City of Red Bud

Economic Development Commission
Meeting Minutes
August 26, 2026

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

Members Absent: Mike Reed

Others in Attendance: Jill Landgraf, Susan Harbaugh, Cara and Jeremy Schmoll, Mark Wilson

1. Call to Order

The meeting was called to order by Chairman Rodney Nevois at 6 p.m.
Nevois welcomed Tyler Hess to the Commission.

2. Pledge of Allegiance

3. Minutes from April 22, 2026

Motion made by J Tallman, seconded by J Gregson, to approve the meeting minutes of April 22, 2026. Motion carried.

4. Financial Reports

A Summary of Loan Funds report as of 08/14/2026 was provided in the packet.

- The Economic Development Fund Balance is $627,032.80
  Note: Rahn loan amount still to be drawn from this balance is $426,433.37 by 12/11/2026
  Note: Some monies are being used for the RB Business Park until we receive grant reimbursement.
- The RBBP Capital Plan balance is $64,884.11
- Lot sales from RBBP is $29,000.00
- The Residential Incentive Capital Plan balance is $100,000
- The Micro Loan Program balance is $18,940.34
- We are currently recapturing $1,946.02 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

Motion made by O Cox, seconded by S Langrehr, to approve the financial reports of 08/14/2026, Motion carried.

5. Old Business

A. Enterprise Zone Update

Mayor Susan Harbaugh shared an August 24 email from Pam Poetker that read in part “ultimately was able to determine that although the county has not done the final work on adjusting the boundaries (addition of Hecker and Ruma) and adding/deleting parcels, that we can still proceed with projects that have been declared by the state to be in the zone.”

B. Red Bud Business Park Update
Administrative Officer Jill Landgraf and Nevois shared the gas and electric were going in. Phase 2 water and sewer underway as well as street extension code-l. Site ready for paving soon.

C. Residential Development Incentives
Was discussed in conjunction with items later in the meeting.

6. New Business

A. Schmoll Builders
Jeremy Schmoll is looking at 15 acres in the city limits, approximately 32 lots with an R4 possibility. He presented a concept plan for the "Roger Hartmann" property. The purchase is in process with options for further development. This would be extensions from the Fieldstone area with one section stretching to Blackjack Road. Currently, only two lots remain for sale in Fieldstone development. Questions were fielded regarding the Southwest Connector, covenants, how to make the units more affordable, the extension of Fieldstone streets, current ordinances including setbacks and home size, how to handle variances or ordinance updates, storm water and detention basins, the city's comprehensive plan.

B. Work Area Analysis
Landgraf presented an Inflow/Outflow analysis showing 1,512 workers flowing into Red Bud and 1,377 flowing out with some 480 living and working in Red Bud.
A Work Area Profile Analysis showed data within a one-hour commute. That totals a work force of about 1.1 million. Industry sector data was also available. Note, the data was from 2023.
Questions and comments included what industry sector was surprising, educational attainment, the retention of workers, have we "tapped out" the workforce, federal grants for workforce development, retail trade and money circles, the SWIC CTE programs, the high school's industrial arts program, were younger workers included. Landgraf continued to remind all this is connected to economic development. We have about 1,900 workers and our city's population of about 3,800.

C. Red Bud Business Park Promotion
Nevois noted concerns about grass and tall weeds was being addressed. An aerial shot by Alan Piel was shared. That display was used at the recent Global Aerospace Summit. We have an ad in the SI Now magazine. We are connected with Monroe County IL Economic Development Corp and the Randolph County Progress Committee.
Questions and comments included the Southwest Connector possibility, RFIs seek proximity to airports and four-lane highways, start at home with business recruitment, cold call those developing businesses, offer incentives, find their suppliers, the CEO Start Up class is in it's 11th year, promote Red Bud through the Start Up class, Facebook marketing tools, LinkedIn, target industries, reach out to firms such as Barber Murphy, finance construction, tax abatement, history of the revolving loan fund, and we are open to any and all ideas.

Recommendation was made to seek commercial realtors to explore the possibility of marketing the Red Bud Business Park via them, such as Barber Murphy or David Wittenauer.

Recommendation was made to add surplus funds as available to the Revolving Loan Fund.

Roger Hess was present and asked for assistance with infrastructure. He was asked to present a proposal to the Economic Development Commission, who could pass a recommendation to the City Council.

7. Randolph County Progress Committee Update

Mark Wilson reported the following items from Randolph County:

- DCEO is leveraging for housing grants. Note, the DCEO Roadshow is September 3 and Landgraf will be in attendance.
- Advantage IL – lower interest rate to businesses via the local banks
- Opportunity Zone – low to median income levels, areas in Sparta and Chester. Submitted and waiting.
- Chester bridge destruction in late September, early October.

8. Monroe County IL Economic Development Corporation Update

Pam Poetker was not in attendance. She provided a recap via email and it was provided.
Reminder that nominations recognition forms are due by September 15.

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

IDOT's Southwest Connector open house was August 20. Input is needed by September 21. Harbaugh will be submitting a letter on behalf of the city with concerns, especially with the southern route that cuts through our proposed residential development in our comprehensive plan. Other comments were offered by commission members.

10. Adjournment

Larry Ingalls made a motion to adjourn the meeting. Second by Greg Birchler. Meeting adjourned at 7:22 p.m.

Respectfully Submitted,
Susan L Harbaugh, Acting Scribe