

City of Red Bud

Economic Development Commission

Meeting Minutes

March 23, 2022

Members in Attendance: Vince Green, Stuart Langrehr, Clem Esker, Larry Ingalls, Orvel Cox, Mike Rheinecker, Mike Reed, Butch Stellhorn, Greg Birchler, Tom Heizer, Warren Frank, Jon Tallman, Cole Stenzel

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

1. Call to Order

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

2. Chris Martin from Randolph County provided the following highlights:

There is an Intersect Illinois project in the works

There is a solar project in the works near Tilden

There is a local company that is in the process of expanding – details were not provided

\$30,000 in business grants came to Red Bud from Randolph County.

Senator Duckworth will be reviewing documents related to the Prairie du Rocher National Park Project

The application cycle for capital projects from Senator Duckworth has opened. Chris agreed to assist with submitting an application for the EIP project.

3. Review of Minutes from Meeting on January 26, 2022

No additional comments on the minutes

4. Financial Reports

Pam Poetker reviewed the basic details of the financial reports which were provided in the meeting packet.

5. Introduction of New Member – Vince Green

Chairman Mike Rheinecker introduced Vince Green. Vince provided some details about his life and career including that he is originally from Indiana and has worked with Quorum Health in a variety of capacities.

Vince is the new CEO at Red Bud Regional Hospital.

6. East and South Industrial Park Signage

Money is being included in the budget for new signs. We need to decide what we want and collect proposals.

7. East Industrial Park Expansion Phase I

Total cost for phase I is estimated at \$1.2 million.

When Chairman Mike asked if anyone had an issue with moving forward on Phase I, there were no comments.

There was discussion on the entrance permit and road work. Greg Birchler mentioned paying attention to the expiration of the permit from IDOT for the entrance permit.

Jeff Mueller added that it will be 3-4 months before we bid it to get firm numbers on the cost.

8. RBI Tax Abatement Application – Still in early construction phase. No action necessary.

9. R. Dannenberg Loan Application

The following recommendation/motion was made for the R. Dannenberg Loan Application:

- Loan proceeds to be used for working capital, inventory, and equipment
- Collateral will be a UCC lien on business assets, namely inventory, equipment, a first real estate mortgage on Vice's Bar as described in the legal description in the Property Check. Ryan Dannenberg will personally guarantee this loan. Dannenberg will also pledge to the City of Red Bud, listing the City as Loss Payee, a decreasing term life insurance policy.
- The loan will be for seven years, fully amortizing, in the amount of \$100,000.00, with level monthly principal and interest payments of \$1,321.33 based on a 360-day year, due on the fifth of the month, with a fixed interest rate of 3.0%.
- Reporting requirements for Dannenberg will be providing the following documentation on an annual basis to the City of Red Bud:
 - Balance Sheet for R. Dannenberg, Ltd.
 - Personal Balance Sheet for Ryan Dannenberg
 - Complete Federal and State tax return including all Schedules for R. Dannenberg, Ltd. If R. Dannenberg does not file a tax return for this entity this information must be included in R. Dannenberg's personal tax return.
 - Complete Federal and State tax return including all Schedules for Ryan Dannenberg.
- Dannenberg will provide the City of Red Bud with his hazard insurance policy on the inventory, equipment and real estate, listing the City of Red Bud as the Mortgagee and Loss Payable.

Mike Reed inquired if Mr. Dannenberg would have a loan through a financial institution in conjunction with this project. Stuart Langrehr stated that he would.

Motion made by Jon Tallman, seconded by Greg Birchler to approve the loan request as stated by Stuart Langrehr (Outline above). Motion carried.

10. Southern Illinois Now

An organization formed to represent the 17 most southern counties in the State of Illinois.

Pam encouraged everyone to go to their website and review the contents.

Mayor Harbaugh stated that the success initiative came out the healthcare industry in Southern Illinois.

11. Public Comments

Cole Stenzel recommended that we work to promote the Enterprise Zone program.

Chris Martin agreed to assist with some city advertising in the magazine ad that the county buys.

Mayor Harbaugh gave a brief overview of the seminar that David Friess is hosting. Pam Poetker agreed to push out information on it.

Clem Esker commented that there are or will be a few empty buildings in town and that we need to keep looking into getting them filled.

12. Adjournment

Motion made by Larry Ingalls, seconded by Jon Tallman to adjourn the meeting at 6:37 p.m. Motion carried.

Respectfully submitted,

Pamela K. Poetker, Adm. Asst.