MINUTES OF THE

BI-STATE REGIONAL COMMISSION

Wednesday, July 22, 2026, 3:30 p.m.
Rock Island County Office Building
1504 Third Avenue, Third Floor County Board Room
Rock Island, IL

MEMBERS PRESENT: Richard "Quijas" Brunk – Vice Chair; David Adams; Mike Bartels; Kimberly Callaway-Thompson; Danny Chick; Michael Davis; Jean Dickson; Ashley Harris; Ralph Heninger; Marshall Jones; Jerry Lack; Michael Limberg; John Maxwell; Drue Mielke; Scott Naumann; Eileen Roethler; Lynn Segura (for Reggie Freeman); Alan Silas; William Stoermer

MEMBERS ABSENT: Brad Bark; Kippy Breeden; Maria Bribriesco; Rick Dunn; Robert Gallagher; Jason Gordon; Kurt Kirchner; Marcy Mendenhall; Gary Moore; Jazmin Newton; Dylan Parker; Sangeetha Rayapati; Rick Schloemer; Rich Volkert

OTHERS PRESENT: Colonel Jason Knapp, and Don Wrenn, Rock Island Arsenal

STAFF PRESENT: Lisa Ahern, Denise Bulat, Sarah Grabowski, Jill Henderson

Vice Chair Brunk called the meeting to order at 3:33 p.m. and asked for introductions. Mr. Maxwell explained that Cinnamon Ridge Farms has been operating for 100 years, and he gave samples of shredded cheddar cheese that he gave to those present. He explained that the cheese he passed out is the result of slicing a large block of cheese that fall off the sides, and he usually gives this shredded cheese to the River Bend Food Bank.

1. Approval of the June 24, 2026 Minutes. Mr. Stoermer motioned to approve the minutes of the June 24, 2026 meeting as presented. Mr. Jones seconded, and the motion passed unanimously.
2. Treasurer's Report. Mr. Maxwel presented the Treasurer's Report for the month ending June 30, 2026, noting an ending total bank book balance of $769,270.70. Mr. Maxwell moved the report be accepted as written and mailed. Mr. Davis seconded the motion, and it passed unanimously.
3. Finance and Personnel Committee.
   a. Bills. Mayor Limberg presented the bills totaling $18,603.03, as listed on the following bills listing:

Bills List

Bohnsack & Frommelt LLP, Progress Billing for Year End Audit 6/30/26			$8,000.00
Iowa Association of Councils of Governments			5,051.21
06/2026	2026 Directors' Retreat	151.21	
07/2026	Annual Membership Dues	4,900.00	
Rock Island County Treasurer			5,551.82
08/2026	Rent	4,841.75	

08/2026	Internet Access	88.00
06/2026	Postage	434.14
06/2026	Paper	162.90
06/2026	Print Job	25.03

Addendum

There were no additional bills submitted.

Mayor Limberg moved approval of the bills totaling $18,603.03 as presented above. Mr. Maxwell seconded the motion, and it passed unanimously.

b. Report on Progress on Commission's FY 2025-26 Program Budget as of June 30, 2026. Mayor Limberg explained that on Program Budget Status Report, the Commission is 100% through the fiscal year with 99.4% expended and within budget.

c. Contracts/Grants for Consideration. There were no contracts or grants for consideration.

4. Overview and Update on the Bi-State Revolving Loan Fund Programs. Ms. Bulat reported that Bi-State manages three different loan programs for the region – the Bi-State Revolving Loan Fund (RLF) operated since 1986, the Mercer-Muscatine County RLF operated since 2009, and the CARES Act RLF operated since 2021. (Henry County has operated a separate RLF since 1991, and the Henry County RLF Board reviews projects in Henry County.) The funds are distributed by separate RLF Boards with the Bi-State RLF Board reviewing projects in Rock Island and Scott Counties and the Mercer/Muscatine RLF Board reviewing projects in Mercer and Muscatine Counties. All the RLFs were initially capitalized by the federal Economic Development Administration (EDA). The focus of the RLFs is the retention and/or creation of jobs and private investment. The Bi-State RLF has loaned over $10.5 million to 116 businesses since 1984 and created/retained over 3,900 jobs; the Mercer/Muscatine RLF has Loaned $598,000 to 5 businesses since 2009 and created/retained 75 jobs; and the Cares Act RLF has loaned over $1.6 million to 8 businesses since 2020 and created/retained 678 jobs. The loans are intended for gap financing.

   For the Bi-State-managed RLFs, the loan amount is based on the number of jobs created or retained with higher-paying jobs (manufacturing and white-collar) receiving up to $30,000 per job and lower-paying jobs (restaurants, retail jobs, venues, and personal services) receiving up to $10,000 per job. The pay plus benefits is compared to the average hourly wage for the MSA or the average hourly wage rate for the county, depending on project location. The loan term is based on the type of project and risk. Ten years is the maximum loan term, and four years is the minimum. Loans for working capital will be at a five-year term. Loans for manufacturing and white-collar projects are typically considered lower risk, and higher risk projects are those such as restaurants, retail jobs, venues, and personal services such as barbers, salons, and beauticians. The interest rate is a fixed-rate at the lesser of 4% or 75% of the prime lending rate. The portfolio requires 2:1, or more, private to public financing balance, and at least 10% equity investment from borrower(s). Collateral and personal guarantees from borrower(s) are also required. Projects must be supported by the local jurisdiction where they reside.

   Prohibited loan activities include speculative buildings and strip malls; loans that move jobs within the Bi-State Region without consent of departing and receiving communities; loans that move jobs from another part of the U.S. to the Bi-State Region; loans for housing, gambling, cannabis, and or public projects; and loans that are a substitute for private capital.

Ms. Bulat noted recent activity included increasing the loan amounts per job in 2025 from $7,500 to $10,000 for low paying jobs and $20,000 to $30,000 per high paying job.

Ms. Ahern added that she updated the RLF marketing brochure and distributed RLF information to regional banks. She reported that though meetings with commercial bankers we were able to understand the other state and federal lending tools being used by the banks and how those tools might leverage the Bi-State RLF. Eileen Roethler, representing the RLF Board to the Commission, shared that the meeting with commercial lender Quad City Bank had been informative and was well received by their bankers.

Ms. Bulat stated the Bi-State RLF and the Mercer/Muscatine RLF have been defederalized, which means Bi-State staff no longer are required to report the status of the loan portfolio to EDA. The loans still retain the prohibited loan activities and must comply with Subchapter IV of Chapter 31 of Title 40 of the Davis Bacon Act wage requirement that states "all laborers and mechanics employed by contractors or subcontractors on projects assisted by the Secretary under this chapter shall be paid wages at rates not less than those prevailing on similar construction in the locality as determined by the Secretary of Labor." This mandates that all laborers and mechanics on the project are paid locally prevailing wages and fringe benefits as determined by the U.S. Department of Labor. Contractors must pay the specific wage classification for the exact type of work performed, based on the Department of Labor's current Davis-Bacon Wage Determinations for the county where the project is located, contractors and subcontractors must submit weekly or monthly certified payroll reports to verify wage compliance, and the records must be retained for at least 3 years. The cost of administering this provision has prevented Bi-State from using RLF funds for construction activities, and for this reason, RLF funding has been typically used for the purchase of equipment, inventory, or working capital. Staff has been researching with EDA, Bi-State auditors, and an attorney on ways to meet this provision without the administrative burden. It has been suggested the a project labor agreement could be implemented between the borrower and the host community that would then ensure that prevailing wage requirements were followed and the administration would be the responsibility of the host community. Ms. Bulat noted there is still research to be completed, and that this provision would be brought to the Commission for concurrence prior to implementation.

5. Questions or Comments by Commissioners. There were no questions or comments.
6. Other Business. Ms. Bulat announced that Bi-State won two national awards. One was for ADA Accessibility. The other was for Planning Thriving Communities.
7. Adjournment. The meeting adjourned at 4:16 p.m.

Respectfully submitted,



John Maxwell
Secretary

JM/sdg
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