

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

**3:00 p.m., Wednesday, November
2nd, 2022**

** Meeting was scheduled for in-person at
Savanna Museum and Cultural Center,
but reverted to virtual due to influenza
and COVID concerns*

Zoom Meeting
<https://us02web.zoom.us/j/5791926975>
Meeting ID: 579 192 6975

1. **Call to Order** – Chairman Steve Keeffer called the November 2nd, 2022 Board of Directors meeting to order at 3:03 pm.
2. **Roll Call** – was answered as follows: Present – Steve Keeffer, Paul Hartman, Kevin Reibel, Don Crawford, Bill McFadden, Don Crawford, Bill Wright (joined at 3:04 p.m.), Ron Smith.

Absent: Bill Robinson (long-term health).

Staff present: Mara Roche, Rob Davies.

Others present: Amiee Martelle, Ed Britton (USFWS), Linda Balcom (Balcom Environmental), Max Purchis (Tenant), Bill Sindlinger (Midwest 3PL attorney), David Schmit (NWILED), Susan Jacobs (Carroll Co. Incoming Board Member).

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 October 5th were presented for review. **Bill McFadden made a motion to approve the minutes. Paul Hartman seconded. Motion**

passed unanimously by voice vote.

6. Old Business

7. Grant Update – Ms. Roche recapped the process that was followed for the Parcel 20 Reuse, including the public outreach process.

Ms. Roche reminded the board of the public meeting to be held on November 9th for the public presentation of the Reuse Alternatives. A special meeting will be held on November 10th to brief the JCDLRA board on the alternatives.

Ms. Roche said that the hope is that the JCDLRA board will make a decision on the preferred Reuse Alternative at the December meeting.

Ms. Roche stated that an industry representative would visit the Depot on November 8th to do a land and waterside inspection.

Transition Update: - No recent meetings, but the planning being done by the JCDLRA and UMRIPD is driving the transition process.

8. New Business

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

Staff Reports

1. Executive Director

2. Report/issues updates – Ms. Roche stated that LRA staff are continuing to work closely in support of the UMRIPD in their Master Planning process.

Staff are assisting the UMRIPD with their revolving loan and banking, meetings with consultants and RFQs for their follow-on port infrastructure grant.

Ms. Roche added that the financial assistance to the UMRIPD will be tracked separately, so as to provide accurate record-keeping.

A. Correspondence – None.

- B. Property transfers – Mrs. Roche reported that there has been no news from the Army regarding the transfer of roads.

Parcels 8 and 12 are still in the works to have the deeds drafted.

Ms. Roche noted that Mr. Jensen would likely have a separate update.

Ms. Roche reported that the LRA was working with an attorney for USACE's real estate division regarding a tear-down of some buildings in the A-area. Due diligence was followed to understand contamination issue on the property etc.

The USACE has denied the demolition since Midwest 3PL was in lease violation due to the scale construction.

USACE noted that when the roads are transferred, the lease compliance issue will be between JCDLRA and Midwest 3PL and exclude the Army.

- C. Employment report – Stable at around 74.

- D. Water & Sewer – None.

- E. Internship – None.

- F. Additional Update – None

- G. Deputy Director – Mr. Davies thanked board members who completed the Reuse survey. He noted that it was an exciting time.

Bookkeeping

Bank Account Balances – As of 10/31/22 the bank account balance is \$435,287.20.

- a. Cash flow – Cash flow for the month of October:

October Income

\$60,385.15.

Expenses: \$55,029.66.

The bulk of the income was reimbursement for the Reuse Planning project.

Gain of \$5,355.49.

- b. Budget update YTD:

Income \$558,226.24

Expenses \$679, 802.56

Deficit of \$121, 576.32

Ms Roche reported that the 2019 Reuse Plan Grant will soon be finalized. The LRA will likely start its 2021 funding in two or three months.

This grant will support specialized legal, environmental support, staff and some GIS and web support expenses.

- c. Water/Sewer Income and Expenses:

Income for October: \$577.08

Expenses for October: \$5, 643.96

Year-to-Date

Income: \$3, 397.02

Expenses: \$46, 663.55

Deficit: \$43,266.53

D. Outstanding Invoices – None.

E. Board of Directors Reports

1. Foreign Trade Zone #271 – Mr. Davies reported that the FTZ had a meeting in late September.
2. Enterprise Zone – Ms. Roche indicated that the EZ would have a meeting on November 3rd.
3. Other directors' reports – None.

F. Attorney's Report – Mr. Jensen noted that he had received a response from USACE to his letter regarding roads, deed, and FOST.

Mr. Jensen is still awaiting a final document from USACE and believes it is likely that a deed for review would be forthcoming soon.

G. Other New Business - None.

Reports to the Board

A. Site Manager / BRAC Environmental Coordinator – Consultants will be on site the week of November 10th to take samples from the H area landfill.

B. Tenants – Ms. Martelle reported that some unit trains have left the depot to go back in service. She added that all of Riverport Rail's old ties have been removed and that all regulating and tamping has been completed.

C. UMRI Port District – Ms. Roche noted that the UMRIPD is moving forward with its master planning and RFQ processes.

D. USFWS – The youth deer hunt was held and the disabled hunt would take place soon.

E. Water/Sewer Operator Update – Ms Roche reported that Mr. Schoenig would start the extension work to a sewer and water line for the owners of Building 1.

F. NWILED – NWILED executive director David Schmit provided an update of NWILED activities.

G. Guests – None.

9. Public Comments – None.

10. Adjournment – Bill Wright made a motion to adjourn the meeting. Ron Smith seconded.

The motion passed by voice vote. The meeting adjourned at 3:36 p.m.