

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

3:00 p.m., Wednesday, June 3rd, 2020
Zoom Virtual Meeting

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

Dial-In

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Meeting ID: 579 192 6975

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

2. Roll Call – was answered as follows: Present – Don Crawford, Steve Keeffer, Bill Wright, Kevin Reibel, Paul Hartman, Ron Smith, Bill McFadden. Bill Robinson was in attendance from 3:25 pm.

Staff present: Mara Roche, Rob Davies.

Others present: Amiee Martelle (Riverport Railroad), Ed Britton (USFWS), Kevin Vanderdoorn (Carroll County Highway Dept.), Bill Sindlinger (Midwest 3PL), 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 following board meetings were presented for review: April 15th Special Meeting, May 6th Board of Directors Meeting and May 21st Special Meeting. **Paul Hartman made a motion to approve the minutes of all three meetings as presented. Bill McFadden seconded. Motion passed by voice vote.**

6. Old Business

A. Grant Update – Transition Plan: Mrs. Roche provided an update saying that the LRA is in the process of closing out the existing OEA grant. Mrs. Roche added that initializing the grant for the re-use

planning project is ongoing. She added that a strategic planning consultant would visit the depot within the next few weeks.

B.) Resolution 36 – Resolution Adopting a Temporary Moratorium on the Sale of LRA Property Pending Study of a New Reuse and Business Plan and LRA Succession Plan.

Originally on the Agenda for January as a review, as well as a request from Mr. Hartman. Mr. Hartman requested the board consider changing language to reflect a certain number of votes that would allow LRA property to be sold under the Moratorium. Mr. Hartman was unable to attend the January meeting, therefore the item was tabled.

Mr. Hartman made a motion to amend the Resolution 36 and introduce language that would allow the sale of LRA with a two-thirds board member vote. Mr. Wright seconded the motion.

Discussion followed, with Mr. Reibel asking if there had been a two-thirds majority with the sale of the last property. Mrs. Roche said her recollection was that there were one or two votes against the sale.

Mr. Reibel wanted to know what number constituted a two-thirds majority. Mrs. Roche said that the number would be six (6).

Mr. Wright wanted to know what Mr. Hartman's rationale was for requesting a two-thirds majority instead of a simple majority for property sales.

Mr. Hartman answered that a simple majority would make property sales easier to pass, while a two-thirds majority would make the process stouter. Mr. Hartman said that he was opposed to the sale of property despite the Resolution stating that it could not be done.

Discussion followed.

Mr. Jensen said that the Resolution could be amended to reflect the will of the Board and that the Resolution remains in place until the board rescinds the Resolution.

Mr. Keeffer asked how the Resolution was bypassed in the sale of Building 9. Mr. Jensen answered that a motion was made to waive the Resolution as it related to that transaction, a course of action that is within the powers of the LRA board.

Mr. Keeffer briefly outlined the motion made by Mr. Hartman and seconded by Mr. Wright and asked the board to act on the motion. He asked for further comment.

Mrs. Roche asked Mr. Hartmann why he specified a two-thirds majority instead of a 100% majority.

Mr. Hartman said that he did not believe that anything could be passed under a 100% majority. He said a single nay or aye vote could be decisive. Under a two-thirds majority at least two votes were needed to halt or progress an issue.

Mr. Keeffer called for a roll-call vote, with a yes vote indicating agreement with Mr. Hartman's motion to require a two-thirds majority of the full board (six members) to ratify the sale of LRA property under the current Moratorium.

Don Crawford - N
Paul Hartman - Y
Steve Keeffer - Y
Kevin Reibel - Y
Bill Robinson – (Not Present at Time of Vote)
Ron Smith - Y
Bill Wright - N
Bill McFadden - Y

The motion passed.

Kevin Reibel made a motion to pass the Resolution as amended. Paul Hartman seconded. Another roll-call vote was called.

Don Crawford - Y
Paul Hartman - Y
Steve Keeffer - Y
Kevin Reibel - Y
Bill Robinson – (Not Present at Time of Vote)
Ron Smith - Y
Bill Wright - Y
Bill McFadden - Y

The motion passed.

7. New Business

A. Bills over \$2,500: None

Staff Reports

1. Executive Director

a. Report/issues updates – Mrs. Roche said that she had received a text from Mr. Tim Schoenig that the fire hydrant the LRA had recently replaced had again been hit by a truck. She added that the hydrant did not get stolen this time.

b. Correspondence – Mrs. Roche noted that correspondence had been received from the Carroll County Highway Engineer's Office. She added that this had been added to the attorney's report.

c. Property transfers – No recent update from the army regarding Parcels C3 and 8.

d. Employment report – April 2020 employment report: 76 employees.

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

3. Bookkeeping

a. Balances – As of 5/31/20 the LRA bank account balance is \$723,140. The next CD due is in September 2020, to the value of \$210,000.

b. Cash flow – Income for the month of May was \$203,996.01 – the vast majority of which was from an OEA grant payment. Expenses were \$71,446.24, with \$60,000 constituting a service provider payment under the OEA grant. The LRA is showing a positive balance of \$132, 549.77.

Income for the YTD is \$219,164 and expenses are \$196,489 for a positive balance of \$22,675.

c. Water/Sewer Income vs. Expenses – Income for the month of May was \$0 and expenses were \$1,597.32 for a total deficit of \$-

20,672.08.

D. Board of Directors Reports

1. Foreign Trade Zone #271 – None.
2. Enterprise Zone - No report.
3. Other directors' reports – Yearly Employee Review. Mr. Wright and Mrs. Roche reviewed Mrs. Roche's 2019 goals in January, 2020. **Mr. Wright made a motion to grant a 3% raise in Mrs. Roche's salary with a 15% bonus retroactive until January.**

Mr. Hartman seconded the motion. The motion passed unanimously with roll-call vote.

Mr. Keeffer and other board members thanked Mrs. Roche for her continued excellent service under difficult circumstances.

E. Attorney's Report – Discussion centered around the correspondence received from Carroll County Highway Engineer's Office regarding Midwest 3PL's alleged encroachment on the Crim Drive county road right-of-way following the construction of a truck scale in front of the Midwest 3PL property.

Mr. Jensen said he was investigating what role (if any) in any potential enforcement action the LRA could play in this regard.

Mr. Jensen added that in his opinion the LRA does not have the standing to enforce the state statutes that have allegedly been violated. Mr. Jensen added that – in his opinion - enforcement in this regard would be a matter between the Carroll County board, the State's Attorney or the Attorney General and Eagle's Landing/Midwest 3PL.

Mr. Jensen said that he would continue investigating how the LRA could assist in this regard and would correspond with members of the board.

F. Other new business – None.

8. Reports to the Board

A. Site Manager / BRAC Environmental Coordinator – None.

B. Tenants – Ms. Amiee Martelle (Riverport Railroad) reported a theft in the H Area. Four people (including two minors) were arrested. Mrs. Martelle added that that the rail is full and that everyone is back at work full-

time.

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 – None.

12. Adjournment – 4:13 pm Mr. Robinson made a motion, seconded by Mr. Hartman, to adjourn the June 3rd, 2020 Board of Directors meeting. Motion passed by voice vote.