

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

**3:00 p.m., Wednesday, February 3rd,
2021**

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

- I. Call to Order** – Chairman Steve Keeffer called the February 3rd, 2021 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.

Staff present: Mara Roche, Rob Davies.

Others present: Scott Lombardo, Amiee Martelle, Bill Sindlinger (Midwest 3PL legal counsel), Emily Legel (NWILED), 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 January 6th were presented for review. **Bill Wright made a motion to approve the minutes. Kevin Reibel seconded. Motion passed by roll-call vote.**

6. Old Business

A. Grant Update – Mrs. Roche reported that a pay request had been sent earlier in the week for the period September to the end of December. The eligible expenses were in the amount of \$127, 864.58.

B. Transition Planning Update – Mr. Keeffer noted that a meeting was scheduled for

early February, but that the date was not suitable for all parties. The new meeting date would be scheduled, likely on February 24th.

Mrs. Roche added that the MOU was signed by the Port Authority.

Mrs. Roche also added that the UMRIPD was helping the LRA with removing 148 electricity poles left behind by Jo Carroll Energy.

Mrs. Roche said it was being ascertained whether the poles may be treated as hazardous waste.

Mrs. Martelle suggested that the poles could be disposed of along with railroad ties as a cost-share.

7. New Business

- A** Bills over \$2,500: A bill for \$5,442 from R&R, the group responsible for snow removal and salting/road maintenance. The bill is for the period January 8th to January 31st and includes both the LRA's responsibilities, as well as the roads vacated by the county. The LRA's portion comes to \$1,656 while the roads that were maintained by the county previously amounted to \$3,786.

Mr. Crawford made a motion to approve the payment, with Mr. Hartman seconding the motion. The motion passed by roll-call vote.

Staff Reports

1. Executive Director

a. Report/issues updates – Mrs. Roche let the board know that LRA consultant, Mrs. Linda Balcom lost both her mother and sister in the space of a few weeks.

Mrs. Roche added that the roads survey by Fairground is ongoing, saying that a lot of work needs to be done as some of the roads had already been transferred.

Mrs. Roche also reported that Carroll County had accept by resolution the deed for Army Depot Road and a portion of Crimm Drive.

b. Correspondence – Mrs Roche reported that Mr. Kevin Vandendooren, the Carroll County Highway Engineer had provided guidance for realigning Crimm Drive to the LRA in response to the LRA's request to the county to take back jurisdiction of the roads once they are transferred from the army to the LRA. Mrs. Roche said that the guidelines included, inter alia, that in order to accept the roads back into Carroll County jurisdiction that Midwest 3PL restrict access through the scale to a southerly direction only due to the restricted vision when moving in a northerly direction.

Mr. Vandendooren also stipulated that the adjacent landowner to the south of Midwest 3PL provide a signoff stating that they aware that semi-tractor trailers may occasionally obstruct their access to the property and that Carroll County will not be responsible for providing a new access drive at the county's expense. At no time does Carroll County want to be held responsible for semis blocking access.

Mrs. Roche added that response from Mr. Vandendooren may still have input forthcoming about questions by Mr. Hartmann regarding other mitigation measures that had been discussed, including potentially moving the railroad crossing.

Mrs. Roche also reported that the LRA's insurance company had informed her that the roads could not be insured for liability.

Mr. Hartmann said that a meeting with Mr. Stickle of Midwest 3PL should be held.

Mr. Jensen noted that he had spoken with Mr. Bill Sindlinger – legal counsel of Midwest 3PL – who said that such a meeting would be agreeable to them.

Mrs. Roche suggested that Mr. Stickle provide a written proposal to solve the impasse to the LRA board, instead of having a board member negotiate on his behalf.

A motion was made by Mr. Wright, seconded by Mr. Robinson (who had joined the meeting at 4:19) for Mrs. Roche to write a letter to Mr. Stickle, asking him what Midwest 3PL was willing to do to provide a solution to the issue that was agreeable to Carroll County. The motion passed by roll-call vote, with Mr. Hartmann being the dissenting voice.

c. Property transfers – None

d. Employment report – No change.

e. Plowing – See 7 a.

f. Internship – Mrs. Roche reported that the LRA may be able to secure the services of an unpaid intern – Mr. Jordan Sanchez - from the US Coast Guard. The intern will be working remotely and will likely visit the depot once the USCG Ethics Committee has approved his internship. The internship was arranged by Capt. Jeff Monroe of the International Association of Maritime Port Executives.

A motion was made by Mr. Reibel to invite Mr. Sanchez to accept an unpaid internship with the LRA. Mr. McFadden seconded. The motion passed unanimously by roll-call vote.

1. Deputy Director – Mr. Davies reported that he was serving on a Food Aggregation Working Group organized by Blackhawk Hills Regional Council, NWILED and University of Northern Illinois. Mr. Davies said he was interested in pursuing small,

diversified grains and seeing how those could fit into the depot footprint.

2. Bookkeeping –

a. Bank Account Balances – As of January 31st, balances are: \$559,224.44.

b. CD Transfers – A CD will renew March 22nd, to the value of \$92,360.

c. Cash flow – Income for the month of January was: \$1, 337.79

Expenses for the month of January were: \$22,419.94.

Negative net-income for January \$-21,082.15.

d. Budget Update – Income for YTD is \$4,226.84 and expenses are \$48,180.05 for a negative net income for YTD of \$43,953.21.

e. Water/Sewer Income vs. Expenses –

\$4,245.17 expenses for the month of January.

Income for the month of January was \$862.79.

Deficit December = (\$3,979.92).

Mr. Jensen said that McLoad – a service provider for Midwest 3PL – struck a fire hydrant, which relates to the large expense for water/sewer. Mr. Jensen is following up with tracking the company down and sending a demand letter to the address.

D. Outstanding Invoices – None.

E. Board of Directors Reports

1. Foreign Trade Zone #271 – Meeting was held on 2-3-2021. Mr. Davies reported that Mr. Forth had resigned from the board.

2. Enterprise Zone – None.

3. Other directors' reports – None.

F. Attorney's Report – Mr. Jensen reported that a meeting had been scheduled with ILDoA, but that the meeting had been cancelled since Mr. Williamson had undergone surgery.

G. Other new business –

8. Reports to the Board

A. Site Manager / BRAC Environmental Coordinator – None.

B. Tenants – Mrs. Martelle said that a number of dumpsters with hazardous railroad ties had been removed.

C. UMRI Port District – Capt. Stier reported that the final bid for the poles project would be forthcoming soon.

D. USFWS – None.

E. Water/Sewer Operator Update – None.

F. NWILED – Ms. Legel affirmed that the Food Aggregation Project was underway and that she would follow up with Mr. Payette and Mrs. Evans at Blackhawk Hills Regional Council and Northern IL University respectively. Ms. Legel also briefed the board on the work done by NWILED in the past month.

G. Guests - None

9. Public Comments – None.

10. Executive Session: - None.

11. Motions from the Executive Session – None.

12. Adjournment – 4:01 pm Mr. Wright made a motion, seconded by Mr. Smith, to adjourn the February 3rd, 2021 Board of Directors meeting. Motion passed unanimously by roll-call vote.

DRAFT