

Jo-Carroll Depot LRA Board of Directors  
18901 B Street  
Savanna Depot Business, Industry & Technology Park  
Savanna, IL 61074  
**3:00 p.m., Wednesday, June 2nd, 2021**  
**Zoom Meeting**  
**<https://us02web.zoom.us/j/5791926975>**  
**Meeting ID: 579 192 6975**

**I. Call to Order** – Chairman Steve Keeffer called the May 5th, 2021 Board of Directors meeting to order at 3:01 pm.

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

Nor present – Bill Robinson

Staff present: Mara Roche, Rob Davies.

Others present: Amiee Martelle, Bill Sindlinger (Midwest 3PL legal counsel), Barry Steinberg (Kutak Rock), Emily Legel (NWILED), Scott Lombardo (Savanna Stables, LLC).

Attorney Paul Jensen was present, standing in for Phil Jensen.

**3. Pledge of Allegiance** was recited

**4. Agenda Additions** – None.

**5. Approval of Meeting Minutes** – Draft meeting minutes of the meeting held on May 5<sup>th</sup> were presented for review. **Paul Hartman made a motion to approve the minutes. Kevin Reibel seconded. Motion passed by roll-call vote.**

**6. Old Business**

A. Grant Update – Mrs. Roche reported that the LRA was awaiting a review date from OEA regarding its grant application. The LRA will know within the next few weeks when the grant will be reviewed and signed off. Once the grant is signed the LRA will be ready to move forward with re-use planning for Parcel 20.

**B. Transition Planning Update** – Mr. Keeffer reported that a meeting was held in mid-May. He added that the UMRIPS was awarded a planning grant and would be applying for another state grant. Mrs. Roche added that Mrs. Balcom would also create a document highlighting parcels that have land-use-controls to help track environmental and regulatory stipulations for these parcels.

## **7. New Business**

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

### **Staff Reports**

#### **1. Executive Director**

a. Report/issues updates – Mrs. Roche noted that I-Fiber is investigating how to serve users that are not served by fiber – if any. This follows the uncovering of copper lines while excavation was being done by Mr. Schoenig as reported in May.

Mrs. Roche added that a call was held between the LRA, Mr. Kevin Vandendooren and the area's Economic Development Agency to investigate infrastructure grants. Mrs. Roche added that Mr. Vandendooren would be applying for a grant to replace the access road in order to make it wider and safer. Mrs. Roche added that the LRA would send out ED900 documents to tenants for their input.

b. Correspondence – None.

c. Property transfers – Mrs. Roche reported that surveying for Parcel 8 would commence.  
A deed of correction would also have to be done for Parcel 17a. Mrs. Roche said she expected this would be completed in the fall.

d. Employment report – May 2021 – no change.

e. Water & Sewer – None.

f. Internship – None.

g. Additional Update – None

1. Deputy Director – None.

2. Bookkeeping –

a. Bank Account Balances – As of May 31st, balances

are: \$565, 286.37

- b. CD Transfers – The next CD will renew in September for \$182,000.
- c. Cash flow – Income for the month of April was: \$1,526.24.

Expenses for the month of April were: \$22,738.51.

A monthly loss of \$21,213.27.

An expense request has been submitted to OEA.

- d. Budget Update – Income for YTD is \$142,525.05 and expenses are \$180,287 for a **negative net income YTD of \$-37,762.93.**

- e. Water/Sewer Income vs. Expenses –

\$5,063.52 expenses for the month of May.

Income for the month of May was \$1,051.24.

Income YTD - \$7,831.56

Deficit YTD = **(\$25,855.55).**

No outstanding invoices.

D. Outstanding Invoices – None.

E. Board of Directors Reports

1. Foreign Trade Zone #271 – Mr. Davies reported that a FTZ board meeting was held, saying that the current operator's contract would expire in October. A subcommittee was established to ascertain whether the current operator's license would be extended.

2. Enterprise Zone – None.

3. Other directors' reports – None.

F. Attorney's Report – Paul Jensen sat in for Phil Jensen, reporting that a telephone conference was set up with IL DoT for June 22<sup>nd</sup>.

Mr. Hartmann wanted to know who would be on the call. Mr. Keeffer noted the he, Mr. Vandendooren and two representatives from IDoT would be on the call, as well as potentially Mr. George "Tommy" Williamson from the USACE.

Mr. Steinberg noted that he would also participate in the meeting.

D. Other new business – None.

## **8. Reports to the Board**

A. Site Manager / BRAC Environmental Coordinator – None.

B. Tenants – Ms. Martelle noted that Riverport is almost done with upgrades to rail from the north end of its yard up to the site of the old Carpenter's shop. Asphalt would be poured over the next week. Mrs. Martelle also reported that Mr. Bill Bird had retired and that the owners of Riverport Railroad would be in town the week of June 14<sup>th</sup>.

C. UMRI Port District – No update.

D. USFWS – None.

E. Water/Sewer Operator Update – None.

F. NWILED – None.

G. Guests – Mrs. Martelle reported that USFWS and IDNR arrested an individual for catching snakes at the depot. The individual's four-wheeler was impounded.

**9. Public Comments – None.**

**10. Executive Session as permitted for the following under: ILCS 120/2 Open Meetings Act, section C.**

(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.

**Mr. Wright made a motion to enter executive session, with Mr. Hartman seconding the motion which passed unanimously by roll-call vote. The board entered executive session at 3:27 pm.**

**Mr. McFadden made the motion to return to open session, with Mr. Hartman seconding. The motion passed by roll-call vote at 3:45 pm.**

**11. Motions from Executive Session, if any – Mr. Wright made the motion, seconded by Mr. Hartmann: It is moved, at the request of counsel to hold litigation in abeyance while negotiations with respect to the matter of the construction of a truck scale in the county road right-of-way continue. The motion passed unanimously by roll-call vote.**

**12. Adjournment – 3:47 pm Mr. Hartmann made a motion, seconded by Mr. Smith, to adjourn the June 2nd, 2021 Board of Directors meeting. Motion passed unanimously by roll-call vote.**