

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 9th, 2019

1. Call to Order – Chairman Steve Keeffer called the October 9, 2019 Board of Directors meeting to order at 3:01 pm.

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

Staff present: Mara Roche, Rob Davies. Others present: Attorney Paul Jensen, Tim Schoenig (Water/Sewer Operator), Amiee Martelle (Riverport Railroad), Scott Lombardo.

3. Pledge of Allegiance was recited

4. Agenda Additions none

5. Approval of Meeting Minutes – Draft meeting minutes for September 4th Board of Directors meeting were presented for review. **Paul Hartman made a motion, seconded by Bill McFadden, to approve the September 4th meeting minutes as presented. Motion passed by voice vote.**

6. Old Business

A. Grant Update – Transition Plan: The consultants met with board members from both the LRA and UMRIPD to discuss the transition planning including assets and liabilities. Ms. Roche and Mr. Davies met with Mrs. Linda Carter Balcom in Monterey, California during the first week of October. Mrs. Balcom indicated that she would have a draft transitional plan available by the beginning of November, to determine the recommendations of the transition. This would include questions around the LRA's Sunset and how the Port Authority would fit into that process.

Mrs. Roche added that the LRA is awaiting a formal report on the hydrology and bathymetry studies conducted earlier in the summer.

Mrs. Roche said that the Army is working on the Environmental Impact Study, but was not sure when that will be completed.

Mr. Keeffer wanted to know whether the interviews with the various board members brought any particular insights to Mrs. Balcom.

Mrs. Roche answered and said that there were some good ideas about

how to go about merging the boards. Mrs. Roche said that she felt it was a worthwhile endeavor.

B. Update on Building 9 progress – Mr. Keeffer asked about the updates Building 9. Mrs. Roche said that Mr. Davies, Mr. Robinson and Mr. Hartmann had visited the building. Mrs. Roche noted prior concerns with asbestos disposal from the building but confirmed that the lessors had brought in a professional asbestos removal company to ensure that the floor tiles (which may or may not contain asbestos) were handled according to state regulations. She added that all the material was triple-bagged and stored inside the building and that none of it has been moved from the property – therefore there is no exposure pathway risk for the LRA.

The lessors are still moving forward with the project, including adding windows, removing the porch and closing the roof.

Mr. Hartmann noted that some years ago, the LRA received a bid for \$55 000 to remove the asbestos-contaminated materials from the building and said he didn't know if it could be done for less.

7. New Business

A. Bills over \$2,500: None

B. Draft Budget: Mrs. Roche said that the draft budget for 2020 – to go into effect on December 1st, 2019 - has been completed. Mrs. Roche added that she has a copy of the draft CIP and will mail it out to the various board members for their input into the final budget. Mrs. Roche added that directors would note that there will be funding incoming from OEA as well as disbursements to consultants. Additionally, Mrs. Roche said that the draft budget at this time does not reflect payroll and consultants' payments, since these will be covered by the OEA grant and will reflect in the final budget. Mrs. Roche also said that she had increased funding for mowing services from \$10 000 to \$15 000, based on the mowing from 2018 and 2019.

Snow removal was also moved up from \$7 000 to \$10 000 and included the insurance payments that will be made to Mr. Schoenig for the water and sewer.

Mrs. Roche added that \$250 000 that was earmarked for the creation of a turning lane on 84 and Army Depot Road was removed from the Reinvestment Program section of the budget.

Additionally, \$300 000 was removed from the same section. These funds had been earmarked for upgrading Graham Circle per the re-use plan recommendation received from the Weston consulting group.

Mrs. Roche noted that the only CIP section content for 2020 is a sludge pump replacement, a comprehensive water testing and flood pump reconditioning. Mr Schoenig added that the flood pump was not a necessity and could be removed from the section.

Mrs. Roche brought up the fact that in the past there had been discussion about scoping the sewer line with a camera. Mr. Schoenig said that this would be a good idea, since the sewer line had been flooded a few times in the past. Mr. Keeffer asked if the LRA had any idea of the cost and both Mrs. Roche and Mr. Schoenig said that a company that was able to do the work had furnished the LRA with a quote. Mrs. Roche said that she would add the number for the project to the final budget for the board to decide on.

Mr. Schoenig added that the sludge pump could be removed from the section since it hasn't been in use since there has been very little sludge generation.

Mr. Keeffer acknowledged that the board's most pressing decisions in relation to the final budget would be in the realm of Capital Improvements allocation. Mrs. Roche confirmed this.

Mrs. Roche added that a decision needs to be taken on Building 249, the building adjacent to the LRA office. Mrs. Roche said that the roof needs attention and potentially looking at demolishing the building. Mrs. Roche said that she would get estimates for fixing or replacing the roof and demolition.

Staff Reports

1. Executive Director

a. Report/issues updates – Mrs. Roche said that she and Mr. Davies attended the Association of Defense Communities' convention at Fort Ord in Monterey, CA. Mrs. Roche pointed out the similarities between the various LRAs across the nation and that they all deal with issues surrounding contamination and timely cleanup, as well as PFO and PFOS contaminants. Additionally, all the LRAs are dealing with conflicts between the various community role players.

Mrs. Roche added that Fort Ord is getting ready to Sunset soon, but is facing much conflict from the communities surrounding it since everyone wants the valuable land, but no-one wants to accept the liabilities that come with it.

Mrs. Roche pointed out that Fort Ord and the Savanna Army Depot share many similarities and challenges insofar as buildings and other infrastructure are concerned and – in some ways – the Savanna Army Depot is in a better position than its West Coast counterpart.

In response to a question by Mr. Robinson, Mrs. Roche said that an environmental group – Keep Fort Ord Wild – has created some conflict since the group does not wish to see development taking place at the location, despite around 40% of the property being allocated to open space.

Mrs. Roche said it was interesting to see the approach taken to problem-solving at the location.

Mr. Davies said he was also struck by the similarities, but added that he felt that the Jo-Carroll LRA was in a more beneficial position insofar as role-players, stakeholders and other entities were concerned.

Board members asked about the infrastructure at Fort Ord, including water and sewer as well as natural gas. Mrs. Roche pointed out that the facility was in the same boat as Savanna Army Depot with antiquated and limited infrastructure.

b. Correspondence – none

c. Property transfers - none

d. Employment report – September 2019 employment

report: 81 employees.

e. Hanover Ambulance – Mrs. Roche reported that a meeting was held at the LRA office which was called by Savanna Community Ambulance to discuss service to the depot after the June 2020 deadline when service by Savanna Community Ambulance to the depot will cease.

A further meeting will be held on October 24th at the LRA office.

2. Deputy Director – Mr. Davies had nothing further to report.

3. Bookkeeping

a. Bank account balances – As of 9/30/19: \$816,961.38

b. CD Transfers – A CD became due on 9/13/19 at the Milledgeville State Bank and it was rolled over with the same institution at an APR of

1.9%. Balance on the CD is \$203,825.50. Another CD with Milledgeville State Bank will become due on November 15th, with a balance of \$90 600.

c. Cash flow – Income for the month of September, 2019: \$5,003.98 Expenses for the month of September, 2019: \$28,415.07 with \$3 500 of that amount being pre-paid to Carroll Service to obtain a better rate for LP for the winter. All of the \$3 500 will be reimbursed by the army as part of their new agreement with the LRA.

d. Budget update – Income to date: \$186,000.81
Expenses to date: \$315,847.11 FY deficit: **\$-129,846.**

e. Water/Sewer Income vs. Expenses – Income for the month of September 2019: \$1,809.78 Expenses for September 2019: \$4, 787, 93.

Income to date: \$10,903.75 Expenses to date: \$44,093.26.
Yearly deficit: **\$-33,189. 51.**

f. Outstanding Invoices – There are two property owners with an outstanding water/sewer invoices.

D. Board of Directors Reports

1. Foreign Trade Zone #271: no update
2. Jo-Carroll Enterprise Zone: The JC-Enterprise Zone board met prior to the meeting and Mr. Robinson indicated that a hiring fair was held on September 27th where more than a dozen local businesses were in attendance. He added that an International Business Forum would be held on October 20th in Rock Falls where seven countries would be represented.

3. Other directors' reports - none

E. Attorney's Report:

- C Street Easement – the attorney stated that the easement had not been signed by the tenants. Mrs. Roche stated that the tenant had indicated to her that the document would be signed soon.

F. Other new business - none

8. Reports to the Board

A. Site Manager / BRAC Environmental Coordinator – none

B. Tenants – Amiee Martelle (Riverport Railroad) reported they the BNSF had brought in locomotives late at night on September 14th and had broken the gate that comes in on their main line. Riverport's work on installing

another mile of track near the water tower which can hold an additional 150 cars is in progress. There was also a power outage caused by a locomotive which caught on fire and caused a line disruption.

Mr. Lombardo made a proposal to the board to investigate the potential of bringing a waste-to-energy operation to the depot. Mr. Lombardo briefed the board on the process – its employment potential, energy consumption and other information pertaining to the operating processes. Mrs. Roche suggested that the UMRIPD may consider the project since the LRA could potentially have difficulty accessing grants because it is a Sunset organization.

Mr. Hartmann suggested that Mr. Lombardo contact the solid waste disposal companies in the two counties to see whether there may be scope for cooperation in accessing grant funding.

C. UMRI Port District – Mrs. Roche reported that the UMRIPD meeting scheduled for 10-9-2019 had been cancelled. Mrs. Roche informed the board that former UMRIPD chairman, Skip Schwerdtfeger had resigned and that a board position was now open.

Mr. Lombardo wanted to know whether or not the rendering video for the potential port development had been completed. Mrs. Roche added that she anticipated that a second rendering would be available soon.

D. USFWS – none

E. Water/Sewer Operator Update - Tim reported that the hydrant in G Area is operational and that all the water meters had all been read. He also reported that an underground water leak near Building 1 was repaired and that a new electric utility pole at the sewer treatment plant would be replaced soon. Flushing had also been done recently.

F. Guests - none

9. Public Comments - none

10. Executive Session as permitted for the following under: N/A

11. Motions from Executive Session, if any

12. Adjournment – 3:59 pm Bill McFadden made a motion, seconded by Don Crawford, to adjourn the October 9th, 2019 Board of Directors meeting. Motion passed by voice vote.