

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

**3:00 p.m., Wednesday, April 26th,
2006**

JCDLRA Board Room

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

- I. **Call to Order** – Chairman Steve Keeffer called the April 26th, 2023 Board of Directors meeting to order at 3:01 pm.
2. **Roll Call** – was answered as follows: Present – Kevin Reibel, Don Crawford, Steve Keeffer, Paul Hartmann, Bill McFadden, 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), Bill Jahnke (UMRIPD), Lance Larsen (UMRIPD), Ed Britton (USFWS), Tim Schoenig (Water & Sewer Maintenance), Sara Renkes (Carroll County Engineer).

Attorney Phil Jensen was present.

3. **Pledge of Allegiance** was recited.
4. **Agenda Additions** – None. Mr. Reibel asked if the meeting schedule should be changed to the last week of every month since the last two meetings were held at the end of the month.
5. **Approval of Meeting Minutes** – Draft meeting minutes of the meeting held on March 22nd 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. Roceh handed over to Ms. Balcom for a presentation of the highlights of the draft Final Parcel 20 Reuse Plan (DFRP). Ms. Balcom's presentation was shared in-room and also with those joining remotely.

Ms. Balcom noted that in addition to the information presented to the board and public on a number of other occasions, both at JCDLRA meetings and in public outreach efforts, the DFRP also contains a cost analysis and a cost-benefit analysis.

Additionally, updates had been added to the NOI Process and Environmental sections – for the former, the Upper Mississippi River International Port District had withdrawn its notice of interest (NOI) in a public benefit conveyance (PBC) in January of 2023, opting instead for an economic benefit conveyance (EBC), which would not necessitate having a Federal Agency as a partner.

In the case of the latter, the Fire Training Area or Parcel 9 – adjacent to Parcel 20 – is being investigated by the Army for possible PFAs/PFOA contamination emanating from the use of fire-fighting foam. Since Parcel 20 received storm-water run-off from the lower post of the Depot, provision has to be made for the potential that these contaminants may be found in Commander's Pond/Parcel 20 and that the Army will investigate.

Ms. Balcom then presented the remainder of the DFRP, including Reuse Alternative Three – the alternative identified by the LRA board as its preferred reuse for the property.

A cost analysis and cost-benefit analysis for Reuse Alternative Three had been prepared and was presented to the board by Ms. Balcom, who indicated that the costs indicated were rough order of magnitude costs. According to the cost analysis, full development of the facility would amount to ~\$65.7-million, including dredging, construction, roadways, conveyer systems etc.

The economic impacts identified by the analysis presented by Ms. Balcom indicated that the proposed development would generate economic impacts of ~\$110-million to ~\$130-million – across both primary, secondary and tertiary segments.

Ms. Balcom identified the next steps in the process, indicating that the three phases in the DFRP represent three phases of work, which would necessitate finding public and private funding opportunities. The partnership between the JCDLRA and UMRIPD would continue, as would discussions with Federal partners (USFWS, USACE, MARAD etc.) and industry partners (towboat operators, port development companies etc.).

In presenting the federal and state grants that would be available to facilitate intermodal port development, Ms. Balcom highlighted that the Multimodal Project Discretionary Grant Opportunity, had as its minimum award \$100-million, which falls comfortably within the scope of the proposed Parcel 20 Reuse project.

Ms. Balcom added that the DFRP would be finalized and be presented to the Army who would hire a contractor to perform a Disposal Analysis (DA) based on the DFRP in close consultation with the LRA.

Once the DA is completed, the property will either be found to be No Significant Impact, or an Environmental Impact Statement would be prepared to mitigate the potential environmental impact. The Army will likely take between 18 and 24 months to complete its investigation.

Ms. Balcom explained the mitigation process following a question from the board about the possibility of an environmental issue halting the process.

Ms. Balcom said she believed strongly that the process should be moved forward, even though there will undoubtedly be challenges.

Mr. Davies added that Parcel 20 is only a small portion of the total acreage and proposed upland development. He indicated that opportunities that are unlocked in the upland development would provide incentive for the water-access development of Parcel 20.

Mr. Britton of USFWS reiterated his historical concerns about the proposed development plan, saying that there were significant obstacles.

Ron Smith made a motion to present the Parcel 20 Reuse Plan to the Army. Bill McFadden seconded the motion. The motion passed unanimously by roll-call vote.

Transition Update

Mr. Keeffer 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. Keeffer noted that a UMRIPD board meeting would hopefully be held soon to elect a new chairperson, so as to continue the transition process.

8. New Business

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

Staff Reports

1. Executive Director:

Report/issues updates – Ms. Roche mentioned that the LRA's insurance for its property and water and sewer needed to be discussed, as the rates have increased significantly.

Ms. Roche met with the agent and discussed the possibility of removing some buildings from the policy.

The new policy showed a premium increase to \$38 000, including a number of additional charges, including deductibles ranging from \$25 000 to \$50 000 for water damage, with a 5% and \$200 000 deductible for wind damage.

Ms. Roche has approached additional agencies to present the LRA with alternative quotes, as the costs associated with insurance have become exorbitant.

Further discussions and decisions will need to be made if a more cost-effective solution cannot be found, this may include not insuring some of the LRA-owned buildings.

Ms. Roche said she would keep the board updated.

Ms. Roche added that the Intergovernmental Loan Agreement between the UMRIPD and the JCLRA would need to be amended following a change in the service provider's billing/payment/reimbursement process and protocol.

Mr. Jensen added that the specific statute was referenced permitting the UMRIPD to borrow money from the JCDLRA.

Mr. Reibel made a motion to amend the Intergovernmental Loan Agreement between the UMRIPD and the JCDLRA. The motion was seconded by Paul Hartman. The motion passed unanimously by roll-call vote.

The third item was a letter from the Carroll County Zoning Office regarding a change in zoning for the Parcel that used to be owned by Savanna Stables, LLC. The parcel was recently acquired by an investment group that wishes to re-zone from Industrial to Recreational 1. The developers had met with LRA staff to discuss the proposed change. LRA staff had indicated that there were plans for industrial development at the site, but the developers were comfortable with rezoning to recreational. Ms. Roche added that one

specific request to the developers ought to be that the property - when it is redeveloped - not to be used for long-term residential use.

Ms. Roche noted that the property had significant archaeological overlay and that much of the success of the proposed development would hinge on the developers navigating the archaeological covenant successfully.

Ms. Roche added that LRA staff had asked Ms. Renkes to add some gravel to portions of the access road that had disintegrated after the winter. Consequently, Carroll County had performed some maintenance work on the access road. Ms. Roche thanked Ms. Renkes.

A. Correspondence – None.

B. Property transfers – Ms. Roche noted that the LRA had received the deed for the roads.

C. Employment report – 50 for March.

D. Water & Sewer – None.

E. Internship – None.

F. Additional Update – None

G. Deputy Director – None.

Bookkeeping

Bank Account Balances – As of February 28th total cash on hand: \$300,567.17

A CD came due at the Mt. Carroll Banking Center. It was reinvested at a matched rate of 4.1% to the value of \$68,307.71 for 12 months.

There is still rent payment outstanding from the Army to the value of \$80,000, with an additional Pay Request outstanding from OLDCC to the value of \$80,000.

a. Cash flow – Cash flow for the month of March: Income: \$2,184.16
Expenses: \$71,935.65
Loss of \$69,751.49.

b. Budget update YTD:
Income: \$144,674.94
Expenses: \$271,624.16

Deficit of \$126,949.22

c. Water/Sewer Income and Expenses:

March Income: \$1,234.61
March Expenses: \$5,895.72

Expenses Year to Date: \$21,013.94
Income to Date: \$3,853.99

Loss YTD of \$17,159.95

D. Outstanding Invoices – None.

E. Board of Directors Reports

1. Foreign Trade Zone #271 – Mr. Davies reported that the last FTZ meeting was in February.

2. Enterprise Zone – Mr. Hartmann indicated that the EZ hadn't held a meeting recently.

3. Other directors' reports – None.

F. Attorney's Report – None.

G. Other New Business –None.

Reports to the Board

A. Site Manager / BRAC Environmental Coordinator – None.

B. Tenants – Ms. Martelle noted that Riverport Railroad had filled some potholes, and are doing some rail tie work. She noted that a memorial service was held for Jack Koester who had recently passed away.

C. UMRI Port District – Nothing to report.

D. USFWS – None.

E. Water/Sewer Operator Update – Mr. Schoenig noted that the water pumps are operational. He noted that a hydrant in the H Area had been damaged and will be repaired. Mr. Schoenig said that his insurance requirements would be sent on to the LRA.

F. NWILED – Mr. Schmit mentioned – apart from his monthly report – that Jo Daviess County had started the rewrite of the county's comprehensive plan.

G. Guests – None. Mr. Keeffer thanked Ms. Renkes for attending the meeting.

9. Public Comments – None.

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

The motion passed by voice vote. The meeting adjourned at 4:33 p.m.