

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

**3:00 p.m., Wednesday, January 24th,
2024**

JCDLRA Board Room

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

1. Call to Order – Chairman Steve Keeffer called the January 24th, 2024 Board of Directors meeting to order at 3:01 pm.

2. Roll Call – was answered as follows: Present – Don Crawford, Steve Keeffer, Ron Smith, Susan Jacobs, Kevin Reibel. Bill McFadden attended via Zoom.

Bill Robinson and Bill Wright did not attend the meeting.

Staff present: Mara Roche, Rob Davies

Others present: Amiee Martelle (Riverport Railroad), Sara Renkes (Carroll County Engineer), Ed Britton (USFWS), David Schmit (NWILED), Linda Balcom (Balcom Environmental), Rick Stickle (Midwest 3PL), John McCright (Midwest 3PL attorney), Todd McManus (Midwest 3PL attorney).

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 November meeting were presented for review.

Kevin Reibel made a motion to approve the minutes. Ron Smith seconded. Motion passed unanimously by voice vote.

6. Old Business

7. Grant Update – CL9602-23-06 Consultant Selection

Ms. Roche noted RFPs for the new 2024 grant were published in December. The RFPs were for: grant specialist, specialized legal, environmental support, sustainability overlay support, public relations support and transition support.

The RFPs were published in the local media and online.

A response was received for specialized legal from Kutak Rock. Kutak Rock's proposal was a multi-year proposal to the value of \$150,000. However, the LRA is only able to allocate an amount not to exceed \$43,500 for grant 23-06.

A couple of inquiries were received for the other categories as listed above.

The only proposal received was from Balcom Environmental who proposed providing services for environmental support, sustainability overlay/zoning, public relations and transition planning support.

The LRA is able to allocate an amount not to exceed \$120, 000 as per grant 23-06.

Ms. Roche noted that she would like to readvertise the RFP for specialist grant writer, as no responses were received from service providers. She noted that the LRA had spoken with three service providers, but that they were unable to provide the service at this time.

Ms. Roche noted that it was important to engage a grant writer as there were several funding opportunities available through various state and federal funding agencies. She added that a special meeting may be necessary to confirm the selection of a grant writing specialist.

Ron Smith made a motion, seconded by Don Crawford to engage Balcom Environmental for consultant services for environmental support, sustainability overlay and zoning plan, public relations, and transition planning support as per the provisions in OLDCC grant 23-06. The motion passed unanimously by roll-call vote. The service cost is not to exceed \$120,000.

Kevin Reibel made a motion, seconded by Ron Smith to engage Kutak Rock for specialized legal services as per the provisions in OLDCC grant 23-06. The service cost is not to exceed \$43,500.

Transition Update

None.

8. New Business

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

Staff Reports

9. Executive Director:

Report/issues updates –

Ms. Roche noted that the owners of the Depot Resort and RV Park have asked to reconfigure the water service metering for the property. Ms. Roche explained that the owners wished to have two meters installed, one serving the campground and the other for the barrack buildings.

She added that the current layout – as it was designed by the Army – had six meters and that reducing the number of meters would simplify billing and reading of consumption.

The owners have requested the board's approval to change the metering from six meters to two. Ms. Roche added it was not urgent, but that she wanted to bring it to the board's attention. A decision could be made at the February meeting.

Ms. Roche added that the LRA's worker's compensation and liability insurance would need to be renewed at the beginning of February.

Ms. Roche noted that a letter had been received from the owners of the RV Park expressing interest in leasing property within Parcel 20 for campers to access the Apple River for fishing. Ms. Roche asked Ms. Balcom for her thoughts.

Ms. Balcom noted that the Army had its Base Closure team meeting the week prior to the LRA board meeting. She added that a contractor was handling the environmental analysis for the Army as part of the property disposal for Parcel 20. It was reported that IEPA and IDNR have requested additional review time, with

the comment period for agencies has now been extended to the end of January.

Once the Army has reviewed and commented and provided additional clarification based on federal agency comments, public comments will follow. This would give the LRA and the owners of the RV Park would be able to comment. Ms. Balcom noted that the owners of the RV Park would have to stipulate what they wish to do with the leased property within Parcel 20.

A. Correspondence – Eagles Landing Request: Parcel 16

Ms. Roche noted that a request was received from an attorney for Midwest 3PL requesting that Midwest 3PL be allowed to plant soybeans in 2024 on Parcel 13 (owned by the Army), portions of 16a and 15b (owned by Midwest 3PL) and part of Parcel 16 (owned by the Army).

Ms. Roche then turned it over to Mr. Stickle and his attorneys to discuss their request to farm portions of Parcel 16. Mr. McManus gave an overview of what they wished to discuss.

Ms. Roche gave the board some background on Mr. Stickle's requests to farm on parcels owned by Midwest 3PL/Eagles Landing and parcels that had not yet transferred from the Army.

She noted that a request was sent to the Army, who responded that ground disturbance would not be allowed on parcels that had not been transferred yet.

The Army also noted that as long as there were no deed restrictions and if zoning was in order, agriculture could commence, with the provision that no herbicides/pesticides or other chemicals/fertilizers be used as there were monitoring wells on the properties that could become contaminated with those chemicals.

Ms. Roche noted that what would be required moving forward was a letter to the USACE detailing what property would be farmed, what farming equipment would be used, what method of agriculture would be used, how deep the seed would be drilled, what crop would be grown and stating what amendments etc. would be used. The Army would require this since there is ongoing investigation into munitions debris at the properties.

Ms. Roche noted that she had received email from the BRAC environmental coordinator on the day of the LRA meeting, noting that Parcel 13 is expected to be transferred by September 30th, 2024.

Both Parcels 8 and 5 were also – according to the e-mail – scheduled for transfer by Sept. 30th, 2025.

Ms. Roche noted that the transfer schedules were notoriously unreliable.

Mr. Stickle noted that less than 20% of the property acquired by Midwest 3PL/Eagles

Landing had transferred after 25 years. He said he believed that some “information was being lost in translation” and asked the board to allow him and his legal team to communicate directly with George Triggs at the Army regarding the transfers of property.

Ms. Roche noted that if information or requests to the Army were in writing – as they should always be - the information could not be lost in translation.

Mr. McCright noted that Mr. Triggs had noted in correspondence with him that Midwest 3PL/Eagles Landing should confer with the LRA board regarding property transfer schedules and the implementation of transfers. Mr. McCright asked the board if they could provide consent to him to communicate directly with Mr. Triggs instead of the LRA board regarding the transfer of Parcels 5, 8, 13, 16B and 17.

Ms. Roche noted that the priority is always to request transfer of EDC-related properties – this would include the properties owned by Midwest 3PL/Eagles Landing – before properties that would transfer to USFWS.

Ms. Balcom noted that Parcel 16 is one of the parcels held up for about a decade on the definition of munitions debris rule – an ongoing negotiation between EPA and Army headquarters, making it a national issue.

Until a regulatory decision can be made, it is completely out of the LRA’s hands, it is an Army issue.

Ms. Balcom added that as she understands it, the entire site is presently under review for perfluorinated compounds (PFAs). That study is being finalized, but the LRA has not seen any of the information used in the study.

PFAs – contained in fire-fighting foam - is an ongoing national issue.

Anywhere firefighting foam was stored (warehousing) or disposed of (landfills) could potentially be contaminated with PFAs, including 13, 16 and 16B.

Discussion followed about range fans, the age of buildings and history of the site.

Ms. Roche again noted that the best way forward would be to write a detailed letter regarding the agricultural work that Midwest 3PL/Eagles Landing would like to perform on the parcels. Mr. McCright noted that he thought it would be a good way to move forward.

Ms. Roche added that the discussion was helpful.

- B. Property transfers – See above.
- C. Employment report – 56 for January 2024.
- D. Water & Sewer – None.

E. Internship – None.

F. Additional Update – None.

G. Deputy Director – Mr. Davies noted that the only item was the Board Meetings & Holiday list for 2024.

Susan Jacobs made a motion to accept the Board Meeting & Holiday schedule as presented. Kevin Reibel seconded. The motion passed unanimously by voice vote.

Bookkeeping

2024 Budget Amendment – Ms. Roche requested the board to approve an amendment to the approved 2024 budget to include additional funds for cleaning and jetting of the sewer line that goes down to the sewer plant. The estimate to perform the work was \$40, 000. A budget item for property purchase to the value of \$60,000 was also included in the proposed amended budget.

Kevin Reibel made a motion to accept the amended 2024 budgeted. The motion was seconded by Ron Smith. The motion was passed unanimously by roll-call vote.

Bank Account Balances – As of December 31st total cash on hand: \$175,466.45.

A CD would become due on April 28th, to the value of \$14,408.

Army rent of \$80,000 is still due.

a. Cash flow – Cash flow for the month of October: Income: \$2735.80.
Expenses \$26,702.78 for a monthly deficit of **\$23,966.98**.

b. Water/Sewer Income and Expenses:

December Income: \$144.56
December Expenses: \$5, 526.69.
Deficit of **\$5,382.13**.

D. Outstanding Invoices – Invoices/reminders will be sent out the following week.

E. Board of Directors Reports

1. Foreign Trade Zone #271 – Mr. Davies reported that he wasn't aware of an upcoming meeting. Ms. Martelle noted that there would be a meeting coming up.
2. Enterprise Zone – None.
3. Other directors' reports – None.

F. Attorney's Report – Mr. Jensen reported that the closing on the UMRIPD property was complete and that the LRA was now in title.

G. Other New Business –None.

Reports to the Board

A. Site Manager / BRAC Environmental Coordinator – None, just as discussed in the Eagles Landing section above.

B. Tenants – Ms. Martelle noted that the weather was making operations difficult for BNSF.

Mr. Davies shared a security presentation by Mr. Brian Potempa, a property owner at the site. Mr. Potempa and other tenants had been present at a meeting a few month prior hosted by the UMRIPD at Riverport Railroad's office to discuss security concerns. Mr. Potempa had developed the presentation to give an overview of security issues at the site and also some potential solutions.

Wide-ranging discussions followed.

C. UMRI Port District – None.

D. USFWS – None.

E. Water/Sewer Operator Update – Peerless came in to pull a pump.

F. NWILED – Mr. Schmit reported on NWILED activities and programming.

G. Guests – None.

10. Public Comments – None.

11. Executive Session - **Susan Jacobs made a motion to enter executive session at 4:47 pm under the following provisions: Ron Smith seconded the motion. The motion passed unanimously by voice vote.**

a) 5 ILCS 120/2(5) - The purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired.

b) 5 ILCS 120/2(11) - Litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting.

The board emerged from executive session at 5:07 pm.

12. Motions from Executive Session – **Kevin Reibel made a motion, seconded by Ron Smith to ratify the purchase of Building 10 under the terms negotiated with the Upper Mississippi River International Port District. The motion passed unanimously by roll-call vote.**

13. Adjournment – **Susan Jacobs made a motion to adjourn the meeting. Kevin Reibel seconded. The motion passed unanimously by voice vote.**

The meeting adjourned at 5:11 pm.