

City of Red Bud

Economic Development Commission Meeting Minutes August 27, 2025

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

Members Absent: Jon Tallman

Others in Attendance: Jill Landgraf, Cara Schmoll, Jeremy Schmoll, Cathy Dupertuis, Tina Steibel

1. Call to Order

The meeting was called to order by Rodney Nevois at 6:02 p.m.

2. Pledge of Allegiance

3. Minutes from July 23, 2025

Motion made by Stuart Langrehr, seconded by Orvel Cox, to approve the meeting minutes of July 23, 2025. Motion carried.

4. Financial Reports

A Summary of Loan Funds report as of 08/20/2025 was provided in the packet.

- The Economic Development Fund Balance is \$544,434.47
- The RBBP Capital Plan balance of \$163,091.80 plus a \$100,000 CD.
- The Micro Loan Program balance is \$97,158.03.
- 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 Mike Reed, seconded by Cole Stenzel. Motion carried.

5. Old Business

A. Red Bud Business Park

1. Lot Pricing: The Commission reviewed the cost of development for 17 lots in the Red Bud Business Park, including land acquisition, engineering fees, materials, and contracted and city labor. After applying State and Federal funding, cost to the city for developing the Red Bud Business Park is estimated at \$26,099 per acre. Chairman Rodney Nevois proposed a standard lot price of \$26,099 to ensure the City recovers its investment in the property.

• Discussion Points:

- Consideration of highway frontage lots to be offered at a premium price compared to other lots in the business park.
- Include design/facade quality considerations for highway lots.
- Ensure lot sales include a timeline of development in contractual language.
- Ensure money received from lot sales in the Red Bud Business Park be placed in the Economic Development Fund, not the General Fund for the city.

Clem Esker made a motion recommending City Council set lot pricing in the Red Bud Business Park at \$26,099 per acre with highway lots considered premium at an additional premium price. Second by Cole Stenzel. Motion carried.

Mike Reed made a motion recommending City Council set lot pricing for premium highway lots in the Red Bud Business Park at an additional 10-20% above the per acre lot price. Second by Warren Frank. Motion carried.

B. Residential Development

- Discussion regarding Enterprise Zone map revisions are underway; residential development is expected to be included.
- Meeting scheduled on September 9 between the Mayor, Chairman Nevois and city staff to identify possible new Enterprise Zone areas.

6. New Business

A. Loan Applications

Board Member Butch Stellhorn stated he would abstain from any vote regarding Trevor Stellhorn's loan application for SLAM Catering and would leave the room for discussion of the loan, if desired. Chairman Rodney Nevois said Stellhorn was welcome to stay for discussion if he was abstaining from the vote.

- Board members Cole Stenzel and Stuart Langrehr completed a financial review and approved the \$50,000 Micro Loan application from Trevor Stellhorn/SLAM Catering.
- Current microloan fund balance: \$47,158.03. Discussion was held regarding funding shortfall, possible interfund transfers, or delaying loan closing until sufficient funds are available in the account.
- When asked about the source of funding for the Revolving Loan Account, Administrative Officer Jill Landgraf noted discussion during the June 2025 EDC meeting:
After original CDAP funding was transitioned elsewhere, there was no increase to compensate for the loss of funding to the Revolving Loan Fund.
- Landgraf stated the Commission can review its current funding structure and make recommendations to council for additional funding in the future.

Cole Stenzel made a motion recommending City Council approve Trevor Stellhorn's Micro Loan application subject to funds available in the account on the day of loan closure. Second by Clem Esker. Motion carried.

B. Façade Grant Applications

No applications to review at this time.

C. Senior Housing

Chairman Nevois notified the commission about interest from a developer regarding the potential of a senior housing project (3–10 acres sought). He will keep the Commission updated as information becomes available.

D. Recruitment of New EDC Board Members

In light of Tom Heizer's resignation from the Economic Development Commission, four interested parties have reached out to express interest in joining Red Bud's EDC:

- Cathy Dupertuis, Red Bud resident and District Director for Representative David Friess
- Tina Steibel, Red Bud resident with 15 years of nonprofit experience
- Stephanie Mohr, Red Bud resident and Director of the Career Center of Southern Illinois

Mike Reed recommended the SWIC Red Bud Campus director, Lori Murphy. While not a resident of Red Bud, Mike noted his nomination to Red Bud's EDC was due to his work as SWIC's Red Bud Campus Director.

Clem Esker stated the importance of ensuring representation from local manufacturing sector. Chairman Nevois noted efforts by Administrative Officer Landgraf to engage and invite local industry leaders to the EDC. Landgraf encouraged current members to reach out with potential names for her to contact and/or offer suggestions on additional recruitment efforts.

7. Business Development and Movement

Chairman Nevois noted an updated list was included in the packet.

8. Randolph County Progress Committee Update

No update.

9. Monroe County IL Economic Development Corporation Update

No update.

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

Butch Stellhorn requested public communication about the Red Bud Business Park lot pricing and cost recovery from grant funding. He suggested issuing a press release once Council finalizes pricing.

Jill Landgraf provided an update on business retention and outreach, provided in their packet. There was limited response to the Commission's requested business survey (June 2025 EDC meeting) from Chamber members; further engagement efforts are planned.

11. Adjournment

Mike Reed made a motion to adjourn the meeting. Second by Larry Ehlers. Meeting adjourned at 6:50 pm

Respectfully Submitted,
Jill Landgraf, Administrative Officer