

**City of Red Bud, IL**

**Economic Development Commission**

**Meeting Minutes**

**October 28, 2020 at 6:00 p.m.**

Members In Attendance: Butch Stellhorn, Stuart Langrehr, Orvel Cox, Larry Ingalls, Clem Esker, Tim Lowry, Dan Koenigstein, Jon Tallman  
Mike Reed, Greg Birchler, Warren Frank, Shane Watson

Others In Attendance: Pam Poetker, Jeff Mueller and Keith Moran via Zoom

**1. Call to Order**

- The meeting was called to order by Chairman Clem Esker at 6:00 p.m.

**2. Financial Report**

A current financial report was provided in the packet. No action needed at this time.

**3. East Industrial Park Layouts**

- Layouts were discuss and the recommended layout is option number three based on the design, sizes, and shapes of the lots.

*Motion made by Butch Stellhorn, seconded by Greg Birchler to recommend to the Council Layout #3 for the East Industrial Park. Motion carried.*

**4. East Industrial Park Signage**

- Two bids were collected. One from Total Eclipse and one from DE Signs. Clem suggested getting more clarity on the details of the bids. He is concerned about plastic. We would like to see what kind of time we can expect them to last. Prices have escalated.
- We need to finalize the details prior to the next meeting so we can make a decision at the next meeting.
- We need to collect references from companies on where they have signs similar to the ones quoted that could be viewed.
- An additional sign may be needed based on how the park is developed. Addresses for the businesses will be included on the sign if it is feasible.

**5. Residential Development Concept**

- City council has been discussing giving a gas infrastructure credit of up to \$50,000 to contractors who develop residential properties for installation of gas utility infrastructure. The goal is to promote growth. Money would be recaptured through tap fees for gas service.
- Jeff Mueller reported that several years back the city made the decision to control growth by implementing some requirements for new subdivisions. Sidewalks were required, 6 to 7 inch pavement requirement was added, and the Electric and gas infrastructure was put on the developers.

*Motion by Larry Ingalls, seconded to Mike Reed to move forward to the Residential Development Concept. Motion carried.*

**6. Tax Increment Financing Consideration**

- Mayor Lowry gave a brief overview of the intention of the project to date. Some money could flow into the downtown area for re-development. The intent is for the city to recover development costs in the East Industrial Park. Does anyone have any questions?
- Members of the audience raised several questions regarding house values, loss of funds to the school district, and the concern over the term blighted and potential residential properties being included in the zone.
- The question of an intergovernmental agreement between the city and the school district was mentioned with the intent that funds provided to the school district could be considered for education and training that would allow individuals to use formal training at local jobs.
- Concerns were raised about tax information pre-TIF and post-TIF that was requested but never received. Greg Birchler would like to see this information for communities around us that have utilized TIF.
- A question about rushing into the TIF was asked and Keith Moran of Moran Economic Development strongly encouraged that the TIF be established early in the planning process. Keith Moran also stated that the TIF would not impact homes in any shape or form and that the plans were put forth only as conceptual plans and nothing more.
- Chairman Clem Esker asked commission members what other solutions they could offer if TIF was not an option. Butch Stellhorn indicated that he felt we needed to give the Enterprise Zone tool more time to work.
- No action taken on the TIF concept. Clem Esker asked for anyone who has ideas to share them in regard to infrastructure costs.
- Kyle Donjon asked how soon Rhutasel will have estimated costs for the layout once we approve the layout and Jeff Mueller responded that they have 90 days per contract.

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

- Nothing additional at this time.

**8. Public Comments**

- No comments at this time.

**9. Adjournment**

- The meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Pamela K. Poetker  
Administrative Assistant