

City of Red Bud, IL
Economic Development Commission Meeting
Wednesday, January 26, 2022
6:00 p.m.

Meeting Minutes

In Attendance: Warren Frank, Mike Reed, Tom Heizer, Jonathan Tallman, Orvel Cox, Larry Ingalls, Stuart Langrehr, Cole Stenzel, Clem Esker, Mike Rheinecker (Chairman)

Members Absent: Butch Stellhorn, Greg Birchler

Others Present: Acting Mayor Susan Harbaugh, Council Member Kyle Donjon and Council Member Jeremy DeMond, Chris Martin, and Pam Poetker

1. Call to Order

The meeting was called to order at 6:00 p.m.

2. Pledge of Allegiance

3. Review of Minutes from Meeting on October 20, 2020

Included in the packet that was sent out

4. Financial Reports

- Included in the packet that was sent out. Pam Poetker updated commission on the details of the report.

5. Brief Update on Commission Activities

- City completed the acquisition of 50 acres from the Guebert Family for expansion of the East Industrial Park
- Along with Monroe and Randolph Counties as well as several municipalities along the way, the Enterprise Zone was implemented
- Changes on the Commission include Rodney Nevois who vacated his seat once he became an alderman, Clem Esker became a community member once no longer on council, and Mike Rheinecker took over as Chairman of the Commission
- Acting Mayor Harbaugh, Pam Poetker, and Chairman Mike Rheinecker met with Chris Martin to discuss opportunities for the city to work with the county as related to Economic Development.
- DCEO Revolving Loan Fund Closeout resulted in two grants for the City since the program was terminated. 1) Electric Infrastructure Grant, 2) Water Aerator Grant

6. Introduction of New Members

Cole Stenzel: Employed at Buena Vista National Bank, Member of the Monroe County Ec. Development Corp. board, and lives in Red Bud.

Tom Heizer: Been a Red Bud resident since 1986, served on Zoning board, and is the Plant Manager at Eaton

7. Meeting Date / Time

Pam Poetker would like feedback on the time of day that works best for everyone to attend meetings. Information can be sent to her at pam@cityofredbud.org

8. East Industrial Park Signage

We plan to start this process over since the quote we originally got are outdated. We will need to identify what we want before contacting companies for pricing.

9. East Industrial Park

Review of Plans

Jeff Mueller presented the Commission members with the draft of options for the park layout. In addition, he discussed the turn lane requirement that is being required by the State of Illinois. He added that we have options based on our needs, but felt that Phasing Plan #2 would cut down on the number of triangular lots within the park.

Both phase 1 and phase 2 would cost about the same money to develop... and we can phase it how we want it depending on our needs. No action was taken.

Possible Funding Sources

Pam Poetker reviewed a list of potential funding sources indicating that there is a good chance that the city can assign the dollars needed to complete the first phase of the project.

10. Review of Tax Abatement Program

The packets included a current copy of both the Tax Abatement Program as well as the application for it. The documents need to be reviewed and revised accordingly. Once finalized, the city council will need to give final approval before implementing the updates.

11. Tax Abatement – Red Bud Industries

They have made application. We are waiting for the project to get further along before having the City Council act on it.

12. R. Dannenberg Loan

Ryan Dannenberg provided a brief presentation to the members. Presentation included:

- Owns Vices Bar
- Purchased Horrell Distributing building bond for deed
- Liquor store portion in the new building is complete
- With funds from the city he plans to complete the kitchen and event/recreation area
- Plans to have weekly, monthly, and annual events and fundraisers
- Tier 1 events such as sports and leagues would be weekly
- Tier 2 events such as roller rink, putt putt golf, ax throwing, and movies would be monthly
- Tier 3 events such as midget wrestling and amateur boxing nights would be annual
- Liquor store will have gaming with the goal that the revenue covers the mortgage and utilities

Question was asked about the parking. Ryan added that there is not a lot of on-site parking outside of what is available on the south side of the new building. He added that there is a city parking lot close by as well as on street parking.

There was no action taken on the loan application as Stuart Langrehr and Cole Stenzel are still reviewing finances and working with Ryan on the details of the application.

13. Earlier in the meeting we covered a few of the changes on the commission. One seat remains open and the goal for that seat will be to reach out to Shane Watson's replacement Vince Green to see if he is interested now that he has permanently accepted the position at Red Bud Regional Hospital.

14. Public Comments

Chris Martin made the following announcements:

- \$10,000,000 is going toward work to be done at the Lock and Dam
- Eagle Fest is February 5, 2022
- 5 Red Bud businesses received County ARPA Funds grants
- Been working with Tammy Duckworth's office on Prairie du Rocher becoming a National Park.

15. Adjournment

The meeting was adjourned at 7:05 p.m.

Respectfully submitted,
Pam Poetker