

City of Red Bud

Economic Development Commission Meeting Minutes September 24, 2025

Members in Attendance: Chairman Rodney Nevois, Larry Ingalls, Clem Esker, Stuart Langrehr, Greg Birchler, Jennifer Gregson, Cole Stenzel, Butch Stellhorn, and Jon Tallman

Members Absent: Warren Frank, Mike Reed and Orvel Cox

Others in Attendance: Jill Landgraf, Cara Schmoll, Jeremy Schmoll, Cathy Dupertuis, Maximilian Brammer, and Mark Wilson

1. Call to Order

The meeting was called to order by Rodney Nevois at 6:03 p.m.

2. Pledge of Allegiance

3. Minutes from August 27, 2025

Motion made by Jon Tallman, seconded by Jennifer Gregson, to approve the meeting minutes of August 27, 2025. Motion carried.

4. Financial Reports

A Summary of Loan Funds report as of 09/19/2025 was provided in the packet.

- The Economic Development Fund Balance is \$553,559.82
- The RBBP Capital Plan balance of \$163,091.80 plus a \$100,000 CD.
- The Micro Loan Program balance is \$47,196.63.
- We are currently recapturing \$8785.45 in monthly ED loan payments
- We are currently recapturing \$932.15 in monthly Micro Loan payments
- Rent income is \$7,500 annually
- Each business is current on their respective loan

No Action.

5. Old Business

A. Red Bud Business Park Update

Chairman Rodney Nevois provided the following status update:

- Contractors anticipate to start pouring concrete for roadways the week of September 29, 2025.
- Finance Committee has approved the Economic Development Commissions lot pricing recommendation including a 20% premium price for highway frontage lots.
- Lot pricing is scheduled to appear before Council on the October 6, 2025 meeting.

B. Enterprise Zone Update

Chairman Nevois identified proposed EZ additions on a map provided to EDC members. Additions include commercial properties along Market and Main and residential properties to both the northwest and southwest corners of town. Property within the East Industrial Park and Red Bud Industries also included. Randolph County Economic Progress Commission Chairmen Mark Wilson suggested the area around the lagoon east of town be removed from the Enterprise Zone. Board member Clem Esker reported this area was initially identified with the potential to extend Kennedy drive. Chairman Nevois stated the additions were not yet finalized, so any other suggestions to Enterprise Zone revisions or additions would be

welcome as the city moves to finalize this process.

C. Comprehensive Plan Update

Chairman Nevois reported the Planning Commission is scheduled to meet on October 21st to review the final draft of Farnsworth's Comprehensive Plan for the City of Red Bud.

D. Revolving Loan Fund—Funding Structure Update

Administrative Officer Jill Landgraf reported she had discussed additional funding sources for the Revolving Loan Fund with Mayor Harbaugh and Finance Officer Liz Cowell. Their suggestion was to consider surplus funds at the end of the fiscal year. As taxes were just recently distributed this month, September 2025, Landgraf noted surplus funds would not be available to review until early 2026.

E. Recruitment of EDC Board Members

Chairman Nevois reviewed the names of 3 potential applicants who expressed interest in joining the Commission: Cathy Dupertuis, District Director for Representative David Friess; Stephanie Mohr, Director of the Career Center of Southern Illinois; and Tina Steibel, nonprofit work and community organizer. Mike Reed also nominated Lori Murphy, SWIC Red Bud Campus Director. Landgraf noted she had reached out to Red Bud Industries, Ultra Site and Roeslein to recruit industry representation. Chairman Nevois noted the Economic Development Commission would be making a recommendation on whom to select for the open seat at the next EDC meeting.

6. Façade Grant Applications

A façade grant application from the Red Bud Masonic Lodge was presented to the Economic Development Commission for review. Worshipful Master Maximilian Brammer was present to speak about the project. Board member Clem Esker noted three concerns regarding the application:

- 1.) The location of the project was not directly located on Market or Main Streets.
- 2.) No other mural projects were awarded façade grant funding in the past.
- 3.) Esker did not believe the project met the qualifications of the façade grant program.

Board member Greg Birchler asked for more information regarding the specifics of the façade grant program guidelines and approval process. Administrative Officer Jill Landgraf offered the following:

- 1.) The language of the façade grant allows the EDC's discretion to approve projects within city limits if it aligns with its goals to enhance curb appeal and add to the beautification of the city.
- 2.) The façade grant itself was a new program that had not been approved before other established mural projects in town were started last year.
- 3.) The Mason's mural was approved by Council as of September 2, 2025 and was already in production. The façade application passed through the first stage of initial review and had received approval by the City Code Administrator.

Landgraf noted this application requested funds to move a flagpole (its current location would obstruct the view of the new mural) and add exterior lighting, in addition to funding a portion of the mural's cost.

Worshipful Master Brammer explained in addition to providing a beautification project to the downtown area, the mural serves as a significant display of local history as it depicts General LaFayette presenting a saber to Governor Bond during his retreat from the area over 200 years ago, a relic that is kept and displayed by the Red Bud Masonic Lodge #427. Board member Jon Tallman stated his support based on the language of the Façade Grant program guidelines, which he believed allowed the EDC discretion to approve this application.

Greg Birchler made a motion recommending City Council approve the Mason's Façade Grant application. Second by Jon Tallman. Those voting aye: Larry Ingalls, Stuart Langrehr, Greg Birchler, Jennifer Gregson, Cole Stenzel, Butch Stellhorn, and Jon Tallman. Clem Esker voted nay. Motion carried.

8. Randolph County Progress Committee Update

Director Mark Wilson was present to report work on identifying additional areas in Randolph County to include in the Monroe-Randolph County Enterprise Zone. The Randolph County Progress Committee has successfully secured their GATA ID, which allows eligibility to apply for State and Federal grants.

9. Monroe County IL Economic Development Corporation Update

No update available.

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

Board member Clem Esker commended Administrative Officer Landgraf for her work developing marketing materials for the Red Bud Business Park.

Landgraf invited all Economic Development Commission members to the Monroe County IL Economic Development Corporation's Annual dinner held October 16, 2025. Board member tickets would be paid for by the city as approved by City Council. Landgraf requested RSVP's by October 1, 2025.

11. Adjournment

Larry Ingalls made a motion to adjourn the meeting. Second by Stuart Langrehr. Meeting adjourned at 6:33 pm

Respectfully Submitted,
Jill Landgraf, Administrative Officer