

Jo-Carroll Depot LRA Board of Directors
18901 B Street
Savanna Depot Business, Industry & Technology Park
Savanna, IL 61074
**3:00 p.m., Wednesday, December 1st,
2021 Zoom Meeting**
<https://us02web.zoom.us/j/5791926975>
Meeting ID: 579 192 6975

I Call to Order – Chairman Steve Keeffer called the December 1st, 2021 Board of Directors meeting to order at 3:01 pm.

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

Absent: Bill McFadden

Staff present: Mara Roche, Rob Davies.

Others present: Amiee Martelle, Bill Sindlinger (Midwest 3PL legal counsel), Kevin Stier (UMRIPD).

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 6th were presented for review. **Paul Hartman made a motion to approve the minutes. Ron Smith seconded. Motion passed unanimously by roll-call vote.**

6. Old Business

A. Grant Update – Mrs. Roche said as part of the Parcel 20 Reuse Planning grant MSA has been working on GPS coordinates for the water, sewer, storm, copper, fiber and abandoned steam lines. This information will be overlaid onto the current GIS mapping program. The current utility overlay was never mapped by the Army and the LRA are consistently finding lines are not where they are shown

or were never mapped. The new program that will come along with the updates will also allow the LRA's water/sewer operator to make updates in the system that note replacements, repairs and when hydrants were exercised. It will be good to have all of that information in one location that is easily accessible. Tenants may still see the MSA tech out in the field if the weather allows, otherwise they will continue this Spring. The other consultants are moving forward with looking at more recent market data and smaller niche markets for development. We also have a Draft NOI that Mrs. Roche will be reviewing this week and will then get sent out to OEA..

B. Transition Planning Update – Mr. Barry Steinberg was out to present at the joint LRA/UMRIPD meeting that was held at the Savanna Museum and Cultural Center. The presentation was an overview to familiarize the Port District of ongoing environmental liabilities and the law as part of a potential transition.

7. New Business

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

Staff Reports

1. Executive Director

Report/issues updates – A local resident has complained of the noise from trucks by sending a message through the LRA's web contact form. Mr. Davies received a phone call as well as a visit to the LRA office from the individual in question. The individual was aggressive. Mr. Davies told the individual that the matter would be brought before the board.

Employment numbers were at 59.

a. Correspondence – NWILED membership request for \$2500. Consistent with past contributions.

Bill Wright made a motion to approve the \$2500 membership contribution. Don Crawford seconded the motion. The motion passed by roll-call vote, with Ron Smith abstaining as a member of the NWILED board and Mr. Hartman voting no.

b. Property transfers – Mrs. Roche noted that BRAC has drafted an amendment to the LRA Roads FOST to include the MEC Notice the same way the transfer of other roads were handled at Savanna in 2011. This is the same language included in the previous transfer of roads, and is a measure of protection over and above the CERCLA covenant and warranty. That FOST transferred roads as a Category 1 and also included the MEC Notice. Because the amendment is a substantive change it will be placed for public notice for 1 week.

Parcels 8 and 17 are in the queue and will hopefully transfer this summer.

c. Employment report – Stable at 60.

d. Water & Sewer – None.

e. Internship – None.

f. Additional Update – None

g. Deputy Director – None

Bookkeeping –

a. FY21 Budget Review: FYI Projected Revenue: \$1,385,795 Actual Revenue: \$357,721

Projected Expenses: \$1,797,120 Actual Expenses: \$405,222

Project Loss: \$411,325 Actual Loss: \$47,501

FY22 Projected Revenue: \$830,050 Projected Expenses: \$1,051,200

Projected Loss: \$221,150

Mr. Smith made a motion to approve the 2022 Budget, with Mr.

Hartman seconding the motion. The motion passed unanimously by roll-call vote.

- b. Bank Account Balances – As of 11/30/21 the bank account balance is \$556,119.40.

c. Cash flow – Cash flow for the month of November:
Income \$82,862.37 Expenses: \$72,738.58 Net Income
for the month is \$10,123.79.

d. Budget update for FY 21: Income \$357,721.34 Expenses \$405,222.16
Net Loss for the year **-\$47,500.82**

e. Water/Sewer Income and Expenses for FY21: Income \$9,468.94
Expenses \$47,988.95 Net Loss for the year **-\$38,520.01**

D. Outstanding Invoices – None.

E. Board of Directors Reports

1. Foreign Trade Zone #271 – Mr. Robinson reported that a new contract with IITC was signed. The term is three years, instead of 10. The contract can now also be renewed for three-year terms instead of annually.
2. Enterprise Zone – None.
3. Other directors' reports – None.

F. Attorney's Report – Mr. Jensen reported that the small claims suit with McLoad in regards to the hydrant damage has been resolved.

D. Other new business – None.

8. Reports to the Board

A. Site Manager / BRAC Environmental Coordinator – None., but EPA was at the site inspecting PFOS sites.

B. Tenants – Ms. Martelle reported that cars are starting to go out. She also said Riverport has completed tie-work for the year.

C. UMRI Port District – Capt. Stier thanked the LRA for setting up the meeting with Mr. Steinberg. He added that the port authority found the meeting informative. Mr. Davies is assisting with preparation of an RFP for the Port District's Master Planning grant.

D. USFWS – None.

E. Water/Sewer Operator Update – There was a large water main break up at building 1. The shut off was right next to the building. The water was getting in the electrical so all power had to be turned off. iFiber (who has equipment for fiber service) had to bring out a generator that evening as the power was expected to be down for a few days. A company from Rockford had to be brought in to drill through 14 inches of concrete to the basement of the building for the new service connection. The shut off is now on the north side of the building in the yard and all piping in between was replaced with PVC. A costly repair on our end.

F. NWILED – Ms. Legel thanked the LRA board for its membership contribution.

G. Guests – Ms. Martelle asked how many deer were harvested in the USFWS hunts. Mr. Britton said that a total of 26 deer were harvested – three in the youth hunt and 17 in the disabled hunt. Six deer were harvested during the third hunt.

9. Public Comments – None.

10. Executive Session as permitted for the following under: ILCS 120/2 Open Meetings Act, section C.

(6) The setting of a price for sale or lease of property owned by the public body.

(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. Wright made a motion to enter executive session, with Mr. Robinson seconding the motion which passed unanimously by roll-call vote. The board entered executive session at 3:54 pm.

Mr. Reibel made the motion to return to open session, with Mr. Smith seconding. The motion passed unanimously by roll-call vote at 4:34 pm. The Board returned to open session.

11. Motions from Executive Session, if any – None.

12. Adjournment – 4:35 pm Mr. Hartman made a motion, seconded by Mr. Robinson, to adjourn the December 1st, 2021 Board of Directors meeting. Motion passed unanimously by roll-call vote.