

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

**3:00 p.m., Wednesday, September
6th, 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 September 6th, 2023 Board of Directors meeting to order at 3:01 pm.
- 2. Roll Call** – was answered as follows: Present –Don Crawford, Steve Keeffer, Bill McFadden, Ron Smith, Bill Wright.

Bill Robinson did not attend the meeting.

Kevin Reibel was absent due to another commitment, Paul Hartman was absent, having resigned from the board.

Staff present: Mara Roche, Rob Davies

Others present: Amiee Martelle (Riverport Railroad), Lance Larsen (UMRIPD), Todd Knuth (BRAC Coordinator), Ed Britton (USFWS), Joe Payette (Carroll County), Tim Schoenig (Water & Sewer Operator), Mark Anderson (resident of area adjacent to the depot).

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 August

meeting were presented for review. **Bill McFadden made a motion to approve the minutes. Ron Smith seconded. Motion passed unanimously by voice vote.**

6. Old Business

7. Grant Update – Parcel 20 Reuse

Ms. Roche noted that new grant for the 2024 funding year has gone through the technical review process.

She noted that two items on the grant were excluded by the technical review committee, the two items were related to permitting and bathymetry related to the Parcel 20 Reuse Plan. Ms. Roche noted that the committee wished to close to the NEPA process before funding those items.

The rest of the grant items would be funded, including staff costs.

The 2023 grant that covers staff costs is still open and the 2024 grant will be taking its place.

A 2022 grant is also still open and will be closed upon completed of the end of fiscal year audit.

Transition Update

Mr. Keeffer noted that a Transition Meeting had been held. He characterized it as a meeting get the new port commissioners “up to speed”.

Mr. Keeffer noted that there are a number of opportunities for the organizations (JCDLRA and UMRIPD) to work together and support each other.

Mr. Wright asked who the new UMRIPD board members are, Mr. Keeffer identified the commissioners.

Ms. Roche noted that the meeting gave a good overview of the JCDLRA’s present situation and reflected the organization’s liabilities, assets and responsibilities.

Discussion followed about the UMRIPD’s asset recovery efforts.

Mr. Schmidt asked if any of the new members had any experience running ports and asked if there were any training opportunities for the new members. Mr. Keeffer and Mr. Davies noted that there were and that the new commissioners would receive training.

8. New Business

- A. Bills over \$2,500: - One bill from Peerless Well and Pump for work done to the well and pump seven. At a prior meeting, the board agreed that the cost should not exceed \$33,000. The final bill was for \$29,172.00. Since the board had already made a motion to pay the bill not exceeding \$33,000, no new motion was required.

Staff Reports

9. Executive Director:

Report/issues updates –

Ms. Roche deferred Mr. Hartman's resignation to the board of directors' reports.

A. Correspondence – None.

B. Property transfers – Ms. Roche noted that Mr. Knuth was working on the transfer of Parcel 8.

C. Employment report – 59, not including the Army and its contractors.

D. Water & Sewer – None.

E. Internship – None.

F. Additional Update – None.

G. Deputy Director – None.

Bookkeeping

Bank Account Balances – As of August 31st total cash on hand: \$343,921.30.

Army rent of \$65,000 is still due. Depending on when that is settled, the LRA may have to pull some cash from a CD to cover the Peerless bill.

- a. Cash flow – Cash flow for the month of August: Income: \$30,911.26
All of the income came from reimbursements by OLDCC.

Expenses: A reimbursement was received from UMRIPD for their grant payments, so expenses show **\$-1,184.79**

Gain of \$32,096.05

- b. Budget update YTD:
Income: \$426,863.39
Expenses: \$490,620.12

Deficit of \$63,786.73

- c. Water/Sewer Income and Expenses:

August Income: \$0.00
August Expenses: \$5,603.43

Expenses Year to Date: \$40,036.64
Income to Date: \$5,107.86

Loss YTD of \$34,928.78

D. Outstanding Invoices – None.

E. Board of Directors Reports

1. Foreign Trade Zone #271 – Mr. Davies reported that a meeting was held earlier on September 6th. Ms. Martelle attended and noted that the operator provided a report that was not accepted. Ms. Martelle also noted that FTZ property had not been mowed and that this would be discussed by the FTZ board. Ms. Martelle also noted that the operator was looking to hire a bookkeeper.
2. Enterprise Zone – Ms. Roche noted that Mr. Hartman had resigned from the JCDLRA and various other boards. Ms. Roche read Mr. Hartman's letter of resignation. Ms. Roche noted that the county would make an appointment in due course.

Bill Wright made a motion, seconded by Bill McFadden to thank Mr. Hartman for his long service and to accept his resignation with regret.

The motion passed unanimously by voice vote.

Mr. Payette noted that an appointment would be made soon.

3. Other directors' reports – None.

F. Attorney's Report – Mr. Jensen reported that a meeting was held regarding the roadways. Mr. Jensen characterized the meeting as productive. He noted that dedication of roadways was discussed, as well as the possibility of the UMRIPD assuming responsibility and ownership of the roads. Carroll County would provide a letter that would describe the requirements for the county to consider acceptance of the roadways.

G. Other New Business –None.

Reports to the Board

A. Site Manager / BRAC Environmental Coordinator – Contractors are at the site and a meeting will be held September 7th to discuss the NEPA requirements.

Mr. Knuth noted that the plan is to provide an Environmental Assessment that will provide the findings to determine the environmental conditions of transfer of the Parcel 20 property from the Army the LRA.

Fieldwork will be conducted for a week – potentially between mid-October and mid-November – the exact dates will be announced and tenants made aware.

The only other operations presently ongoing are PFOS/Remedial Investigation well-sampling at Sites 86 and 67.

Site-wide PFOS investigation/sampling will begin at the beginning of October.

B. Tenants – Ms. Martelle noted that a tenant had put their

own lock and chain on the Center Road gate. Mr. Knuth noted that no tenant should put private locks and chains on gates as it creates access issues for emergency services. Mr. Knuth noted that there would soon be a new contract awarded for new locks and chains for all the gates.

Ms. Roche asked Mr. Knuth for an email addressing these concerns so that Mr. Jensen could send a letter to the tenant.

Ms. Martelle noted that the tenant was preventing Riverport Railroad from doing maintenance work on their property, including mowing.

- C. UMRI Port District – Mr. Larsen noted that the Port’s Master Planning kicked off a few days before the LRA meeting. Mr. Larsen noted that the Port’s near and medium-term goals were focused on creating income for the port to stabilize its financial situations.

Mr. Larsen noted that site security was also discussed and that it may be a good idea to create a committee to try to solve the issue.

Mr. Larsen noted that a UMRIPD meeting would be held on September 7th.

Mr. Larsen referred to comments around the UMRIPD’s efforts around recovery of surplus property assets from former UMRIPD commissioners. He added that efforts are underway with the knowledge of that state and federal agencies to recover the assets.

Mr. Larsen noted that a state agency had requested the UMRIPD’s assistance in recovering assets from former commissioners.

- D. USFWS – None.

- E. Water/Sewer Operator Update – Mr. Schoenig reported that the sewer plant needed to be permitted. He noted that the paperwork had been sent in to Springfield.

- F. NWILED – Mr. Schmit requested that the JCDLRA renew its membership for \$3,000. Mr. Schmit also presented

highlights of NWILED's mid-year report.

A motion was made by Bill McFadden to renew the LRA's membership of NWILED to the value of \$3,000. The motion was seconded by Don Crawford. The motion passed by roll-call vote.

G. Guests – Mr. Payette asked Mr. Wright to give him a call.

10. Public Comments – A member of the public and local resident, Mark Anderson, complained about noise pollution stemming from present tenants and possible. Mr. Anderson lives adjacent to the depot. The board noted Mr. Anderson's concerns.

11. Adjournment – Mr. Wright made a motion to adjourn the meeting. Mr. Smith seconded.

The motion passed by voice vote. The meeting adjourned at 4:29 pm.