



South Central Illinois Regional Planning Development Commission

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Serving the Illinois Counties of Clay, Effingham, Fayette, Jasper, and Marion since 1972

MINUTES EXECUTIVE COMMITTEE MEETING

Effingham Public Library

Effingham, Illinois

Tuesday, June 23 2026 10:00 PM

Commissioners Present

Mike Brown	Effingham Co
Larry Taylor	Effingham Co
Rob Jackson	Marion Co
Tony Smith	Marion Co
Herb Henson	Clay County
Michael Gill	Clay County

Commissioners Absent

Jon Lotz	Fayette County
Mack Payne	Fayette County
Austin Francis	Jasper County
RJ Lindemann	Jasper County

Guests Present: None

Staff Present: Luke Eastin, Executive Director

The meeting was called to order at 10:00 a.m.

ROLL CALL *(Taken by signature sheet – see the list of attendees and absentees above)*

Six voting Commissioners attended and the Executive Director, constituting a legal quorum.

RECOGNITION OF GUESTS/HEARING OF THE PUBLIC

None

NEW BUSINESS

SCIRPDC RBI & Title XI Loan Application

Eastin introduced the dual-loan application of Home 2009, LLC, a partner business of Wright Furniture, Inc. Wright Furniture offers interior design services, from fully finished, turnkey concepts to smaller scale projects like new furniture, flooring, window treatments, custom showers, etc. Home 2009, LLC is requesting an RBI Loan of \$250,000 and a Title IX Loan in the amount of \$250,000, for a total loan request of \$500,000. The purpose of this loan request is for the construction of a new showroom at 304 S. Willow Street in Effingham, Illinois. Their current showroom located at 507 E. Fayette Ave. Effingham, Illinois is set to be purchased by the State of Illinois for the widening of Fayette Avenue in Effingham, Illinois through eminent domain. The total project cost for the new construction is \$1,597,515.00 per the Akra Builders cost estimate.

The Mission of the South Central Illinois Regional Planning & Development Commission is to
Enhance Economic Development and Quality of Life for its Regional Citizens

✦ An Equal Opportunity Employer and Provider ✦

Discussion

Eastin detailed the loan application indicating that Home 2009, LLC currently has an existing construction loan with Dieterich Bank in the amount of \$1,500,000 for the construction of the new showroom and the SCIRPDC loan request of \$500,000 will be used to pay down the existing construction loan in order to obtain better loan terms on a portion of the debt. Based on conversations with Steve Will, President of Dieterich Bank, since SCIRPDC's loan will offset the existing loan, a co-first lien on the Willow Property will be executed. The Willow Property has received a pre-appraisal of \$1,520,000.

Through the analysis of historical and project financial information from Home 2009, and Wright Furniture have more than adequate Cash Flow Coverage for the SCIRPDC Loan. Further, all of the completed Ratio Analyses indicate that the loan application is very healthy financially.

Following a few clarifying questions made from the Commissioners present, a motion was made by Jackson to approve the Home 2009, LLC Loan Application Requests and to move them to the full board for final approval. A second was made by Taylor. *(Approved)*

OLD BUSINESS

None

ADJOURNMENT

APPROVED THIS, THE 30th DAY OF JUNE 2026 AD.

Doug Knebel, Corp. Secretary
SCIRPDC

Larry Taylor, Chairman
SCIRPDC