

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

**3:00 p.m., Wednesday, March 22nd,
2023**

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 March 22nd, 2023 Board of Directors meeting to order at 3:00 pm.

2. Roll Call – was answered as follows: Present – Kevin Reibel, Don Crawford, Steve Keeffer, Paul Hartmann, Bill McFadden (Zoom), Bill Wright (Zoom), Ron Smith.

Absent: Bill Robinson (long-term health).

Staff present: Mara Roche, Rob Davies

Others present: Amiee Martelle (Riverport Railroad), Linda Balcom (Balcom Environmental), Bill Sindlinger (Midwest 3PL attorney), David Schmit (NWILED).

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 February 8th were presented for review. **Kevin Reibel made a motion to approve the minutes. Paul Hartmann seconded. Motion passed unanimously by voice vote.**

6. Old Business

7. Grant Update – Parcel 20 Reuse

Ms. Balcom noted that the Final Reuse Plan will be completed soon – within the next two or three weeks. Hopefully in time for the April board meeting.

Once the final document is approved the Army can go out for contract on its NEPA environmental work regarding the property disposal. Once that is finalized the conversation will turn to property transfer and the requirements for transfer from an environmental perspective.

Transition Update

Mr. Keefer noted that no transition meeting had been held since the last meeting. Kevin Stier is no longer serving as a Port Commissioner, having stepped down from his position.

Mr. Keefer has been appointed to the UMRIPD board by Jo Daviess County, together with a new Governor's appointee, Lance Larsen. Kurt Brunner, another Port Commissioner, had also stepped down.

Mr. Keefer noted that a UMRIPD board meeting would hopefully be held soon to elect a new chairperson.

8. New Business

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

Staff Reports

1. Executive Director:

Report/issues updates – Ms. Roche reported that at a last meeting it was determined that a board resolution was required to accept the vacated roads from the Army. The resolution is required by the Army and the USACE.

Ms. Roche noted that a letter from Carroll County chairperson, Jo Payette, was received regarding the roads vacation by the county. Ms. Roche read the letter, which restated the county's position on the roads, including that the Army bring the roads to ILDoT/state standard before they could be accepted by the county.

Ms. Roche noted that during discussions over the past few years, it was clear that the Army

would not be willing to bring the roads up to state standards. In all other cases, BRAC bases formed part of a municipality or township that accepted the roads.

Ms. Roche noted that the decision to accept the roads is that of the JCDLRA board, but noted that the LRA does not really have a choice in the matter. Ms. Roche noted that the roads eventually must find their way back into the county, or the UMRIPD, which is a municipal corporation, and has many more mechanisms at its disposal to properly manage the roads.

Mr. Jensen reiterated that the LRA has no other option but to accept and maintain the roads until such time as they can be transferred to another, or successor entity.

Mr. Smith asked how funding could be brought to bear to maintain the roads. Ms. Roche, Mr. Keeffer and Mr. Jensen noted that there are a number of funding sources for roads maintenance, with the UMRIPD, in particular, being well positioned to secure funding for roads maintenance.

Ms. Roche noted that the JCDLRA did not – like other BRAC bases – receive caretaker funding which would allow maintenance of infrastructure such as roads.

Discussion followed around the possibility of bring sections of the roads up to standard and then having them accepted by the county, the truck scale encroachment within the roadway, and the ability of townships to accept roads.

Mr. Keeffer suggested that the board move on to making a decision to accept the roads from the Army.

Ron Smith made a motion to accept RESOLUTION 38, stating: Resolution of the Jo-Carroll Local Redevelopment Authority board of directors accepting the conveyance of the road parcels from the United States of America acting through the Army Corps of Engineers. The motion was seconded by Don Crawford.

The motion passed by roll-call vote, with five ayes and two nays recorded.

The next agenda item was summer mowing. Ms. Roche noted that the LRA had for the past two years utilized Johnson Mowing for this work, and that the service provider was doing a good job. The contract amount for 2022 was \$9 900, the service provider asked if the amount could be increased by \$100 per mowing session. Ms. Roche asked that Johnson Mowing be retained as service provider.

Paul Hartmann made a motion to retain Johnson Mowing with a fee increase. The motion was seconded by Kevin Reibel. The motion passed unanimously by roll-call vote.

Ms. Roche noted that she had not yet received details on the new property and liability insurance rates but would provide those once finalized.

A. Correspondence – None.

B. Property transfers – Aside from the roads transfer, the Army is still working on Parcel 8 and Parcel 12. Future parcels earmarked for transfers would be identified soon.

C. Employment report – 65, not including Federal employees or contractors. Mr. Hartmann asked who the largest employers are. Ms. Roche answered that Midwest 3PL and Riverport Railroad are the two top employers, with 25 and 26 employees respectively.

D. Water & Sewer – None.

E. Internship – None.

F. Additional Update – None

G. Deputy Director – Mr. Davies noted that he was excited to see how efforts with UMRIPD would progress with the new board members.

Bookkeeping

Bank Account Balances – As of February 28th total cash on hand: \$370,664.88

A CD will come due on April 14th at the State Bank of Pearl City. Ms. Roche said she would check the best rates and reinvest, noting that Dupaco Credit Union seemed to have the best rates – around 4%.

- a. Cash flow – Cash flow for the month of February: Income: \$76, 441.38
Expenses: \$31, 526.88
Gain of \$44, 914.52.

Two Pay Requests have been submitted to OEA for ~ \$16, 000 and ~ \$9,000.

A payment from the Army for building rent going back three years to the value of ~ \$60,000 is also pending.

- b. Budget update YTD:
Income: \$142, 490.78
Expenses: \$179, 688.61

Deficit of \$37, 197.73

- c. Water/Sewer Income and Expenses:

February Income: \$775.62
February Expenses: \$3, 340.10.

Expenses Year to Date: \$15, 117.62
Income to Date: \$2, 599.80

Loss YTD of \$12, 517.82.

The bulk of the expenses were related to several water main breaks over the winter.

D. Outstanding Invoices – None.

E. Board of Directors Reports

1. Foreign Trade Zone #271 – Mr. Davies reported that the FTZ will had a meeting in February at which the FTZ operating license was reviewed. Mr. Davies noted that FTZ operator had brought two individuals from China who he said wished to build factories at the industrial park.
2. Enterprise Zone – Mr. Hartmann indicated that the EZ recently had a meeting and that the Enterprise Zone had not had any potential businesses approaching it in some time. Mr. Hartmann asked if a handout was available. Ms. Roche noted that any businesses were directed to the Enterprise Zone management group in Morrison.
3. Other directors' reports – None.

F. Attorney's Report – Mr. Jensen noted that Bill Sindlinger, legal counsel with Midwest 3PL was at the meeting and wished to address the board.

Mr. Sindlinger gave an overview of his role with Eagles Landing and Midwest 3PL as director of real estate and also detailed his legal expertise in property matters. He noted that he wanted to set the record straight on the scale encroachment matter.

Mr. Sindlinger noted that he had wanted to participate in a meeting during May 2020, but that the meeting had – due to Covid – been a remote meeting. He added that he may have been remiss in not participating in any of the subsequent remote meetings, even though he had attended a number of those meetings.

Mr. Sindlinger noted that the scale was necessary for Midwest 3PL to conduct its business as it had in the past used the truck scale at Eastland Feed and Grain.

Mr. Sindlinger noted that the scale was a key part of Midwest 3PL's business as it made it easier for them to conduct business with the scale's proximity to the Midwest 3PL office.

Mr. Sindlinger handed out a packet of emails and other correspondence which he claimed corroborated Midwest 3PL's claims that they did not do anything wrong by installing the scale. He then sketched out a timeline of events from the initial efforts by

Midwest 3PL to get permission to install the scale to where the scale was deemed to be in the roadway illegally. Mr. Sindlinger again emphasized that Midwest 3PL had done all it believed necessary to ensure the scale was installed legally.

Broad discussion followed, centering around the location of the scale, the guardrail and the process that led to installation of the scale, as well theoretical ways of ameliorating the impact of the scale and ensuring safety of road users, ie redirecting the roadway, changing the speed limit, or relocating the scale, among other measures.

Mr. Davies asked how much money the LRA has spent on plowing and maintaining the roads vacated by Carroll County since the installation of the scale. Ms. Roche noted that at least \$50,000 had been spent over the past three years.

Discussion turned to the historical existing structures within the right of way that had been erected by the Army. Ms. Roche noted that those structures were grandfathered-in and were erected during the Army's ownership/management of the former Army Depot.

Tim Schoenig, the contractor responsible for water and sewer maintenance indicated that water and sewer mains run under the Midwest 3PL building.

Discussion then turned to jurisdiction, with Mr. Keeffer noting that the LRA now legally owned the roadways, and therefore the location of the scale.

Ms. Roche noted that regardless of the present ownership of the roadway, the critical issue is to identify who will ultimately be the LRA's successor and the owner of the roads.

Mr. Reibel wanted to know how the UMRIPD could be enthused to accept the roads. Ms. Roche noted that there were many permutations and that the discussions around the roads needed to include the agency or body that will ultimately own the roads and determine the standards that must be followed.

The board thanked Mr. Sindlinger for attending the meeting and for providing his input.

G. Other New Business –None.

Reports to the Board

A. Site Manager / BRAC Environmental Coordinator – Ms. Roche noted that contractors had been on-site to monitor for PFOS/PFAS.

B. Tenants – Ms. Martelle noted that Mr. Koester had passed away on March 5th. She noted that details for the memorial service were not available yet. Ms. Martelle noted that manufacturing day was held in conjunction with NW IL Economic Development.

C. UMRI Port District – Discussed earlier in the meeting.

D. USFWS – None.

E. Water/Sewer Operator Update – Mr. Schoenig said the new GIS system was an excellent tool. Ms. Roche noted that the GIS was funded by the Office of Local Defense Community Cooperation (formerly OEA). Mr. Schoenig noted that rising water due to springtime flooding would have an adverse impact as it does annually.

F. NWILED – Mr. Schmit noted – apart from his monthly report – that three new DCEO Back to Business grants were announced and that NWILED could assist with applications and was marketing the program.

G. Guests – Mr. Hartmann asked whether or not board members who attended remotely could vote on matters. The consensus was that after May 11th, all board members had to be in attendance in-person to vote.

9. Public Comments –

10. Adjournment – Paul Hartmann made a motion to adjourn the meeting. Kevin Reibel seconded.

The motion passed by voice vote. The meeting adjourned at 4:58 p.m.