

Jo-Carroll Depot LRA Board of Directors
18901 B Street
Savanna Depot Business, Industry & Technology Park
Savanna, IL 61074
1:00 p.m., Friday, January 14th, 2022

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

1. Call to Order – Chairman Steve Keeffer called the January 14th, 2022 Board of Directors meeting to order at 1:02 pm.

2. Roll Call – was answered as follows: Present – Steve Keeffer, Paul Hartman, Ron Smith, Kevin Reibel, Don Crawford, Bill McFadden

Absent: Bill Robinson, Bill Wright

Staff present: Mara Roche, Rob Davies.

Others present: Amiee Martelle (Riverport Railroad), Bill Sindlinger (Midwest 3PL legal counsel), Kevin Stier (UMRIPD), Emily Legel (NWILED), Barry Steinberg (Kutak-Rock), Lance Larsen (Odyssey Renewable Energy), Laura Roach (Depot Electric), Max Purchis (Tenant), Kevin Vandendooren (Carroll County).

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 December 2nd were presented for review. **Bill McFadden made a motion to approve the minutes. Ron Smith seconded. Motion passed unanimously by roll-call vote.**

6. Old Business

7. Grant Update – Mrs. Roche said that the draft notice of interest was sent to the board. This document is required as part of the BRAC process

and will need to be sent to the Housing and Urban Development (HUD) Office as part of the Parcel 20 transfer process.

The document shows that the LRA advertised a notice of interest to homeless institutions to see whether they would have any interest in utilizing the parcel.

Two parties – one from Freeport and the other from Clinton responded, but none of them moved forward with a formal NOI.

The Port Authority indicated that they would use the property under a Public Benefit Conveyance (PBC).

Mrs. Roche asked that if the board was satisfied with the documentation, it could be sent to HUD.

Don Crawford made a motion to approve the NOI documentation and send it to HUD. Kevin Reibel seconded. Motion passed unanimously by roll-call vote.

Mrs. Roche added that Parcel 20 Re-use Planning is going forward with consultants from MSA performing GIS utilities mapping on the property in order to overlay the information on the current GIS map.

The original mapping included information mapped by the Army, this has proven to be incomplete and the new mapping will update the information to current status and provide the LRA's water and sewer operator with an editable, real-time database.

This new GIS information will also be used by consultants from WSP as a planning tool for Master Planning at the property in the future.

Mrs. Roche added that the planning would be useful to establish visual layouts for the site including the establishment of a green energy corridor and campus.

Mrs. Linda Balcom affirmed Mrs. Roche's statements.

8. New Business

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

Staff Reports

1. Executive Director

Report/issues updates – Staff are still working on the property transfer for the roadways. The LRA surveyor supplied the Army with a survey of the public roadways that need to be transferred. The Army requested that any of the roads that were previously transferred as part of another parcel transfer.

The LRA received the updated survey in late December. Mrs. Roche said that she was concerned about the extension of a particular roadway. This information was also sent to Mr. Vandendooren for his input.

Mr. Vandendooren sent an email to Mrs. Roche and the Department of Defense regarding the transfer of roadways. Mrs. Roche said that the e-mail from Mr. Vandendooren raised valid concerns regarding the transfer of the roads, including the condition of the roads and the county's acceptance of the roads in this condition. The crux of Mr. Vandendooren's email was that he could not recommend that the county accept the roads in the present condition.

Mr. Vandendooren commeted, expressing his frustration with the way the DoD was handling the matter. He suggested that his email be sent to the board members instead of spending a large amount of time discussing the matter in the meeting. Mr. Keffer concurred.

Mr. Vandendooren added that the Army has additional responsibilities related to the BRAC process and said that he would investigate. He added that he feels the process has been dragged out for so long that the parties have been "lulled to sleep".

Mr. Vandendooren noted that a matter that was of particular chagrin was that Carroll County Taxpayers would be responsible for coming up with \$500,000 to repair the access road to the depot.

Mrs. Roche noted that employment numbers were at 60 for the month of December.

Correspondence – None

a. Property transfers – See above discussion

- b. Employment report – Stable at 60.
- c. Water & Sewer – None.
- d. Internship – None.
- e. Additional Update – None
- f. Deputy Director – None

Bookkeeping –

- a. A CD became due at the end of December. It was rolled over with TBK at the same APY of .35%. \$100,00 was kept in the CD and \$27,000 transferred to the LRA checking account to cover reimbursement from OEA.
- b. Bank Account Balances – As of 12/31/21 the bank account balance is \$543,361.45.

- c. Cash flow – Cash flow for the month of December:
Income \$71,746.65 Expenses: \$86,480.67.

Net income for the month is -\$14,734.02.

Around \$60,000 was paid as consultants fees under the OEA grant. A reimbursement will be requested.

- d. Budget update for January: Numbers are the same as FY 2021 as this is first month of the year. Income \$357,721.34 Expenses \$405,222.16 Net Loss for the year **-\$47,500.82**
- e. Water/Sewer Income and Expenses for January: Income \$0.
Expenses \$4,295.30. Bulk of spending was for water main repair at Building 1.

D. Outstanding Invoices – None.

E. Board of Directors Reports

1. Foreign Trade Zone #271 – Mr. Davies reported that nothing has changed.
2. Enterprise Zone – None.
3. Other directors' reports – None. Mr. Smith wanted to know if the LRA owned the Hanover Fire Protection building. Mrs. Roche said that the Army still owns the building which is part of Parcel 7 and is being sampled for groundwater contamination. Mr. Smith said that he was told Hanover Fire would like to make improvements to the building.
Mrs. Roche said the parcel would form part of the site-wide investigation into PFOA/PFOS contamination.

F. Attorney's Report – Mr. Jensen said that he had sent out a letter to the Carroll County board to initiate discussion around roadways. Receipt of the letter was acknowledged, Mr. Jensen said he hoped to have a response by the February board meeting.

D. Other new business – Election of chair and vice-chair. Don Crawford said that he would vacate the position of vice-chair.

Bill McFadden made a motion that Steve Keeffer remain chair. Ron Smith seconded. The motion passed unanimously by roll-call vote.

Paul Hartman made a motion to nominate Kevin Reibel as vice chair. Ron Smith seconded. There were no further nominations. The motion passed unanimously by roll-call vote.

8. Reports to the Board

A. Site Manager / BRAC Environmental Coordinator – None, other than the issue of PFOA/PFOS investigation mentioned above.

B. Tenants – Ms. Martelle reported that two unit trains came in over the Christmas holidays and have started hauling off all the ties from the tie-work done over the summer.

C. UMRI Port District – Capt. Stier said that the planning meeting for Fish 5/Site 20 was encouraging. He added that the state is moving forward with the planning grant for port development.

Mr. Smith noted a letter sent by UMRIPD mentioning the planning grant.

Capt. Steier noted that \$400,000 was awarded to the UMRIPD for Ports planning.

D. USFWS – None.

E. Water/Sewer Operator Update – None.

F. NWILED – Ms. Legel mentioned that a meeting was held between the LRA, Riverport Railroad and the BNSF Railroad.

G. Guests – None.

9. Public Comments – None.

Mr. Reibel noted that he did not wish to vote or to participate in the discussion regarding the digester project project at this time. Mr. Reibel said he wished to have discussions with the Carroll County state's attorney before proceeding.

Mr. Smith said that now that the Port Authority have a grant, he would like to wait before locating major projects until the Port finalizes their planning.

Mr. Crawford said that he got a call from an individual earlier in December, saying that he received a call from someone in Building 10 in late December urging him to reconsider the digester project. Mr. Crawford said he did not recall who the person was. Mr. McFadden said he believed the person was Bill Jhanke of the UMRIPD. Mr. Crawford said that the caller had intimated that by proceeding with the project, "we would do everything wrong".

10. Adjournment – At this juncture Mr. Reibel made a motion to adjourn the meeting. Mr. Hartman seconded. Roll-call vote was held. Mr. Crawford abstained. Mr. Hartman voted yes, Mr. Keeffer voted no. Mr. Reibel voted yes. Mr. Smith voted yes. Mr. McFadden voted no.

The motion to adjourn passed with a 3-2 vote to adjourn.

The meeting adjourned at 1:48 p.m.