

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

**3:00 p.m., Wednesday, January 6th, 2021**

**Zoom Meeting**

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

**Meeting ID: 579 192 6975**

**I. Call to Order** – Chairman Steve Keeffer called the January 6th, 2021 Board of Directors meeting to order at 3:02 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.

Absent: None.

Staff present: Mara Roche, Rob Davies.

Others present: Scott Lombardo, Amiee Martelle, Bill Sindlinger (Midwest 3PL legal counsel), Kevin Vandendooren (Carroll County Highway Engineer), Ed Britton (USFWS), Linda Balcom (Balcom Environmental), Depot Electric Supply, Emily Legel (NWILED).

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 December 2nd were presented for review. **Bill Wright made a motion to approve the minutes. Kevin Reibel seconded. Motion passed by roll-call vote. Mr. Hartman’s vote could not be recorded due to technical issues.**

**6. Old Business**

A. Grant Update – Mrs. Roche reported that the grant had been modified to request from OEA funding for roadway maintenance due to the withdrawal of Carroll County, as well as O&M for the water/sewer system. Our OEA Project Manager

updated her Director on the roads issues. The Director expressed interest in understanding the issues and wished to discuss the challenges with DoD leadership as part of legacy issues. For now, the process will move forward, but a conversation with OEA will be held soon to determine whether funding support for roads, water/sewer will be available.

Expenses for staff and the 2020 audit will be covered by existing funding.

B. Transition Planning Update – Mr. Keeffer noted that he and Captain Kevin Stier of UMRIPD met and had fruitful discussions. An MOU has been created between the UMRIPD and LRA.

Mrs. Roche added that Mr. Keeffer and Mr. Stier are also working with a consultant as part of the transition planning. The present MOU pertains to work and discussion around the re-use planning of Parcel 20.

Mrs. Roche added that the MOU provides a platform for the two boards to work together on the re-use planning for Parcel 20.

**Mr. Smith made a motion to accept the MOU between the LRA and UMRIPD as a cooperative agreement for the re-use planning of Parcel 20. Mr. McFadden seconded the motion.**

**The motion passed by roll-call vote. Mr. Hartman's vote could not be recorded due to technical problems.**

## **7. New Business**

- A. Bills over \$2,500: A bill for \$3,564 from R&R, the group responsible for snow removal and salting/road maintenance. The bill includes both the LRA's responsibilities, as well as the roads vacated by the county. The LRA's portion comes to \$1,710, while the roads that were maintained by the county previously amounted to \$1,854.  
**Mr. Robinson made a motion to approve the payment, with Mr. Crawford seconding the motion. The motion passed by roll-call vote, with Mr. Hartman's vote unable to be recorded due to technical problems.**

## **Staff Reports**

## 1. Executive Director

a. Report/issues updates – Mrs. Roche reviewed the amendment paragraph to Resolution 36: “NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS of the Jo-Carroll Depot Local Redevelopment Authority that the Board, by this action, extends this Resolution until such time as the Reuse Plan for Parcel 20 is accepted and approved by the LRA Board of Directors. Whereafter, this Resolution will be reconsidered and not terminated.” Mrs. Roche added that the language was approved at the last board meeting. The Resolution will be signed by Mr. Keeffer.

Mrs. Roche added that the public notice for the roads transfer is within its 30-day comment period. Mr. Vandendooren sent several comments for review to Ms. Collins at the Army, prior to including them as public comments. Mrs. Roche noted that Ms. Collins is in the process of responding. Ms. Collins has clarified with Mr. Vandendooren that many of the comments will not be addressed as part of the Finding of Suitability to Transfer (FOST) but between the LRA and County after the LRA receives the roads from the Army.

b. Correspondence – None.

c. Property transfers – Mrs. Roche also added that the deed to the access road (I-84 to Main Ave.) was almost complete and would be handed over to Mr. Vandendooren once complete.

d. Employment report – No change.

e. Plowing – See 7 a.

## 2. Deputy Director – None.

## 3. Bookkeeping –

a. Bank Account Balances – As of December 31st, balances are: \$580,968.76.

b. CD Transfers – A CD with TBK will become due on 1/9/2021. The value is \$150,000 and it will be reinvested where the most favorable rate can be obtained.

c. Cash flow – Income for the month of December was: \$2,889.05

Expenses for the month of December were: \$25,760.11.

Negative net-income for December \$22,871.06.

d. Budget Update – Income for YTD is \$2,889.05 and expenses are \$25,760.11 for a negative net income for YTD of \$22,871.06.

e. Water/Sewer Income vs. Expenses –

\$1,939.05. income for the month of December.

Expenses for the month of December were \$3,536.59.

Deficit December = (\$1,597.54).

D. Outstanding Invoices – None.

E. Board of Directors Reports

1. Foreign Trade Zone #271 – None.

2. Enterprise Zone – None.

3. Other directors' reports – None.

F. Attorney's Report – Mr. Jensen noted that Mrs. Roche's comments regarding the access road were correct.

Mr. Jensen mentioned that Illinois Department of Transportation would host a meeting with stakeholders regarding the roads vacation issue on January 13<sup>th</sup>. Mr. Jensen indicated that he had accepted the invitation.

Mr. Jensen also suggested that a meeting be held between Eagles Landing and LRA representatives to attempt to find a resolution to the encroachment issue.

Mr. Jensen requested an affirmation from the LRA board to continue with the

meeting between Eagles Landing, LRA board members and LRA staff.

Mrs. Roche added that a letter had been sent to the Carroll County Board, Mr. Reibel, to re-accept the roads once they had been transferred legitimately from the Army to the LRA. Mrs. Roche asked whether Mr. Vandendooren should be included in the meeting with Eagles Landing, LRA board members and LRA staff.

Mr. Reibel acknowledged acceptance of the letter and agreed that Mr. Vandendooren would be a good addition to the meeting.

**Mr. Smith made a motion, seconded by Mr. Wright to create an ad-hoc committee to investigate options around the encroachment issue. The committee would be made of Mr. Jensen, Mr. Hartmann, potentially Mr. Vandendooren, Mrs. Roche and Mr. Davies. Mr. Vandendooren indicated that he would be participate if the county board approves of his participation.**

**The motion passed by roll-call vote, with Mr. Hartmann's vote unable to be recorded due to technical issues.**

G. Other new business –

1. Savanna Stables, LLC: Sewer Treatment Plant access road

Mrs. Roche said that Mr. Lombardo, the owner of Savanna Stables, LLC, had been in touch with staff regarding reconsideration of moving the access road to the sewer treatment plant.

Mr. Lombardo offered a 30-foot wide easement along the BNSF line in exchange for nullifying the present road easements.

Mr. Robinson said that he didn't know why the LRA would want to spend the money building a new road, if it had an existing easement at present.

Mr. Keeffer wanted to know what the cost of the road would be and suggested that the potential cost should be investigated.

2. Savanna Stables, LLC: Railroad Crossing Quiet Zone

Mrs. Roche mentioned that following investigations, Mr. Lombardo wanted to ascertain the cost of having the Illinois Dept of Natural Resources perform a quiet-zone safety-requirement audit. Mr. Lombardo wished to have Mr. Jensen write a letter on the LRA's behalf requesting the cost for the audit/study.

Mr. Lombardo said that he wished the crossing near his property to be a quiet zone because of the noise associated with high amount of BNSF trains using the crossing.

**A motion was made by Bill Robinson to not have the LRA pursue the cost study. Mr. Crawford seconded. The motion passed unanimously by voice vote, with Mr. Hartmann's technical issues resolved.**

## **8. Reports to the Board**

A. Site Manager / BRAC Environmental Coordinator – None.

B. Tenants – Mrs. Martelle said there had been a lot of snow and employees have been blowing out switches. One employee had tested positive for Covid.

C. UMRI Port District – Mr. Davies said that he had spoken to Capt. Stier. Capt. Stier extended his thanks to the LRA board for the establishment of the transition working group, as well as their consideration of the MOU.

D. USFWS – None.

E. Water/Sewer Operator Update – Mr. Davies said that the site engineer from Eagle Point Solar had done a site visit at the water/sewer treatment facility. The engineer noted that the proposed site would be unsuitable and that other options are being considered.

Mrs. Roche said that Mr. Schoenig had sent out a report of a hydrant that had been knocked over by a truck at the G Area. Mr. Schoenig has removed the hydrant since there are a number of other hydrants in service in the area. Mr. Robinson suggested Mr. Jensen write a letter to recoup the cost of \$970. The other board members concurred.

F. NWILED – Ms. Legel welcomed Mrs. Martelle to the UMRIPD board as treasurer. Ms. Legel also spoke about NWILED's work during the past month.

G. Guests - None

**9. Public Comments – None.**

**10. Executive Session: - None.**

**11. Motions from the Executive Session – None.**

**12. Adjournment – 3:59 pm Mr. Robinson made a motion, seconded by Mr. McFadden, to adjourn the January 6th, 2021 Board of Directors meeting. Motion passed unanimously by roll-call vote.**