

City of Red Bud

Economic Development Commission
Meeting Minutes
May 28, 2025

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

Members Absent: Tom Heizer, Jon Tallman

Others in Attendance: Jeff Mueller, Rodney Nevois, Susan Harbaugh, Mark Wilson, Shannon Stelling, Sabrina Deterding, Bradley Mayberry, Andy Gerlach, Janet Braun, Julia Pluff

1. Call to Order

The meeting was called to order by Rodney Nevois at 6 p.m.

2. Pledge of Allegiance

3. Minutes from March 26, 2025

Motion made by Orvel Cox, seconded by Stuart Langrehr, to approve the meeting minutes of March 26, 2025. Motion carried.

4. Financial Reports

A Summary of Loan Funds report as of 05/21/2025 was provided in the packet.

- The Economic Development Fund Balance (available to loan) is \$541,242.02.
- There is a RBBP Capital Plan balance of \$625,000 plus a \$100,000 CD.
- The Micro Loan Program balance is \$95,918.71.
- We are currently recapturing \$8785.45 in monthly ED loan payments
- We are currently recapturing \$539.06 in monthly Micro Loan payments
- Rent income is \$7,500 annually
- Each business is current on their respective loan

Motion to approve the financial report made by Cole Stenzel, seconded by Greg Birchler. Motion carried.

5. Old Business—Red Bud Business Park Update

Code Administrator Jeff Mueller provided the following:

- A timeline of progress starting from November 2017 when the property for the business park was purchased by the city to the start of construction in April 2025.
- Jeff noted current construction was moving along as planned.
- The group discussed marketing plans to sell the lots once developed. Jill Landgraf provided examples of the city's marketing efforts through site selection services like Intersect Illinois and prominent groups in the area like Randolph and Monroe County Economic Development, SI Now and Southwest Illinois Leadership Council. Landgraf noted she will be attending the Illinois Economic Development Summit in June with her sole focus on promoting the Red Bud Business Park.

- Jeff suggested a review of lot pricing due to grant money received for the project as there is interest from prospective buyers for the business park.
- The board reviewed a funding recap for the project, highlighting \$2,498,714 of grant money secured for the project.

6. Loan Applications

No current loan applications

7. Façade Grant Applications

No application at this time; however, Jeff Mueller anticipates a facade grant application will be submitted to the Economic Development Commission for review at the June meeting.

8. Business Development and Movement List

Members reviewed the list of business development in Red Bud. Commission members were asked to provide input if something should be edited or was missing from the list.

9. Randolph County Progress Committee Update

Mark Wilson, Director, Randolph County Economic Development noted he has met with mayors in the County to discuss current concerns and future projects. Two main developments in the County continue to be the construction of the Chester Bridge and an IDOT Community Advocacy Group (CAG) has been scheduled for June 24, 2025 to discuss potential plans for the Southwest Connector Highway Bypass project.

10. Monroe County IL Economic Development Corporation Update

No update.

11. Monroe-Randolph Enterprise Zone

Discussion focused on the potential to add more Red Bud property into the enterprise zone due to recent projects in Tilden and Baldwin coming to an end. Once projects within the zone are completed, members may redistribute enterprise zone boundaries as long as they remain contiguous. Mayor Harbaugh reported the Monroe County IL Economic Development Corporation, the entity that administers the Monroe-Randolph Enterprise Zone, has asked members to comment on including residential property into this program. Currently enterprise zone benefits only apply to business development. Chairman Rodney Nevois led discussion on the lack of housing development and how this is negatively impacting the growth of the city and presenting challenges to local businesses, stating the need for skilled workforce is in great demand, especially with the development of the new Red Bud Business Park.

Butch Stellhorn made a recommendation to the Council to include residential property in future Enterprise Zone updates, seconded by Cole Stenzel.

12. Housing Need Discussion

The group discussed the importance of aligning the decision to include residential property in the Enterprise Zone program with the ongoing comprehensive plan, which already identifies potential areas for residential and commercial development. The group discussed affordable housing options and identified the following needs:

- Pocket neighborhoods—housing areas that may have smaller setbacks, diverse housing options (combination of single and multi-family units) and common areas, allowing for higher density and potentially lower development costs.
- Generational shift—preference of new homeowners has shifted to smaller lot size, low maintenance yards and less upkeep.
- Retirement population—in high demand for those looking to downsize and hire out regular maintenance of homeownership.
- Incentive programs to make homeownership more obtainable with strategies such as tax abatements, waiving tap fees and reviewing building codes

Shannon Stelling, Executive Director of the Homeowners Remodelers Association, presented information on national and state-level initiatives to address housing affordability issues. She highlighted various strategies being implemented, including enterprise zones, infill programs, creative financing options, and the use of prefab materials in construction. Shannon emphasized the importance of focusing on obtainable housing for first-time homebuyers and encouraged the group to utilize resources from the National Association of Home Builders which offers support to communities facing these challenges. She also noted the potential for federal grants to support infrastructure development and suggested all municipalities should be reconsidering their approach to housing to attract developers and builders.

Mayor Harbaugh noted the city recently created a line item in its budget for residential incentive programs as a funding source for future development. The group discussed the value of adding a professional realtor to the Economic Development Committee for their market expertise. Chairmen Nevois reiterated the intent of this meeting was to start a discussion on residential development in Red Bud, based on needs identified through the Economic Development Committee, the drafted Comprehensive Plan, and public feedback collected throughout the Comprehensive Plan process. Members were encouraged to start thinking of ideas and identifying solutions to the topics discussed at the meeting.

12. Adjournment

***Motion made by Larry Ingalls, seconded by Warren Frank, to adjourn the meeting at 7:31 pm.
Motion carried.***

Respectfully submitted,
Jill Landgraf, Administrative Officer