

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 4th, 2020
Zoom Meeting
<https://us02web.zoom.us/j/5791926975>
Meeting ID: 579 192 6975

I. Call to Order – Chairman Steve Keeffer called the November 4th, 2020 Board of Directors meeting to order at 3:00 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.

Staff present: Mara Roche, Rob Davies.

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

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 7th were presented for review. **Paul Hartman made a motion to approve the minutes. Bill Robinson seconded. Motion passed unanimously by roll-call vote.**

6. Old Business

A. Grant Update – Mrs. Roche reminded the board of the Transition Plan discussion presented by Mrs. Linda Balcom at the October meeting. Mrs. Roche said that as requested by the board, staff received a letter from UMRIPD naming chairperson Capt. Kevin Stier as its representative to the Transition Working Group. Mrs. Roche read the letter.

Mrs. Roche added that the Parcel 20 Re-Use Plan would be submitted no later than November 9th, 2020. Some of the items included in the grant include additional funding for water and sewer costs, as well as snowplowing of the recently vacated public roads at the depot.

B. 2020/2021 Plowing – Specifically for the vacated roads, the LRA has been working with both JDC and CC to come up with a plan to keep the roads accessible. Mrs. Roche said that R&R was identified as a service provider. R&R is presently responsible for plowing parking lots and other LRA property.

R&R have submitted a cost of \$72 per hour for plowing. The LRA would pay for salt up front and to be stored at the depot.

A motion to approve the bid by R&R as stated was made by Bill Wright, seconded by Paul Hartman. The motion passed unanimously by roll-call vote.

C. Lease renewal lots 4, 5, 8 and 9 of parcel 3a – Mr. Davies explained that Sulcanna was interested in renewing their Industrial Hemp Research Plot lease for 2021.

Mr. Robinson made a motion to approve the lease renewal, with Mr. Crawford seconding. The motion passed unanimously by roll-call vote.

7. New Business

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

Staff Reports

1. Executive Director

a. Report/issues updates – Mrs. Roche said that the LRA was working with the Army and USFWS to resolve an issue with bollards/posts along river road.

b. Correspondence – None.

c. Property transfers – Mrs. Roche noted mention could be made of the potential transfer of the access road from Highway 84 during Mr. Jensen’s presentation.

d. Employment report – No change November 2020 employment report: 67 employees, November 2019, 80 employees. The reduction is mostly attributed to Rescar’s loss of employment.

2. Deputy Director – Nothing to add.

3. Bookkeeping –

a. 2021 Draft Budget

Mrs. Roche presented the draft 2021 Draft Budget to the Board.

Mr. Hartman made a motion to approve the 2021 Draft Budget. The motion was seconded by Ron Smith. The motion passed unanimously by roll-call vote.

b. CD Transfers – A CD with Dupaco Credit Union would come due on the 17th of November to the value of \$132,303.38.

c. Cash flow – Income for the month of October was: \$595.20

Expenses for the month of October were: \$17,767.23.

d. Budget Update – Income for the YTD is \$366,992 and expenses are \$366,884.61 for a gain of (\$108.00) to date.

e. Water/Sewer Income vs. Expenses – \$100.80.
income for the month of October.

Expenses for the month of October were \$1,019.36.

Income YTD: \$9,631.86.

Expenses YTD: \$48,435.64.

Deficit YTD = (\$38,803.78).

D. Outstanding Invoices – Some water and sewer invoices are still outstanding.

E. Board of Directors Reports

1. Foreign Trade Zone #271 – No report, but Mr. Robinson did mention the passing of former IITC chairperson Mr. Bill Hooton.

2. Enterprise Zone – None.

3. Other directors' reports – None.

F. Attorney's Report – Mr. Jensen noted that he was working on the deed conveying the access road, as noted by Mrs. Roche.

Mr. Jensen also added that he had written a letter to Mr. Masood Amad District Engineer for Region 2 at IDOT regarding the vacation of depot roadways.

Mr. Hartmann asked whether or not any response had been received. Mr. Jensen answered that there hadn't.

G. Other new business – None

8. Reports to the Board

A. Site Manager / BRAC Environmental Coordinator – None

B. Tenants – Mrs. Martelle said that they are finishing up tie work for the year.

C. UMRI Port District – None.

D. USFWS – None.

E. Water/Sewer Operator Update – None. Mrs. Roche noted that Eagle Point Solar had done a site visit to determine if a portion of the water/sewer cost could be offset by solar.

F. NWILED – Mr. Davies noted that he had met with Ms. Legel the week before the meeting.

9. Public Comments – None.

10. Executive Session:

Mr. Wright made a motion to enter executive session as permitted for the following under: ILCS 120/2 (c) (11) Litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting. Mr. Robinson seconded the motion. The board entered executive session at 3:47pm.

The board emerged from executive session at 4:07pm.

11. Motions from the Executive Session - None

12. Adjournment – 4:07 pm Mr. Hartman made a motion, seconded by Mr. Crawford, to adjourn the November 4th, 2020 Board of Directors meeting. Motion passed unanimously by roll-call vote.