

City of Red Bud

Economic Development Commission
Meeting Minutes
March 22, 2023

Members in Attendance: Chairman Mike Rheinecker, Clem Esker, Cole Stenzel, Stuart Langrehr, Larry Ingalls, Orvel Cox, Butch Stellhorn, Jennifer Gregson, Warren Frank, Greg Birchler

Others in Attendance: Chris Martin, Pam Poetker, Jeff Mueller, Susan Harbaugh

1. Call to Order

The meeting was called to order by Mike Rheinecker at 6 p.m.

2. Pledge of Allegiance

3. Minutes from October 26, 2022

Motion made by Orvel Cox, seconded by Greg Birchler, to approve the meeting minutes of October 26, 2022. Motion carried.

4. Financial Reports

Financial reports were provided in the packet. Additional notes included:

- Everyone is current on their respective loans
- Rent income will be \$5300 annually
- We are currently recapturing \$6839.44 in monthly ED loan payments
- We are currently recapturing \$539.06 in monthly Microloan payments

5. Introduction of New Commission Member – Jennifer Gregson

Chairman Rheinecker introduced Jennifer Gregson to the group. She shared the following information:

- She grew up in Chester
- Has been in the Red Bud area for 20 years and at Red Bud Hospital for 18 years
- She is married and has a family
- She was very appreciative of the invite to be a member of the commission and is looking forward to serving

6. East Industrial Park

Jeff Mueller provided handouts for the East Industrial Park with the following items for consideration:

- Street names
- Lot pricing
- The name of the park – Industrial Park, Business Park, Commercial Park
- Some discussion was held about the sealed bids/advertising process. Pam Poetker will obtain additional information about the requirements for selling lots prior to the next meeting.
- Greg Birchler recommend checking lot prices in other communities
- Pam Poetker inquired about lessening the setbacks on the sides and backs of the lots to allow for more buildable space and the need for covenants to ensure that buyers are aware of requirements when building in the park
- Jeff Mueller mentioned that the city is working with a potential buyer for some of the frontage lots and that there may be an issue with the road that is currently drawn in with the design. Pam

Poetker asked if lessening the setbacks would increase the buildable space enough to eliminate the problem with the roadway.

- Butch Stellhorn asked about moving the roadway and Jeff Mueller responded that the roadway could not be moved anymore because of some relocating in the current park that had already taken place.
- Jeff Mueller reported that the IDS was submitted to IDOT on March 17, 2023. Now we wait until it is approved by IDOT which could take up to six months.

7. East and South Industrial Park Signage

Nothing to report. Cole Stenzel mentioned that he is familiar with Summit Signs and that they do good work.

Pam Poetker mentioned the following items that we will need to make decisions on for signs:

- What construction materials do you want to use? Stone, wood, vinyl, etc.
- Do we want the sign to light up?
- What information do we want included on it? Just park name? Business names? If business names are to be included we will need a way to change them easily
- Would we consider a digital sign that can be controlled/changed remotely?

8. Monroe County Economic Development Corporation

Pam Poetker reported that the City of Red Bud has been invited to be a member of the Monroe County Economic Development Corporation. There are several membership levels to consider. City has budgeted \$5,000 for membership fees should we decide to move forward on it. Monroe County did include us in a planning grant they applied for and received. Cole Stenzel is the president of the corporation and added the following details:

- The Corporation is made up of businesses and private organizations
- They are interested in promoting our new industrial park as property that is available regionally
- They receive a \$75,000 planning grant for regional economic development initiatives. Red Bud will be included in the planning efforts that grant will cover.
- If members, the City would be granted a seat on the board
- Meetings are held quarterly

9. Vacant Properties / Businesses for Sale or Sold

A list of properties that are either vacant, for sale, or sold were provided in the packet. Pam Poetker plans to do additional work to trying to help businesses owners market the properties through the city website.

10. Randolph County Update

Chris Martin provided the following updates from Randolph County:

- Work on the Chester bridge is progressing. Project's expected completion is 2026
- Work on the solar farm is expected to begin later in 2023
- Tourism efforts are being made on a variety of social media platforms
- County was a recipient of the Energy Transmission Grant
- Work continues to be done on the four-lane road project
- Chris continues to scour grant finder for potential grants for the county and cities within the county

9. Anything for the Good of the Order / Public Comments

None

10. Adjournment

Motion made by Larry Ingalls, seconded by Butch Stellhorn to adjourn the meeting at 7:05 p.m.

Motion carried.

Respectfully submitted,

Pamela K. Poetker, Adm. Asst.