mayor answered that the city has some money they could use, or the city could go out for a bond issue. Committee Member Friess said his concerns were the cost (\$4.2M) to develop and the environment in Illinois is not ideal for development right now. Alderman Donjon said he had concerns about this development not being on the 5-year plan and funds reallocation. Mayor Lowry said that Rhutasel need to be given direction on which option the council wants to go with before any estimated costs could be given. In previous discussions, it seemed that option three was the preferred. Once the \$24,000 fee is paid, Mr. Moran would start with the steps he listed to put the TIF in motion. Alderman DeMond felt that the Economic Development Commission should vote on and support this before the council decides to go forward. Mike Reed from Economic Development, would like the committee to discuss and refine. There will be an Economic Development Commission meeting on October 28, 2020 for further discussion and a TIF and lot layout recommendation.

**V. Slip, Trip and Fall Policy – Authorization for City Attorney to Draft**

This is being required as part of the city's safety program by worker's comp.

***Recommendation made by Committee Chairman Harbaugh, seconded by Committee Member Rheinecker, to approve authorization for the city attorney to draft a "Slip, Trip and Fall" policy, as required by the insurance. Carried***

**VI. Public Comments/Anything for the Good of the City**

Nothing

Meeting was adjourned at 6:52 P.M.

Respectfully Submitted,

Joanne G. Cowell, City Clerk  
Red Bud, Illinois