

City of Red Bud

Economic Development Commission
Meeting Minutes
July 26, 2023

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

1. Call to Order

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

2. Pledge of Allegiance

3. Minutes from March 22, 2023

Motion made by Stuart Langrehr, seconded by Butch Stellhorn, to approve the meeting minutes of March 22, 2023. Motion carried.

4. Ed Weibacher, General Manager, Kaskaskia Regional Port District

Ed provided handouts and reviewed accomplishments and plans for KRPD. Among the items discussed were "Tonnage Trends on the Kaskaskia River," "Section 107 (Study) Timeline," "Overall Improvements at KRPD #2," STAG Specialty Steel, LLC," and the "Projects Funded/Grants Applied For." Thus far, \$29,100,000 in projects have been funded with another \$19,965,475 applied for equaling a grand total potential impact of \$49,065,475 for our region.

5. Financial Reports

A Summary of Loan Funds report as of 06/30/2023 was provided in the packet. Additional notes included:

- The Economic Development Fund Balance is \$498,860.70. In addition, there is a \$100,000 CD. Note, \$100,000 of the dollars are earmarked for the capital plan.
- 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 \$5,300 annually
- Each business is current on their respective loan

6. East Industrial Park

Update - Jeff Mueller shared we continue to work on the entrance permit/intersection design study. It was submitted by Volkert to IDOT in March, sent back, additional changes were made and resubmitted. We hope to hear back from IDOT in August or September. After that, we can move forward with plans and a final plat.

Possible Complex Names – The group discussed possible complex names from a list that was provided in the packet. After some discussion, the group agreed upon Red Bud Business Park.

Motion made by Larry Ingalls, seconded by Mike Reed, to approve the name of Red Bud Business Park. Motion carried.

Possible Street Names – The group discussed the possible street names for the four streets currently shown for the complex. Clem provided some history that many streets in the northeast side of town are named for past presidents. After further discussion, it was decided the Mike Rheinecker and Jeff Mueller would continue to work on possible street names.

7. East and South Industrial Park Signage

Cole Stenzel shared he had been in contact with Total Eclipse and had hoped to have information for tonight’s meeting but that did not come to fruition. He will provide options before the next meeting. One clarification was made that the sign will simply mark the complex, not give the names of individual businesses.

8. Monroe County Economic Development Corporation

Mike Rheinecker shared the city has joined the MCEDC. Mayor Susan Harbaugh is our designated representative at this time. Mike asked she share a few highlights from the recent July 19, 2023 meeting. Susan shared their major updates at the meeting were movement with the business attraction and expansion via the RISE grant. And Edie Koch, Executive Director for MCEDC, announced her retirement of 12/31/2023.

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. In addition, a proposed letter/form was included in the packet that would go to businesses on the list to help them market their space via the city’s website. The group agreed to proceed.

10. Randolph County Update

Chris Martin provided the following updates from Randolph County:

- Legislation is in Washington regarding a national park for the Prairie du Rocher area and it looks promising.
- A new Chester bridge may be open to traffic by the summer of 2026.
- Permitting and plans for the Baldwin solar installation are underway, construction to begin later this year.
- Secon Rubber and Plastics is purchasing nearly \$1 million of equipment; Chris is advocating for tax abatement.
- The Progress Committee’s Connections job website is busy. Randolphcoiljobs.com
- The AIM shoot begins tomorrow followed by the Grand.
- Eclipse 2024 promotion is underway.
- The Progress Committee continues to grow its social media presence.

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

Mike Rheinecker shared the city was pursuing a new initiative with the Monroe Randolph Transit District. Their new Go Local program allows riders within Red Bud to pay \$3 per ride rather than \$6 per ride. In return, the city will enter into a one-year agreement to pay MRTD \$1 per resident, or \$3,800. The system is open to anyone and can be scheduled 24 hours in advance. Last fiscal year, 4,893 trips started or finished in Red Bud, with 3,110 started in Red Bud and 1,054 trips started and finished in Red Bud (eligible for the Go Local program).

Jennifer Gregson sent a handout that was shared with the members regarding updates at Red Bud Regional Hospital. Included were Deaconess updates, new physicians, nursing home closure and the hospital specialty clinic.

Mike Rheinecker brought forward the issue of lot pricing in our newly named Red Bud Business Park. Clem was asked about how prices were set in the past. He thought we charged for the purchase price as well as improvements. Other discussions included what area towns are charging as well as buildable space on the lots.

Cole Stenzel inquired if the city had any incentives for business redevelopment and referenced a program he felt Waterloo had in place. The Chair asked that Mayor Harbaugh reach out to Waterloo and provide details to the Commission.

10. Adjournment

Motion made by Larry Ingalls, seconded by Cole Stenzel to adjourn the meeting at 6:57 p.m.

Motion carried.

Respectfully submitted,
Susan L. Harbaugh, Mayor