

City of Red Bud

Economic Development Commission Meeting Minutes April 22, 2026

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

Members Absent: Jon Tallman, Mike Reed, Cole Stenzel, Tyler Hess

Others in Attendance: Jill Landgraf, Cara Schmoll, Jeremy Schmoll, Tina Steibel, Greg Stellhorn, Brandon Busch

1. Call to Order

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

2. Pledge of Allegiance

3. Minutes from December 17, 2025

Motion made by Greg Birchler, seconded by Clem Esker, to approve the meeting minutes of December 17, 2025. Motion carried.

4. Financial Reports

A Summary of Loan Funds report as of 03/31/2026 was provided in the packet.

- The Economic Development Fund Balance is \$532,204.28
Note: Rahn loan amount still to be drawn from this balance is \$435,313.05
- The RBBP Capital Plan balance is \$351,204.87
- The Residential Incentive Capital Plan balance is \$100,000
- The Micro Loan Program balance is \$11,927.90
- We are currently recapturing \$7,438.59 in monthly ED loan payments
- We are currently recapturing \$1,745.75 in monthly Micro Loan payments
- Rent income is \$1,950 annually
- Each business is current on their respective loan

5. Old Business

A. Enterprise Zone Update

Administrative Officer Jill Landgraf reported the proposed Enterprise Zone additions have been approved locally but must now be approved at the State level.

B. Red Bud Business Park Update

Administrative Officer Jill Landgraf provided the following status update:

- The City sold its first lot in the Red Bud Business Park to Cameron Mueth of Evergreen Lawn Service.
- The bid for Phase 2 development was awarded to Gelly Construction, construction to begin within the next 2 weeks.

Chairman Rodney Nevois shared the gas lines had been delivered and electrical and gas infrastructure installation would begin soon.

Board member Clem Esker asked if there were any other inquiries for the Red Bud Business Park. Jill Landgraf reported no other inquiries at this time.

6. New Business

A. Randolph County StartUP Program Sponsorship

Chairman Nevois referenced the sponsorship materials provided in the packet for the Randolph County StartUP program. He shared thoughts from Board Member and Superintendent Jonathan Tallman who, although unable to attend the meeting, strongly encouraged the board to consider supporting the StartUP program at a 3-year sponsorship level for \$1,000 each year. Jill Landgraf shared an overview of the program and how it relates to local economic development efforts. She explained how the StartUP program offers a supportive environment for young entrepreneurs to learn and grow their own business, while building relationships and learning from local business leaders throughout Randolph County. Board members inquired about how funding was utilized, how much was needed to maintain the program, and how much the Economic Development Commission had in their overall budget. Board member Stuart Langrehr spoke favorably of the StartUP program and noted local banking institutions have been supporting this program since it was introduced in our area, approximately 10 years ago. Meeting attendees Greg Stellhorn from Thrivent Financial and Economic Development Progress Committee Director Mark Wilson also spoke in favor of the program.

Larry Ingalls moved to pay for a sponsorship of \$1,000 for the next 3 years to the Randolph County Start Up program from the Economic Development Commission Promotional Fund, seconded by Stuart Langrehr. Motion carried.

B. Façade Grant Application

Chairman Nevois presented Greg Stellhorn's (Heartland Holdings LLC) Façade Grant Application for façade improvements to his building located at 122 & 124 N Main St. Code Administrator Jeff Mueller approved the application and has forwarded it to be reviewed by the Economic Development Commission. Chairman Nevois explained grant funds would be used for windows and doors, not masonry, of the total \$46,000 project. Stellhorn's application requested the maximum Façade grant award of \$15,000. Stellhorn presented images of the proposed improvements to include new windows and wrapping, doors, lighting, balcony, and landscaping improvements to the side of the building.

Motion made by Orvel Cox, seconded by Butch Stellhorn, to approve the Façade Grant Application from Heartland Holdings LLC, Greg Stellhorn, for \$15,000. Motion carried.

C. Dieterich, IL Residential Development

The group reviewed the Village of Dieterich's approach to addressing housing needs, including use of TIF and Enterprise Zone incentives, smaller lots, reduced setbacks, and other cost-saving measures to encourage residential development. Members discussed whether similar strategies could help Red Bud attract and retain workers by increasing local housing options, while also noting differences between the two communities and concerns about tax impacts, school funding, and overall fit. The discussion was presented as brainstorming only, with no decisions made, and members were asked to review the ideas further for future discussion.

7. Randolph County Progress Committee Update

Mark Wilson reported the following items from Randolph County:

- The county is creating a 501c3 group called Friends of Randolph County. The idea is to keep community benefit money from Randolph County businesses within Randolph County. To do so, the county must establish an entity with which to direct and disperse funding. Funds from community benefit agreements would be directed to the 501c3 and then dispersed through an application process, similar to a zero-match grant.
- Wilson noted a demolition grant soon to be release by DCEO. He advised to be on the lookout for this release if Red Bud had any eligible properties.

- Plans are underway to announce the opening of the Don Welge Memorial Bridge the week after July 4th.
- Randolph County's 250th Celebration will be on June 20th from 12:00 pm-7:00 pm at Fort Kaskaskia.
- Randolph County is looking to develop a Comprehensive Plan for future development and business growth & expansion. They are also exploring Opportunity Zone potential for qualifying areas throughout the county.

Monroe County IL Economic Development Corporation Update

No update available.

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

9. Adjournment

Larry Ingalls made a motion to adjourn the meeting. Second by Warren Frank. Meeting adjourned at 6:16 pm

Respectfully Submitted,
Jill Landgraf, Administrative Officer