

Jo-Carroll Depot LRA Board of Directors
18901 B Street
Savanna Depot Business, Industry & Technology Park
Savanna, IL 61074

**3:00 p.m., Wednesday, December 7th,
2022**

Zoom Meeting
<https://us02web.zoom.us/j/5791926975>
Meeting ID: 579 192 6975

Notes: The presentation referenced in
the minutes can be viewed at the
following web link:

<https://www.savannaindustrialpark.org/reuse-plan>

*The meeting was chaired by vice-chair
Kevin Reibel as chair Steve Keeffer was
absent due to a family bereavement.*

- I. Call to Order** – Chairman Kevin Reibel called the December 7th, 2022 Board of Directors meeting to order at 3:01 pm.
- 2. Roll Call** – was answered as follows: Present – Kevin Reibel, Don Crawford (attended from 3:13 p.m.), Bill McFadden, Bill Wright, Ron Smith.

Absent: Bill Robinson (long-term health), Steve Keeffer (family bereavement), Paul Hartmann (illness).

Staff present: Rob Davies.

Others present: Amiee Martelle, Ed Britton (USFWS), Linda Balcom (Balcom Environmental), Bill Sindlinger (Midwest 3PL attorney), David Schmit (NWILED), Susan Jacobs (Carroll Co. Incoming Board Member), Sara Renkes (new Carroll County Roads Engineer), Alan Meyers (WSP).

Attorney Phil Jensen was present.

3. **Pledge of Allegiance** was recited
4. **Agenda Additions** – None.
5. **Approval of Meeting Minutes** – Draft meeting minutes of the meeting held on November 2nd were presented for review. **Bill McFadden made a motion to approve the minutes. Bill Wright seconded. Motion passed unanimously by roll-call vote.**
6. **Old Business**

9. Grant Update – Parcel 20 Reuse Alternatives.

Ms. Linda Balcom prepared a Powerpoint Presentation on the reuse alternatives for Parcel 20, which is the same presentation made publicly in November at the meeting held at the Savanna Museum and Cultural Center.

Ms. Balcom described how the reuse alternatives would lead to job creation, reminding the JCDLRA board that the goal was for the board to identify its preferred reuse alternative out of the three presented.

The board would vote for its preferred alternative.

Once the preferred alternative is identified, the draft reuse plan would be prepared for final review and approval, which document the army would use as the basis for its property disposal analysis.

Due to the location of Parcel 20, this would involve the National Environmental Policy Act analysis (NEPA), which would look at impacts to the environment; including social justice, air, water, soil and so forth. The analysis would also identify any mitigation that would be required.

Mr. Reibel asked about the voting structure with the absence of three board members. Ms. Balcom noted that the board would vote on the preferred reuse, not each alternative. The reuse alternatives were also presented to the board (including members not present at this meeting) following the November board meeting.

Ms. Balcom noted that this reuse planning process is a legislated requirement for federal property disposal, including the notice of availability and interest to other federal entities, as well as homeless providers.

Ms. Balcom presented the presentation, explaining the process that led to the creation of the reuse alternatives, the environmental issues at the site, as well as the public outreach process (including the public survey).

Alan Meyers of WSP then reviewed the market analysis/commodities assessment (Conventional Opportunities and Green Opportunities), and the three reuse alternatives layouts (Access Corridor, Limited Development and Full Development), analyzing how Parcel 20 could be utilized and developed in conjunction with the rest of the site.

Kevin Reibel asked if the options presented were the same as the ones at the public meeting. Ms. Balcom answered in the affirmative, adding that barge fleeting locations were adjusted somewhat.

Capt. Kevin Stier of UMRIPD noted that he was pleased with the reuse alternatives as presented, adding that the proposed alternatives would enable excellent scope for development.

Mr. Reibel asked Capt. Stier if he had personally seen any of the components of the reuse proposals as presented. Capt. Stier noted that he had, and that floating docks were an excellent way to develop without adverse impacts on the environment.

Ms. Balcom moved on to next steps, noting that the NOI is being considered by the UMRIPD and that the JCDLRA is at the point where the preferred reuse needs to be identified.

The Draft Reuse Plan will then be drafted, after which the JCDLRA board would be asked to accept the draft reuse plan. Following acceptance, the Final Reuse Plan will be submitted to the Army for review and approval.

Mr. Reibel asked if the preferred alternative selected by the JCDLRA board could be modified once the Draft Reuse Plan was presented. Ms. Balcom answered in the affirmative noting that additive and subtractive changes could be made to the preferred alternatives.

Mr. Reibel noted that he recommended that full development should be approved.

Ron Smith made a motion that Reuse Alternative 3 – Full Development should be recommended. Bill McFadden seconded. The motion passed unanimously by voice vote.

Ms. Balcom thanked the JCDLRA board and Captain Stier for the effort in getting the process to this point.

Transition Update: - No recent meetings, but a meeting will be hosted by early January.

7. New Business

- A. Bills over \$2,500: - None.

Staff Reports

- 1. Executive Director

- 2. Report/issues updates –.

- A. Correspondence – None.

- B. Property transfers – Mr. Davies noted that Mr. Jensen was on the call and reported that no properties had transferred yet.

- C. Employment report – Stable.

- D. Water & Sewer – None.

- E. Internship – None.

- F. Additional Update – None

- G. Deputy Director – Mr. Davies thanked the board and stakeholders, including the public, that had participated in the process.

Bookkeeping

*In the absence of Ms. Roche, bookkeeping would stand over until the January meeting.

Bank Account Balances –

a. Cash flow – Cash flow for the month of October:

b. Budget update YTD:

c. Water/Sewer Income and Expenses:

Year-to-Date

D. Outstanding Invoices – None.

E. Board of Directors Reports

1. Foreign Trade Zone #271 – Mr. Davies reported that the FTZ had a meeting.

2. Enterprise Zone – Mr. Reibel indicated that the EZ had a meeting in November.

3. Other directors' reports – None.

F. Attorney's Report – None.

G. Other New Business - None.

10. Election of Chair and Vice Chair

Chair: Kevin Reibel made a motion to re-elect Steve Keeffer as chairperson of the JCDLRA board. Bill Wright seconded.

The motion passed unanimously by roll-call vote.

Vice-chair: Don Crawford nominated Kevin Reibel for vice-chairman, Bill McFadden seconded.

The motion passed unanimously by roll-call vote.

11. Board Meeting and Holiday Schedule

Bill Wright made a motion to accept the 2023 Holidays and Meeting Schedule, **Bill McFadden** seconded. The motion passed unanimously.

Reports to the Board

A. Site Manager / BRAC Environmental Coordinator – Contractors are on site doing sampling for a few weeks on wells.

B. Tenants – Ms. Martelle reported that Jack Koster had taken ill and was in a rehab facility and will hopefully be on the mend. She added that car counts are down.

C. UMRI Port District – Capt. Stier thanked the JCDLRA board for their efforts. The UMRIPD has been working on its Master Plan. Capt. Stier noted this has been a group effort with weekly meetings being held. Mr. Reibel reiterated the LRA's commitment to working with the UMRIPD.

D. USFWS – None.

E. Water/Sewer Operator Update –Mr. Schoenig was working on the extension to a sewer and water line for the owners of Building 1. There was also a leak in the H area. Mr. Davies added that GIS work was also being done.

F. NWILED – NWILED executive director David Schmit provided an update of NWILED activities.

G. Guests – Ms. Martelle noted that the Savanna Museum and Cultural Center was interested in acquiring items for a display.

Sara Renkes, the new Carroll County Engineer, noted that she was on the call and appreciated the invite to the meeting.

11. Public Comments – Susan Jacobs, new Carroll County board member, noted that the presentation was excellent. Mr. Davies forwarded a PDF copy of the presentation to Ms. Jacons and Ms. Renkes.

12. Adjournment – **Bill Wright made a motion to adjourn the meeting. Bill McFadden seconded.**

The motion passed by voice vote. The meeting adjourned at 4:18 p.m.