

Jo-Carroll Depot LRA Board of Directors
18901 B Street
Savanna Depot Business, Industry & Technology Park
Savanna, IL 61074
3:00 p.m., Wednesday, October 7th, 2020
Zoom Meeting
<https://us02web.zoom.us/j/5791926975>
Meeting ID: 579 192 6975

I. Call to Order – Chairman Steve Keeffer called the September 2nd, 2020 Board of Directors meeting to order at 3:01 pm.

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

Bill Robinson was not present at roll-call, but joined the meeting at 3:22.

Staff present: Mara Roche, Rob Davies.

Others present: Scott Lombardo, Amiee Martelle, Laura Roach, Bill Sindlinger (Midwest 3PL legal counsel), Ed Britton (USFWS), Emily Legel (NWILED), Elizabeth Chimienti (OEA).

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 September 2nd were presented for review. **Paul Hartman made a motion to approve the minutes. Kevin Reibel seconded. Motion passed unanimously by roll-call vote.**

6. Old Business

Grant Update

- Transition Plan presentation by Balcom Environmental

Mrs. Balcom presented the Final Draft Transition Plan to the JC DLRA board.

The presentation can be found here:

<https://www.savannaindustrialpark.org/pdf/doc-draft-final-transition-plan-october-2020-1603898082.pdf>

Mr. Hartman made a motion for the board to accept the Final Draft Transition Plan and its recommendations and findings as presented by Mrs. Balcom. The motion was seconded by Bill McFadden.

The motion passed unanimously by roll-call vote.

- Authority to submit an OEA Planning Grant for Parcel 20

The JCDLRA LRA board was asked to provide to LRA staff the authority to move forward with the submission of the OEA Planning Grant in the wake of the approval of the Final Draft Transition Plan.

Mr. Hartman made the motion to grant LRA staff to authority to submit the Planning Grant for Parcel 20. Mr. Robinson seconded the motion.

The motion passed unanimously by roll-call vote.

- Approval for the creation of a Working Group

The JCDLRA board was asked to approve the creation of a working group with the Upper Mississippi River as outlined in the Final Draft Transition Plan. The working group would be comprised of JCDLRA chair Steve Keeffer and UMRIPD chair Kevin Stier, as well as LRA executive director, Mara Roche and deputy director, Rob Davies.

Bill Wright made the motion to approve the creation of the Working Group. Kevin Reibel seconded the motion.

A roll-call vote was held and the motion passed unanimously.

7. New Business

- A. Bills over \$2,500: Attorney Phil Jensen submitted a bill for the period August 3rd to October 6th to the value of \$3 276. Mrs. Roche noted that all the expense was related to the county roads vacation

issue.

Mrs. Roche did note that one item on the bill was related to the Foreign Trade Zone and services provided to that body. Mr. Robinson – the LRA board representative on the FTZ board – concurred and asked Mr. Jensen to bill the amount separately to the FTZ board.

Mr. Jensen stated that he had no objection and would bill the FTZ board for the amount.

Mr. McFadden made the motion for the LRA board to settle the outstanding invoice. Don Crawford seconded.

The motion passed unanimously by roll-call vote.

Staff Reports

1. Executive Director

a. Report/issues updates – Mrs. Roche reported that Intersect IL put out an RFI for a project and that the LRA responded. NWILED provided assistance in this regard.

2020/2021 Plowing – LRA areas

Mrs. Roche reported that she had received an email from the contractor who was responsible for the LRA areas and parking lots last year. The contractor indicated that he would be willing to provide the service at the same rate. The cost in 2019/2021 amounted to \$72 per hour, for a total between November 2019 and February 2020 of \$2 347.20.

Mr. Robinson made a motion to retain the services of the contractor for 2020/2021. The motion was seconded by Mr. Hartman and passed unanimously by roll-call vote.

b. Correspondence – None.

c. Property transfers – Mrs. Roche noted that there had been no movement on receiving the FOS for the roads from the Army.

d. Employment report – No change October 2020
employment report: 73 employees.

2. Deputy Director – None.

3. Bookkeeping

3. Bookkeeping

a. Balances – As of 9/31/20 the LRA bank account balance is \$717,732.

OEA did disburse a total of \$137, 187.

b. CD Transfers – The CD with Milledgeville State Bank that became due on September 13th was renewed at .50%.

The next CD due will be in October to the value of \$132,000.

c. Cash flow – Income for the month of August was: \$141, 473.61

Expenses for the month of August were: \$22,626.99.

d. Budget Update – Income for the YTD is \$336, 396.83 and expenses are \$349,098.38 for a gain of (\$17,298.45) to date.

e. Water/Sewer Income vs. Expenses – \$1, 803.78. income for the month of September.

Expenses for the month of September were \$3, 889.24.

Deficit YTD = (\$37,879.22).

D. Outstanding Invoices – None.

E. Board of Directors Reports

1. Foreign Trade Zone #271 – No report.
2. Enterprise Zone – Mr. Hartman said a meeting was held on 10/7/2020, but nothing new to report.
3. Other directors' reports – None.

F. Attorney's Report – Mr. Jensen noted that the Carroll County had since the last board meeting unanimously voted to vacate the county roads on the LRA property, following the construction of a truck scale in front of the Midwest 3PL property.

Mr. Jensen noted that the vacation was largely symbolic, but that Carroll County's disavowal of the roads would benefit it in that it would add funding to its budget which had previously been used for roads maintenance.

He also stated that a portion of the tax income from the properties at the depot which was previously used for roads maintenance would no longer be available.

Mr. Jensen noted that the LRA board should consider requesting that the county reimburse the LRA for a proportionate share of the property tax they are receiving that would otherwise go toward road maintenance. This would enable the LRA to maintain the public roads at the LRA.

Mr. Keeffer asked whether the Army would be willing to contribute to the road maintenance. Mrs. Roche indicated that this would not be possible.

Mrs. Roche said that she had been in touch with Washington Township to understand whether an agreement insofar as their continued plowing of the road could be reached.

Mrs. Roche noted that she had been in contact with Mr. Vandendooren at Carroll County. She added that Washington Township's road maintenance representative had requested a 700% payment increase to plow the roads should he enter into an agreement with the LRA.

Mr. Hartman said that the LRA should communicate with Carroll County around renegotiating the county's owning and/or maintaining the county roads once they had been transferred from the Army. He also suggested that the LRA meet with County Board since Carroll County could plow the roads if an agreement with Washington Township could not be reached.

F. Other new business – None

8. Reports to the Board

A. Site Manager / BRAC Environmental Coordinator – None

B. Tenants – Mrs. Martelle asked whether the board was aware of the passing of Mr. Bill Hooton of the IITC.

She added that Riverport Railroad was still full on railcars and that they were working on a tie project in G Area to bring it up to higher grade rail.

C. UMRI Port District – none.

D. USFWS – Mr. Ed Britton reported that their annual hunts were approved. USFWS will host three hunts over the next three weekends.

E. Water/Sewer Operator Update – Mr. Davies said that Mr. Scoenig had reported that all water meters had been read.

F. NWILED – Annual Update and Request for Membership Renewal

Ms. Legel from NWILED requested from the board that the LRA renew its membership to NWILED.

Mr. Hartman made a motion to renew and to contribute \$1 500 to NWILED's fundraising efforts. Mr. Wright seconded the motion.

After some discussion, Mr. Crawford made a motion to amend the motion to show a contribution of \$3 000. Mr. McFadden seconded the motion.

A roll-call vote was held to approve the amendment. The motion passed 4-3, with Messrs. Crawford, Keeffer, Robinson and McFadden voting in favor. Mr. Smith abstained from voting as a NWILED board member.

Messrs. Hartman, Reibel and Wright voting against.

Next, a roll-call vote was held to move forward with contributing \$3 000 to NWILED for 2020/2021.

The motion passed 4-3, with Messrs. Crawford, Keeffer, Robinson and McFadden voting in favor. Mr. Smith abstained from voting as a NWILED

board member.

Messrs. Hartman, Reibel and Wright voting against.

Ms. Legel said that she would be available at any time to connect with LRA Board members who wished to understand what NWILED was doing for the LRA.

9. Public Comments – None.

10. Adjournment – 4:21 pm Mr. Hartman made a motion, seconded by Mr. Wright, to adjourn the October 7th, 2020 Board of Directors meeting. Motion passed unanimously by roll-call vote.