

## City of Red Bud

Economic Development Commission  
Meeting Minutes  
April 24, 2024

Members in Attendance: Chairman Mike Rheinecker, Jennifer Gregson, Stuart Langrehr, Clem Esker, Orvel Cox, Larry Ingalls, Warren Frank, Tom Heizer, Cole Stenzel, Butch Stellhorn, Mike Reed  
Members Absent: Jon Tallman, Greg Birchler  
Others in Attendance: Chris Martin, Jeff Mueller, Susan Harbaugh, Jill Landgraf

### 1. Call to Order

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

### 2. Pledge of Allegiance

### 3. Minutes from July 26, 2023

***Motion made by Mike Reed, seconded by Warren Frank, to approve the meeting minutes of July 26, 2023. Motion carried.***

### 4. Financial Reports

A Summary of Loan Funds report as of 03/31/2024 was provided in the packet.

- The (revolving) Economic Development Fund balance is \$573,859.87. In addition, there is \$225,000 and a \$100,000 CD earmarked for Red Bud Business Park.
- The Microloan Program balance is \$88,987.20.
- We are currently recapturing \$6,839.44 in monthly ED loan payments
- We are currently recapturing \$539.06 in monthly Microloan payments
- Rent income is \$7,500 annually
- Each business is current on their respective loan

### 5. Revolving Loan/Micro-Loan Applications

no applications presented

### 6. Red Bud Business Park

Jeff Mueller shared an estimated timeline for the project, starting in June 2024 and ending with lots for sale in July 2025. He also shared the 4/15/2024 Phase 1 estimate of \$1,185,000 as well as a map outlining the seven (7) lots included: 14, 15, 16, 17, 18, 19 and 39.

Pricing of the lots remains a question. The group discussed 1) breaking even using the purchase price of the acreage, 2) using the total cost of the project, 3) engaging a certified general appraiser, 4) other area lot sales. Funding sources for the project were reviewed and include: savings (surplus funds), ARPA dollars and Energy Transition Community Grant dollars. There is an interested party that may want four combined lots (14, 15, 16, 18), thus reducing the need for the cul-de-sac. But to move forward we must arrive at a cost per lot/acre. ***The Commission recommends to the City Council to engage a certified general appraiser. This recommendation will pass to the May 6, 2024 City Council meeting.***

Other updates shared were: The Red Bud Business Park name was approved by the City Council on 8/7/2023. The street names – Commerce Way, Enterprise St, Production St and if needed, Executive St - were approved 8/7/2023. Ordinance No. 1526 was approved 10/2/2023 to reduce setbacks.

**7. Signage for Industrial Parks, Business Park**

Cole Stenzel shared he had been in conversations with the Mayor about the signage. A basic question was asked if we really need signage? Most use cell phones and various GPS systems to guide them to their destination. Large, detailed signs will be costly and could this money be used more wisely elsewhere. For now, the idea of elaborate signs was tabled. Alternatively, the group did feel basic signage to market the new Red Bud Business Park would be needed as it progresses and lots become available for sale.

**8. Monroe County Economic Development Corporation**

Cole Stenzel provided an update. He shared MCEDC has enhanced initiatives with Pam Poetker on board as the new Executive Director. He asked that Pam attend the Red Bud Economic Development Commission meetings in the future to give updates. Cole shared their strategic plan had been adopted and the State of Illinois has the plan. Grants may be a possible byproduct.

**9. Monroe Randolph Enterprise Zone**

A “Red Bud only” map and an interactive zone-wide map is now available and will be shared with the Commission. Two local businesses have applied – Dieterich Bank (south) and Retros (old Dairy Queen). The Dominoes is also in the Enterprise Zone. And TMW has an expansion planned that is also in the zone. As Commission members hear of businesses planning construction, remind business owners of the program. Jeff Mueller (618-282-3339) can confirm exactly which parcels are included. The basic information has also been shared with the Chamber of Commerce and distributed to members via a weekly e-mail.

**10. Discontinue Commercial Properties Listing from City’s website**

While good intentioned, the program has not taken off. We only received interest from two properties and subsequently, one of those sold, leaving us with only one listing. The Commission agreed to remove the listing from the City’s website.

**11. Comprehensive Plan**

The Comprehensive Plan process has begun. Four stakeholder interviews have been conducted. Next up is the Steering Committee. Commission members Gregson and Stenzel are members of the Steering Committee.

**12. Façade Grant Program**

A façade grant program was proposed by Cole Stenzel at the last Commission meeting. The Mayor reached out to neighboring Waterloo for guidance as they have a very successful program. Tailored after their plan, handouts were included for the program overview, application, affidavit and reimbursement form. The members liked the idea of the program. Discussion ensued to start the account with the required \$1,000 and seed money of \$15,000. Beyond that, interest income derived from the various CDs in place will fund the program. ***The Commission recommends to the City Council to adopt the Red Bud Façade Program, starting with \$16,000. This recommendation will pass to the May 6, 2024 City Council meeting.***

**13. Information**

a. A handout was included outlining Business Development & Movement

- b. A handout was included outlining Economic Development Efforts – RCPC, MCEDC, LCSWI, SI Now, SIMAPC and Intersect Illinois.
- c. A handout was included outlining the Economic Development Incentive Programs of the city. Note, as the Façade Grant Program moves forward, it will also be added to the sheet.
- d. A handout was included outlining the Economic Development Commission members, roles and terms.

**14. Randolph County Progress Committee**

Chris Martin provided the following updates from Randolph County:

- 2024 ad campaign in the Expansion Solutions magazine, plus banner on digital site. Note, there will be sponsored content in the summer.
- The Southwest IL Connector was awarded \$6 million
- The Chester bridge construction continues with an estimated completion date of fourth quarter 2026.
- The Community Foundation has been active.
- The Progress Committee’s Connections job website continues.
- A hearing is to be held regarding the national park for the Prairie du Rocher area.

**15. Anything for the Good of the Order / Public Comments**

Early in the meeting, Chairman Rheinecker introduced Jill Landgraf. She is the city’s new Administrative Officer, replacing the position previously held by Pam Poetker.

Jeff Mueller shared we are considering murals in the downtown area. Expect to hear more about these in the future.

There is a loan application pending, so it is likely the Commission will meet May 22 at 6 pm.

**16. Adjournment**

***Motion made by Butch Stelhorn, seconded by Larry Ingalls to adjourn the meeting at 6:55 p.m.***

***Motion carried.***

Respectfully submitted,  
Susan L. Harbaugh, Mayor