

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

3:00 p.m., Wednesday, May 6th, 2020
Zoom Virtual Meeting

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

Dial-In

+1 312 626 6799 US

Meeting ID: 579 192 6975

1. Call to Order – Chairman Steve Keeffer called the May 6th, 2020 Board of Directors meeting to order at 3:02 pm.

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

Absent: Bill Wright

Staff present: Mara Roche, Rob Davies.

Others present: Amiee Martelle (Riverport Railroad), Ed Britton (USFWS), Emily Legel (NWILED), Bill Sindlinger (Midwest 3PL), Scott Lombardo (Savanna Stables).

Attorney Phil Jensen was present from 3:33 onwards.

3. Pledge of Allegiance was recited

4. Agenda Additions – Mr. Hartman asked whether Resolution 36 would be discussed and wished to add it to the agenda under old business. Mr. Hartman then said the Resolution could be discussed at the next board meeting (06-03-2020)

5. Approval of Meeting Minutes – Draft meeting minutes for January 8th, 2020 Board of Directors meeting were presented for review. **Bill McFadden made a motion, seconded by Paul Hartman, to approve the January 8th, 2020 meeting minutes as presented. Motion passed by voice vote.**

6. Old Business

A. Grant Update – Transition Plan: Mrs. Roche provided an update saying that she had submitted the second pay request to OEA to the amount of \$155 000, bringing the total reimbursement to date to \$203, 000. The LRA's total out of pocket expenses to date were \$36,000. The reimbursement covered payroll, ADC conference travel, specialized consulting, web hosting and other contractual work including feasibility studies. Mrs. Roche added that the board would be provided with a draft transition plan in due course, with port planning and engineering contract portion of the grant moving forward as soon as travel is allowed. Mrs. Roche also said that work is being done with OEA to procure additional funding for the re-use planning process. The re-use planning can move forward once the board approves the bathymetry and sediment transport study that was presented by Weston at the special meeting on 4-15-2020.

7. New Business

A. Bills over \$2,500: None

Staff Reports

1. Executive Director

a. Report/issues updates – Mrs. Roche said that she and Mr. Davies has attended the Rebuild Illinois Webinar that reviewed the funding availability and criteria for the program in the 2019 Capital Bill: public infrastructure, regional economic development and shovel-ready sites.

Mrs. Roche added that it appeared as though the public infrastructure portion had potential for exploration in terms of water and sewer, natural gas and roads.

Mrs. Roche said the deadline for public infrastructure applications is June 30th, while the applications for regional economic development are open for as long as there are funds available.

Mrs. Roche said that she has a call into OEA to explore the feasibility of using OEA funds as a match for the state grants and will speak to OEA on 05-07-2020.

Mrs. Roche said that there has been two water main breaks over the past month, once behind the Army office and other up at building 22. Mr. Schoenig had the

leaks repaired, as well as a window damaged during an attempted break-in at the wellhouse in the 700 area.

b. Correspondence – None.

c. Property transfers –

d. Employment report – April 2020 employment report: 76 employees, April 2019, 98.

2. Deputy Director – Mr. Davies said that he had nothing to add.

3. Bookkeeping

a. CD Transfers – As of 4/29/20 the LRA bank account balance is \$590,550.52. The next CD due is in September 2020.

b. Cash flow – Income for the month of April was \$475 and expenses were \$43,383.85. Income for the FY is \$15,166 and the expenses are \$125,042.76 for a deficit of **-\$109,876**. The LRA will soon be receiving reimbursement from OEA in the amount of \$203k.

c. Water/Sewer Income vs. Expenses – Income for the FY is \$5,380.68 and expenses are \$24,455.44 for a deficit of **-\$19,074.76**. Mrs. Roche added that there would likely be some larger power bills over the next few months since the flood pumps are in operation.

D. Board of Directors Reports

1. Foreign Trade Zone #271 - none
2. Enterprise Zone - Mr. Hartman was elected as chairperson of the Enterprise Zone board.
3. Other directors' reports – none

E. Attorney's Report – Mr. Jensen discussed the topic of Midwest 3PL's alleged encroachment on the county road right-of-way.

F. Other new business – Consideration of proposed property rental, Sulcanna.

Mr. Davies said that the board had received a request for Sulcanna, a hemp cooperative based in Hanover, to rent some acreage at the depot to plant trials of industrial hemp used for the production of fiber.

The parcel identified is the old parade ground which is part of parcel 3a – just west of the LRA offices and north of the Riverport Railroad building.

Mr. Crawford asked about the rental price per acre and Mr. Davies said that it was to the board's discretion, but that \$125 an acre seemed fair since the ground was not planting-ready and that Sulcanna would have to incur some expenses in order to get the seedbed ready.

Mrs. Martelle said that the plot of land would be a good choice since Riverport has security cameras installed that would be able to provide monitoring of the field.

Mr. Reibel asked what the length of the rental agreement would be. Mr. Davies indicated that the initial agreement would be for a single season, but that Sulcanna would be open to extending the rental to multiple years since trials usually take a number of years to complete.

Mr. Robinson wanted to know how the ground would be left after harvest. Mr. Davies indicated that it would be planted in a cover crop, pasture grass or other suitable covering as determined by the board.

Mr. Keeffer asked whether there were any issues with the ground insofar as potential threatened or endangered species were concerned – Mrs. Roche confirmed that there were none.

Mr. Keeffer added that he would prefer a year-to-year rental as apposed to a multi-year rental.

A motion was made by Mr. Robinson to agree to the rental in principle and have Mr. Phil Jensen the LRA attorney draw up a rental agreement which would be voted on by the board. The motion was seconded by Mr. Crawford. The motion passed by voice vote.

Mr. Davies indicated that he would communicate with Mr. Jensen to draw up the agreement and present it to the board once complete. Mr. Davies indicated that there would be some time sensitivity since the ground would have to be prepared and indicated that a decision on the rental agreement by May 15th, 2020 would be useful.

8. Reports to the Board

A. Site Manager / BRAC Environmental Coordinator – work at Site 90 has resumed (H Area landfill).

B. Tenants – Ms. Amiee Martelle (Riverport Railroad) reported that the rail is full and that have a waiting of over 1 000 rail cars. Very few cars are going out.

Scott Lombardo asked whether the tanker cars could be used to store oil. Mrs. Martelle indicated that rail cars are not engineered to store oil long-term – they cannot fulfil the function of purpose-built storage.

C. UMRI Port District – none.

D. USFWS – none

E. Water/Sewer Operator Update - Mrs. Roche covered this in her report in the absence of Mr. Schoenig.

F. Guests - none

9. Public Comments – Mrs. Martelle said that everyone at Riverport Railroad is still getting their 40 hour wage during the lockdown, even though most staff are working from home.

12. Adjournment – 4:11 pm Mr. Hartman made a motion, seconded by Mr. Robinson, to adjourn the May 6th, 2020 Board of Directors meeting. Motion passed by voice vote.