

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

3:00 p.m., Wednesday, July 12th, 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 June 12th, 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, Ron Smith.

Bill Robinson and Bill Wright did not attend the meeting.

Staff present: Mara Roche, Rob Davies

Others present: Amiee Martelle (Riverport Railroad), Linda Balcom (Balcom Environmental), Susan Jacobs (Carroll County), Ed Britton (USFWS), Tim Schoenig (Water & Sewer Maintenance), Sara Renkes (Carroll County Engineer), Lance Larsen (UMRIPD).

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 June meeting were presented for review. **Kevin Reibel made a motion to approve the minutes. Paul Hartman seconded. Motion passed unanimously by voice vote.**

6. Old Business

7. Grant Update – Parcel 20 Reuse Plan

Ms. Roche noted that she had handed out the hard copies of the Final Parcel 20 Reuse Plan to the board members.

Ms. Roche added that the LRA was working with OLDCC on a new grant to cover staff costs, specialized legal, grant writing and environmental.

Ms. Roche noted that the grant writing assistance would be valuable, as it would give the LRA the opportunity to apply for the large grants that are available for port/intermodal development such as RURAL and INFRA.

Ms. Balcom of Balcom Environmental noted that the Final Reuse Plan for Parcel 20 had been submitted to the Army, and would inform the board of further developments pertaining to NEPA. Ms. Roche noted that the LRA was still awaiting a response from HUD.

Mr. Keeffer asked if NEPA would entail a full EIS (environmental impact statement) or a simpler EA (environmental assessment). Ms. Balcom noted that the Army had indicated that it would be a combined EA and EIS.

Transition Update

Ms. Roche noted that no formal transition meeting had been held in some time, as the UMRIPD board was being reconstituted. Mr. Keeffer noted that Mr. Lance Larsen had been appointed as the new chair of the UMRIPD and that the vacant positions had been filled.

8. New Business

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

Staff Reports

1. Executive Director:

Report/issues updates –

Ms. Roche noted that RFPs and RFQs would be put out for some of the items mentioned in the OLDCC grant update above,

Ms. Roche added that the deed for the roads transfer was filed, so the LRA now officially owns the former public roads at the depot.

She noted that the LRA and Port would have meetings to investigate ways to fund the upkeep of the roadways. Mr. Reibel asked if the question should be asked of Carroll County to see if the county would take the roads back. There was general concurrence with this.

Ms. Sara Renkes, the Carroll County Engineer, noted that she would like to be part of the process and kept updated on any developments.

A. Correspondence – None.

B. Property transfers – Ms. Roche said she is hopeful that Parcel 8 will be transferred before the end of this Fiscal Year. Parcel 8 is a small piece of property across from Midwest 3PL's current headquarters building.

C. Employment report – Ms. Roche noted that she did not have the exact numbers at hand, but would provide numbers for June and July at the August meeting.

D. Water & Sewer – None.

E. Internship – None.

F. Additional Update – None.

G. Deputy Director – Mr. Davies reported that the LRA was finalizing its document packet for submission to the Department of Energy for the renewable energy grant. He added that the National Renewable Energy Laboratory had agreed to assist with the project.

Bookkeeping

Bank Account Balances – As of June 30th total cash on hand: \$290,089.09.

There is still rent payment outstanding from the Army to the value of \$80 000, with an additional \$33,000 outstanding from OLDCC.

A CD to the value of \$30 000 that became due with Triumph Community Bank was

transferred to a money market account with the same institution in order to be available if required to cover expenses.

The next CD to become due will be in December of 2023, to the value of \$66,000.

a. Cash flow – Cash flow for the month of June: Income: \$42,072.88
Expenses: \$46,516.71
Loss of \$4,443.83

b. Budget update YTD:
Income: \$309,025.39
Expenses: \$428,273.57
Deficit of \$119,248.18

c. Water/Sewer Income and Expenses:

June Income: \$298.25
June Expenses: \$5,803.34

Expenses Year to Date: \$32,248.29
Income to Date: \$5,107.86

Loss YTD of \$27,440.53

D. Outstanding Invoices – None.

E. Board of Directors Reports

1. Foreign Trade Zone #271 – Mr. Davies reported that a meeting was held on June 14th. Ms. Roche noted that the operator and FTZ board had meant with US Customs and Border Protection.
2. Enterprise Zone – Mr. Hartmann indicated that there were no further updates.
3. Other directors' reports – None.

F. Attorney's Report – Mr. Jensen asked if the campground being planned at the depot could be a source of water and sewer

income. Ms. Roche confirmed.

Mr. Jensen confirmed that he would send out a letter to Carroll County regarding the roads.

Discussion then followed between Ms. Roche and Mr. Jensen regarding the extension of the Bison Aerospace lease. Mr. Jensen confirmed that he would add an addendum to the lease, the third for this property.

G. Other New Business –None.

Reports to the Board

A. Site Manager / BRAC Environmental Coordinator – None.

B. Tenants – Ms. Martelle noted that the spate of break-ins at the depot is ongoing. Discussion followed about possible solutions to the problem.

C. UMRI Port District – Mr. Reibel mentioned that he had seen something on the news regarding the movement to establish a Port District in Rock Island. Mr. Reibel wanted to know if it would affect the local port planning. Ms. Roche added that it would likely be a benefit.

Mr. Larsen updated the board saying that a UMRIPD board meeting would be held on July 27th.

D. USFWS – Mr. Britton gave a security update.

E. Water/Sewer Operator Update – Mr. Schoenig reported that significant repairs were required to Pump 107. He explained at length what the issues are and what would be required to repair the pump. The cost to repair the pump would be approximately \$28,000. Much discussion ensued about the age of the pump, the parts to be replaced and the accuracy of the estimate received from Peerless Well and Pump.

A motion was made by Mr. Ron Smith, seconded by Mr. Don Crawford to proceed engaging with Peerless Well and Pump to affect the repair of Pump 107. Mr. Hartman made the motion to amend the original motion, stating that the costs are not to exceed \$33,000. Mr. Hartman's motion was seconded by Mr. Bill McFadden. The amendment passed unanimously by voice vote.

The amended motion was passed unanimously by roll-call vote.

Mr. Schoenig also noted that Army contractors performing clean-up work had damaged the main sewer line when they performed work adjacent to Commander's Pond. The damage had caused a large amount of water to enter the sewer system, incurring significant expenses for the LRA.

Mr. Schoenig noted that the Army had been notified of the issue, but the Army had indicated that they may not repair the damage. Mr. Schoenig noted that the issue with water entering the sewer system would recur during flooding episodes. The board was of the opinion that the Army should be responsible for the costs associated with fixing the sewer line to prevent the issue from recurring. Mr. Jensen requested Mr. Schoenig to provide him with information regarding the issue so that he could correspond with the Army.

F. NWILED – The NWILED report was sent to the board ahead of the meeting. Mr. Schmit noted that there are a number of new initiatives in place as NWILED transitions from its summer to fall programming. NWILED responded to an Intersect Illinois site request.

G. Guests – None.

9. Public Comments – None.

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

The motion passed by voice vote. The meeting adjourned at 4:03 pm.