

## City of Red Bud

### Economic Development Commission Meeting Minutes December 17, 2025

Members in Attendance: Chairman Rodney Nevois, Larry Ingalls, Clem Esker, Stuart Langrehr, Greg Birchler, Orvel Cox, Warren Frank, Cole Stenzel, Butch Stellhorn, and Jon Tallman

Members Absent: Jennifer Gregson, Mike Reed

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

#### 1. Call to Order

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

#### 2. Pledge of Allegiance

#### 3. Minutes from September 24, 2025

***Motion made by Orvel Cox, seconded by Jon Tallman, to approve the meeting minutes of September 24, 2025. Motion carried.***

#### 4. Financial Reports

Chairman Nevois noted discussion of surplus funds was mentioned at the December Committee meeting. One idea brought forth was to utilize surplus dollars to replenish the Revolving Loan Fund due to recent loan activity. The exact amount of surplus funds will not be determined until the close of the fiscal year, but it is estimated to be around \$400,000.

A Summary of Loan Funds report as of 12/11/2025 was provided in the packet.

- The Economic Development Fund Balance is \$521,631.87
- The RBBP Capital Plan balance of \$0.
- The Micro Loan Program balance is \$4,122.74.
- We are currently recapturing \$8785.45 in monthly ED loan payments
- We are currently recapturing \$1,745.75 in monthly Micro Loan payments
- Rent income is \$7,500 annually
- Each business is current on their respective loan

***Motion made by Cole Stenzel, seconded by Warren Frank, to approve the financial report from September 24, 2025. Motion carried.***

#### 5. Old Business

##### A. Recruitment of EDC Board Members

Applicant information for four individuals interested in a spot on the Economic Development Commission was distributed in packets for the commission members to review. Chairman Nevois noted the commission's role to make a recommendation of a qualified applicant to the Mayor and City Council. Nevois distributed a ballot to all EDC members to circle one of the four applicants for recommendation. Upon completion of the vote, Nevois tallied the ballots which resulted in a majority of 7 votes in favor of recommending Tyler Hess for the open EDC position. Chairman Nevois called for a formal motion to make a recommendation to nominate Tyler Hess to Red Bud's Economic Development Commission.

***Motion made by Jon Tallman, seconded by Clem Esker, to approve to nominate Tyler Hess to Red Bud's Economic Development Commission. Motion carried.***

##### B. Comprehensive Plan Update

Chairman Nevois reported the Comprehensive Plan has been approved by the Planning & Zoning board and is on the agenda for approval at January's Council meeting. EDC members were provided with a printed copy to review. Nevois noted the implementation plan which includes updates to an automated meter reading system for the future of Red Bud.

### **C. Enterprise Zone Update**

Chairman Nevois reported the proposed Enterprise Zone additions have been submitted for final approval. 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 is also included.

### **D. Red Bud Business Park Update**

Chairman Rodney Nevois provided the following status update:

- Lots are officially staked
- The plot map was finalized at a Special Council meeting on December 15, 2025.
- Sewer, water and streets are completed. Electric and gas will be installed per business needs once lots sell.
- Lot pricing was set per the EDC recommendations with highway frontage lots sold at a premium.
- There is a business owner interested in purchasing a lot. The city attorney is working to administer the sale of property.

Clem Esker asked for a recap of grant funds. Administrative Officer Landgraf noted all grant funding went to developing infrastructure in 17 lots. Cole Stenzel asked about the cost of hookup fees. Chairman Nevois said he would get that answer, but much would depend on business needs.

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

Mark Wilson notified Chairman Nevois he could not be in attendance for the meeting but provided an update that the county's proposed changes to the Enterprise Zone have also been submitted and are awaiting final approval.

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

No update available.

### **8. Anything for the Good of the Order/Public Comments**

Administrative Officer Jill Landgraf distributed key fobs for EDC members and shared instructions on how to use the key fob system to access City Hall.

Clem Esker asked for an update for Kristen Rahn's project. Administrative Officer Landgraf noted there is a sign in the window advertising the name of the restaurant, *Adaline's*, and *Huggo's Hideout* for the speakeasy-bar area. The Mayor recently sent a letter indicating the 6-month (halfway) point of the revolving loan, notifying Kristen Rahn she had 6 months remaining to draw from her loan. Landgraf reported seeing workers frequently at the site and has enjoyed a front row seat to watch the transformation.

### **9. Adjournment**

***Jon Tallman made a motion to adjourn the meeting. Second by Butch Stellhorn. Meeting adjourned at 6:37 pm***

Respectfully Submitted,  
Jill Landgraf, Administrative Officer