South Central Illinois Regional Planning Development Commission
120 Delmar Avenue / Suite A - Salem, Illinois 62881-2000
Phone: (618) 548-4234 Fax: (618) 548-4236 www.scirpdc.com
Serving the Illinois Counties of Clay, Effingham, Fayette, Jasper, and Marion since 1972

MINUTES MONTHLY BUSINESS MEETING
Bonnie Cafe
Salem, IL
TUESDAY, June 30, 2026

Commissioners Present

Chris Rinehart	Clay County
Michael Gill	Clay County
David Johnson	Clay County
Robert Bohnhoff	Effingham Co
Mike Brown	Effingham Co
Larry Taylor	Effingham Co
David Campbell	Effingham Co.
John Lotz	Fayette Co.
Mack Payne	Fayette Co.
Kimberly Baron	Fayette Co.
Jessica Barker	Fayette Co.
Angela Fehrenbacher	Jasper County
Mike Hall	Jasper County
Debbie Smith	Marion County
Cody Rose	Marion County
Rob Jackson	Marion County
David Armbrust	Marion County

Commissioners Absent

Mike Stanford	Clay County
Mike Delonshaw	Clay County
Herb Henson	Clay County
Norbert Soltwedel	Effingham Co.
Sasha Althoff	Effingham Co.
Doug Knebel	Fayette Co.
Ryan Scott	Fayette Co.
Austin Francis	Jasper County
Ben Bollman	Jasper County
RJ Lindemann	Jasper County
Karen Booker	Jasper County
Bill Halfacre	Marion County
Tony Smith	Marion County

Guests Present:
Staff Present: Luke Eastin, Executive Director
Brooke Frederick, EDA Planner/Loan Portfolio Manager

Chairman Taylor called the meeting to order at 7:00 p.m.

ROLL CALL (*Taken by signature sheet – see the list of attendees and absentees above)*
Sixteen voting Commissioners attended and the Executive Director, constituting a legal quorum.

RECOGNITION OF GUESTS/HEARING OF THE PUBLIC
Eastin introduced newly-appointed board member and mayor of St. Elmo, Kim Baron.

APPROVAL OF MINUTES
Eastin asked if there were any discussions or changes concerning the April 28, 2026 Minutes. Taylor entertained a motion made by Hall to approve the minutes as amended. A second was made by Payne. *(Approved)*

BILLS & COMMUNICATIONS

Upcoming Grant Deadlines & Submissions

CDBG-PIs will be due at the end of August. OSLAD grants are opening soon.

Program Spotlight

CDBG-CR provides up to $2,000,000 with no matching funds required to complete revitalization projects within communities. Eligible projects include streetscape, façade improvements on commercial buildings, and demolition of abandoned buildings. Awarded cities must own the property and cannot sell it for five years after funds are spent down. Baron asked for clarification regarding the possibility of multiple buildings being included. Eastin and Frederick indicated that buildings must share a wall or be directly next to each other.

TREASURER'S REPORT

4/1/26-4/30/26

5/1/26/-5/31/26

Eastin indicated that there were a few additional expenses in April. One from Lightcast in the amount of $7,500 for proprietary data. EDA funding needed spent down so this was used for a portion. There was also an expense for $4,607.82 to JK Computer Solutions which was a new laptop for Frederick. Skipping forward to June, $587,867.51 was in the general fund, $480,592.87 in the Title IX savings, and $518,909.45 in the RBI/CDI account. Revenues were at $919,128.02, an increase due to loan payoffs. Total balance of CDs were $563,516.44. The loan portfolio reflected $1,345,721.33. Taylor entertained a motion made by Jackson to approve the April and May Treasurer's Report. A second was made by Hall. *(Approved)*

STAFF REPORT

5/1/2026-5/312026

Commission staff submitted 6 SCP housing demolition grants. The St. Elmo CDBG project is moving forward. SCIRPDC was also recently awarded Safe Routes to School Funding. Eastin noted that Frederick wrote the grant application and asked her to describe the project. Frederick explained that it will be a Community Safety Plan and Needs Assessment that will cover the elementary, middle, and high schools in Salem. Gill asked for clarity on the commission receiving grant funds and the participation of the city/schools. Eastin noted that SCIRPDC receives funding from time-to-time to conduct planning projects. Frederick explained that the city and both schools are willing to assist with the safety plan and that they didn't apply directly because Salem was requesting infrastructure funds from the same program and they are not allowed to submit both for that and non-infrastructure.

COMMITTEE REPORT

AWLR Committee Minutes

Eastin noted that the loan committee met, reviewed, and approved a loan application request from Homes 2009 dba Wright Furniture based in Effingham County. They have a property in Effingham that is being taken by Imminent Domain leading the company to build a new location. They took out a large million and a half dollar loan with Dieterich Bank. In order to receive better rates, Homes 2009 will be receiving a loan in the amount of $500,000 to pay off a portion of the debt to the bank. The company is in healthy financial standing and has been established since the 1800s. Dieterich Bank will be giving the commission co-first lien, all collateral is covered, and personal guarantees are being provided by the two owners.

New Business

AWRLC Loan Consideration for Home 2009, LLC

Taylor entertained a motion made by Hall to approve the resolution. A second was made by Bohnhoff. *(Approved)*

OLD BUSINESS

FY-2024 Audit Completed

Eastin noted that the audit has been completed but physical copies are not available yet. FY-2024 recorded revenues in the amount of $481,791 with expenses at $467,330. Total assests were $3,262,751 and liabilities were $317,935. Findings were the same as usual as the bookkeeper is not a certified CPA.

SCIRPDC Auditor Considerations

Eastin reached out to 6 other auditing firms to seek quotes on the FY-25 work and received a response from two; both indicated that they were not interested. Eastin presented an engagement letter from Lemoyne and Hardcastle and asked for a motion to approve it. The cost increased from $10,000 to $12,500 due to the audit's additional difficulty. Audit staff encountered obstacles dealing with conversion of the bookkeeper's software (Lotus) to QuickBooks, causing the increase in price. Gill asked if a deadline was included in the engagement letter. Eastin replied that the only langue stated "data collection form and reporting package must be submitted in the earlier of 30 calendar days after receipt of auditor's reports or 9 months after the end of the audit period." This is standard language and both due dates have already passed. Campbell questioned the lack of financial penalties for the auditor failing to complete work on time. Rinehart asked why commission staff won't switch to QuickBooks if that is the main issue. Eastin noted that would be a personnel issue. D. Smith noted that learning new programs can be a difficult and lengthy process. She also indicated that delays are happenning more often, referencing Marion County's auditing issues. Eastin stated that because the firm already had QuickBooks set up, it shouldn't take as long and that using a new software in-house would likely mean having to hire a different bookkeeper. Gill asked about any mention of proposed timelines and indicated that work for FY-26 should be starting soon. Taylor entertained a motion made by D. Smith to approve the engagement letter. A second was made by Gill. *(Approved)*

ADJOURNMENT

Taylor entertained a motion by Lotz to adjourn the June board meeting at 7:27 p.m. A second was made by Campbell. *(Approved)*

APPROVED THIS, THE 25th DAY OF AUGUST 2026 AD.

______________________________	______________________________
Doug Knebel, Corp. Secretary	Larry Taylor, Chairman
SCIRPDC	SCIRPDC