

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 2nd, 2020

Zoom Meeting

<https://us02web.zoom.us/j/5791926975>

Meeting ID: 579 192 6975

I. Call to Order – Chairman Steve Keeffer called the December 2nd, 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.

Absent: Bill Robinson was absent due to illness.

Staff present: Mara Roche, Rob Davies.

Others present: Scott Lombardo, Amiee Martelle, Bill Sindlinger (Midwest 3PL legal counsel), Kevin Stier (UMRIPD), Ed Britton (USFWS), Linda Balcom (Balcom Environmental).

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 November 4th were presented for review. **Bill Wright made a motion to approve the minutes. Kevin Reibel seconded. Motion passed unanimously by roll-call vote.**

6. Old Business

A. Grant Update – Mrs. Roche noted that the LRA was nearing the point of closeout for the current OEA grant, adding that the new grant proposal was with OEA and was that the LRA and OEA were working on finalizing the grant.

Mrs. Roche added that some items from the present grant would move into the next grant as they enter the next phase. She said that the grant application should be

finalized within the next week or two and that it would then move on the OEA review committee.

Mrs. Roche said that she hoped the process would be finalized during December and that the LRA could move forward with RFPs for contractors.

B. Extension of Independent Contractor Agreement: Deputy Director – Mrs. Roche informed the board that the LRA’s contract with the deputy director was date-specific for a period of 18months.

She added that funding was available to extend the contract for the next grant and likely the grant thereafter.

Mrs. Roche asked the board whether they wanted to tie the contract duration to the OEA funding or whether it should be kept as a date-specific contract.

Mr. Crawford made a motion to tie the deputy director contract to the OEA funding. Mr. McFadden seconded. The motion passed unanimously by roll-call vote.

C. Transition Planning Update – Mrs. Roche said that the LRA and UMRIPD chairs met earlier in December in order to facilitate the transition of the organizations.

Mrs. Roche added that Resolution 36 – the Moratorium on the Sale of LRA Property – would have to be extended until the Re-Use Planning Document for Parcel 20 is accepted by the Board.

Mr. Hartman made a motion to amend Resolution 36 by adding language to effect the extension of the Resolution until such time as the Re-Use Plan for Parcel 20 is accepted and approved by the LRA Board, whereafter the Resolution would be reconsidered, not terminated. Mr. Smith seconded.

The motion passed unanimously by roll-call vote.

7. New Business

- A. 2021 Election of Board Chairman and Vice Chairman
Mr. Wright made a motion that the current officers be retained for 2021. Mr. Hartman seconded.

The motion passed unanimously by roll-call vote, with Mr. Keeffer and Mr. Crawford being retained as chair and vice-chair respectively.

B. 2021 Board Meeting Dates and Holiday Schedule

A motion was made by Mr. Hartman to approve the Meeting Date and Holiday Schedule. The motion was seconded by Mr. McFadden.

The motion passed unanimously by roll-call vote.

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

Staff Reports

1. Executive Director

a. Report/issues updates – Mrs. Roche mentioned that the furnace in the LRA office was faulty and required a new control panel. Mr. Schoenig also reported a repair on a pump.

b. Correspondence – None.

c. Property transfers – Mrs. Roche noted that a deed was received from the Army for the parcel which formerly housed some barracks. Mrs. Roche added that she would like to clarify a roads question related to the property with Mr. Jensen before filing it with the county.

d. Employment report – No change.

e. Plowing – Mrs. Roche added that the first session of plowing went well and requested input from stakeholders if they encountered any problems.

2. Deputy Director – Mr. Davies noted that the IL Department of Transportation had finalized its Illinois Maritime Transportation System Plan and that the document and plan would be out for public input. Mr. Davies added that the LRA had been involved in the planning process for the past 18 months and that the document would be a useful tool to attract funding and awareness to the area.

Mr. Davies added that the campaign to establish the tonnage calculator (or data

polygon) Corn Belt Ports of Eastern Iowa and Western Illinois was nearing completion and that the creation of tonnage and tracking polygons for the Upper Mississippi would be very useful measures through which to market the commercial potential of the Upper Mississippi.

3. Bookkeeping –

a. Bank Account Balances – As of November 30th,
balances are: \$600 901.17.

b. CD Transfers – A CD with Dupaco Credit Union came due on the 17th of November to the value of \$132,303.38. It was reinvested at Dupaco over 15 months at .99% APR.

c. Cash flow – Income for the month of October was: \$775.62

Expenses for the month of October were: \$100,306.36. The majority of the expense (~\$82,000) was paid out to the OEA project, which will be reimbursed.

Negative net-income for November of \$99,530.74.

d. Budget Update – Income for YTD is \$367,768.25 and expenses are \$467,190.97 for a negative net income for YTD of \$99,422.72.

e. Water/Sewer Income vs. Expenses – \$775.62.
income for the month of November.

Expenses for the month of November were \$3,298.34.

Income YTD: \$10,407.48.

Expenses YTD: \$51,733.98.

Deficit YTD = (\$41,326.50).

D. Outstanding Invoices – None.

E. Board of Directors Reports

1. Foreign Trade Zone #271 – None.

2. Enterprise Zone – None.

3. Other directors' reports – Mr. Keeffer noted that a meeting was held between himself, Capt. Kevin Stier of UMRIPD as well as Mrs. Roche, Mr. Davies and Mrs. Linda Balcom. Mr. Keeffer added that an MOU would be created between the two parties to facilitate the transition planning.

F. Attorney's Report – Mr. Jensen noted that he had been in communication with the ILDOT district engineer's office. Mr. Jansen said that he had been in communication with Mr. Anthony Beretta. He added that the central office was reviewing Carroll County's request to vacate the roads. Mr. Jensen said that the central office would be in touch with the LRA once a decision has been made.

Mr. Jensen said that the proposed deed conveying the access road was with Mrs. Roche and that this would be finalized soon.

Mr. Reibel said that he wanted to understand what the LRA's formal position on the road vacation issue is. Discussion followed between Mr. Hartman and Mr. Jensen about the letter sent to IDOT and the actions of the Carroll County Board.

Mr. McFadden made a motion to show opposition to Carroll County's proposed vacation of the roadways within the LRA. Mr. Smith seconded.

The motion passed 5 to 2 with Mr. Hartman and Mr. Reibel voting no. Messrs. Crawford, Kefferer, Smith, Wright and McFadden voted yes.

F. Other new business – None

8. Reports to the Board

A. Site Manager / BRAC Environmental Coordinator – Mrs. Roche said that she had received notification from Ms. Cathy Collins at the Army that draft Suitability to Transfer of the roads would go out on December 16th, for a period of 30 days. Input would be sought from IDNR and Fish and Wildlife to see whether there would be any impact on endangered species, after which it would go to the USACE.

Mrs. Roche reminded the board that Mr. Hartman had suggested that the LRA make a motion to ask Carroll County to legally re-integrate the roads into the county system once the LRA has title to the roads again.

Mr. Hartman made the motion to make a formal request to Carroll County to consider taking the roads back into their system once they had been transferred to the LRA. Mr. Smith seconded.

The motion passed unanimously by roll-call vote.

B. Tenants – Mrs. Martelle said that they have had a slow month due to the holidays, but did get almost 5 000 ties replaced in the G Area.

C. UMRI Port District – Capt. Stier said that the UMRIPD was pleased with the transition plan meeting and looked forward to working with Mr. Keeffer.

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. Smith noted that a NWILED board meeting was coming up.

G. Guests - None

9. Public Comments – None.

10. Executive Session: - None.

11. Motions from the Executive Session – None.

12. Adjournment – 3:57 pm Mr. Wright made a motion, seconded by Mr. Hartman, to adjourn the December 2nd, 2020 Board of Directors meeting. Motion passed unanimously by roll-call vote.