

## City of Red Bud

### Economic Development Commission Meeting Minutes July 23, 2025

Members in Attendance: Chairman Rodney Nevois, Larry Ingalls, Clem Esker, Warren Frank, Stuart Langrehr, Greg Birchler

Members in Partial Attendance: John Tallman

Members Absent: Tom Heizer, Mike Reed, Orvel Cox, Jennifer Gregson, Cole Stenzel, Butch Stellhorn, John Tallman

Others in Attendance: Jill Landgraf, Susan Harbaugh, Jeff Mueller, Cara Schmoll, Jeremy Schmoll, Brad Chandler

#### 1. Call to Order

The meeting was called to order by Rodney Nevois at 6:06 p.m.

#### 2. Pledge of Allegiance

#### 3. Minutes from June 25, 2025

***Motion made by John Tallman, seconded by Warren Frank, to approve the meeting minutes of June 25, 2025. Motion carried.***

#### 4. Financial Reports

A Summary of Loan Funds report as of 07/15/2025 was provided in the packet.

- The Economic Development Fund Balance is \$558,664.55
- The RBBP Capital Plan balance of \$172,863.80 plus a \$100,000 CD.
- The Micro Loan Program balance is \$97,116.79.
- We are currently recapturing \$8785.45 in monthly ED loan payments
- We are currently recapturing \$0 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 Warren Frank, seconded by John Tallman. Motion carried.***

#### 5. Old Business

##### A. Red Bud Business Park Update

**1. Lot Pricing:** The Commission reviewed the cost of development for the 11 lots in the Red Bud Business Park, including land acquisition, engineering fees, materials, and both contracted and city labor.

- **Proposal:** Chairman Rodney Nevois proposed setting prices per acre to ensure the City recovers its investment in the property.
- **Discussion Points:**

- Pricing lots based on location (e.g., highway frontage lots valued higher).
- Consideration of pricing by acre or by square foot, as done in neighboring communities (Columbia and Waterloo).
- Board member Clem Esker raised concerns regarding the lack of current commercial pricing information
- Brad Chandler, with real estate experience in the Red Bud area, advised caution in comparing Red Bud with Columbia and Waterloo, noting significant market differences.
- Chairman Nevois noted a party interested in purchasing Lot #31 upon completion of infrastructure and suggested setting a price for that lot to avoid delays.
- Greg Birchler expressed concern about pricing too low, potentially attracting investors without genuine building intentions.

During the meeting, John Tallman departed due to work obligations, leaving the Commission without a quorum. The Commission agreed to table the discussion until Chairman Nevois could consult with local industry professionals on pricing trends in the Red Bud area.

## **B. Enterprise Zone**

### **1. Guidelines:**

The Commission reviewed the suggested guidelines for residential properties, if included in the Enterprise Zone, as provided by the Monroe County Illinois Economic Development Corporation. No objections were raised, and consensus among members present was to move forward with the guidelines as outlined.

### **2. Suggested Use:**

The Commission reviewed the suggested uses of Enterprise Zone Funds for local communities as provided by the Monroe County Illinois Economic Development Corporation. No objections were raised, and all members present agreed to the suggested use of funds.

## **C. Residential Development**

Chairman Rodney Nevois provided an update on residential development efforts. He noted four parcels of land that would be ideal for residential development within city limits. Two of the four are already listed within the Enterprise Zone Boundaries. The landowners are open to discuss selling land for residential development with the city, who has additionally received interest from a local contractor who is looking to increase business within the Red Bud area.

## **D. Southwestern IL Connector Highway Update**

Administrative Officer Jill Landgraf presented an IDOT flyer regarding the Southwestern Connector Project. Members were encouraged to participate in the virtual meeting, complete the project survey, and sign up for updates via the mailing list, all now available on their website: [www.southwestconnector.com](http://www.southwestconnector.com).

## **6. New Business**

### **A. Loan Applications**

Board Member Stuart Langrehr reported completing a financial review of the Micro Loan Application submitted by John Lanterman of No-Jacks South, requesting a 5-year loan of \$50,000 for working capital expenses.

- Langrehr raised no objections and fully supported the application.
- Although the Commission lacked a quorum, members present expressed consensus that the City Council should approve the application.

## **B. Façade Grant Applications**

The Commission reviewed a Façade Grant Application from David Friess requesting \$2,250 from the city to replace fabric on south-facing awnings, visible from Main Street and adjacent to a city parking lot. The total cost of the project is \$4,500.

- Clem Esker asked for clarification regarding prior funding, noting Mr. Friess had already received a façade grant.
- City Code Administrator Jeff Mueller confirmed that Mr. Friess was awarded a façade grant in 2024 for a project on the east side of his building, which has since been completed. This is a new and separate request for 2025.
- The Commission agreed the project meets the façade grant guidelines.
- All members present expressed support for approving the grant request of \$2,250 toward the project, despite the absence of a quorum.

## **7. Randolph County Progress Committee Update**

No update.

## **8. Monroe County IL Economic Development Corporation Update**

No update.

## **9. Public Comments**

Chairman Nevois notified the commission of Tom Heizer's resignation from the Economic Development Commission and thanked Mr. Heizer for his years of service. Administrative Officer Jill Landgraf noted she would place an ad in the paper to advertise the opening and asked board members to contact individuals who may be interested in serving on the commission board.

## **10. Adjournment**

***With no quorum present, no formal actions were taken. Meeting adjourned at 6:57 pm***

Respectfully submitted,  
Jill Landgraf, Administrative Officer