

Jo-Carroll Depot LRA Board of Directors  
18901 B Street  
Savanna Depot Business, Industry & Technology Park  
Savanna, IL 61074  
**3:00 p.m., Wednesday, September 2nd, 2020**  
**Zoom Meeting**  
**<https://us02web.zoom.us/j/5791926975>**  
**Meeting ID: 579 192 6975**

**I. Call to Order** – Chairman Steve Keeffer called the September 2nd, 2020 Board of Directors meeting to order at 3:01 pm.

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

Staff present: Mara Roche, Rob Davies.

Others present: Scott Lombardo, Amiee Martelle, Mark and Laura Roach, Bill Sindlinger (Midwest 3PL legal counsel).

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 August 5th were presented for review. **Bill Robinson made a motion to approve the minutes. Bill Wright seconded. Motion passed by roll-call vote.**

**6. Old Business**

A.) Grant Update – Mrs. Roche said that the LRA was still awaiting final reports from two consultants and that the reports should be finalized by the end of September.

## 7. New Business

- A. Bills over \$2,500: One bill for \$6187 towards liability insurance. About \$100 more than the total for 2019. Motion to approve payment was made by Paul Hartman and seconded by Bill McFadden. The motion passed unanimously by roll-call vote.

### Staff Reports

#### 1. Executive Director

- a. Report/issues updates – Mrs. Roche said that she didn't have anything of substance, since the scale in the Crim Drive ROW issue would be discussed by Mr. Jensen in his report.

She noted that a storm in early August caused some damage to the siding and gutter on Building 249. The damage was repaired for \$300.

- b. Correspondence – None.

- c. Property transfers – LRA received word from the army that the transfer of roads would be fast-tracked. LRA is still awaiting transfer of deed for parcel C3. Army is still working on parcel 8.

- d. Employment report – August 2020 employment report:  
73 employees.

#### 2. Deputy Director – None.

#### 3. Bookkeeping

#### 3. Bookkeeping

- a. Balances – As of 8/31/20 the LRA bank account balance is \$599,559.23.
- b. CD Transfers – One CD will come due September 13, to the value of \$210,201.95 Mrs. Roche suggested that the CD be split and that current rates

would be sought.

- c. Cash flow – Income for the month of August was: \$3140.60

Expenses for the month of August were: \$28,071.86

Mrs. Roche said that an additional reimbursement request with OEA was pending.

- d. Budget Update – Income for the YTD is \$224,917.22 and expenses are \$326,471.39 for a loss of **(\$101,554.17)** to date.

e. Water/Sewer Income vs. Expenses – \$2,265.60 income for the month of August.

Expenses for the month of August were \$7,914.50.

Deficit YTD = **(\$34,588.01)**.

D. Outstanding Invoices – None.

#### E. Board of Directors Reports

1. Foreign Trade Zone #271 – Mr. Robinson reported that Mr. Steve Hugh was the new owner of several properties at the depot. Mr. Robinson added that the FTZ board was looking closely at developments with the FTZ.

2. Enterprise Zone - No report.

3. Other directors' reports – None.

F. Attorney's Report – Discussion around the situation 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 noted that he had been in contact with the Army's legal counsel as well as a tenant of the LRA with interest in maintaining the status of roads at the depot

as public roads. Mr. Jensen reiterated that the roads would have to remain public roads since and added that he did not believe the county could vacate roads it didn't own.

Mr. Jensen said that regardless of who ends up taking ownership of the roads, the roads must legally remain public roads.

Mr. Reibel responded to a question from Mr. Keeffer, saying that the roads vacation public hearing by Carroll County would be held on September 17<sup>th</sup> at 09:00. Members of the public should contact the county or the LRA to get the call-in details.

Mr. Reibel said that all correspondence from tenants in this regard would be made available to all members of the county board 48 hours before the hearing.

Conversation then centered around surveying the roads and how this would be accomplished.

Mr. Keeffer added that it would have to be ascertained who would take over the roads if they are vacated.

Mr. Jensen added that the most pressing short-term requirement would be contracting with a body or service provider for snow removal this winter.

Mrs. Roche suggested that the LRA contact Washington Township to see whether or not they would be willing to continue maintaining the roads should Carroll County vacate the roads.

A motion was made by Mr. Hartman to have LRA staff explore options for potential roads maintenance providers, starting with Washington Township. The motion was seconded by Mr. Crawford. The motion passed, with all members aside from Ron Smith voting in favor.

Mr. Reibel asked whether the LRA could write a letter to the Carroll County engineer and board indicating that the LRA would pay for the maintenance of the roads if Carroll County would make the decision to not vacate the roads.

Mr. Keeffer suggested that there likely would not be any appetite to pay Carroll County to maintain the roads if they did not decide to vacate.

Mr. Keeffer suggested that he reach out to Mr. Kevin Vanderdooren to discuss how best to move the Crim Drive roadway so as to mitigate the effect of the scale in the ROW.

Mr. Britton of USFWS wanted to know whether the LRA had reached out to tenants

to understand their grievances with the roads vacation process.

Mr. Davies said that LRA staff had sent an email to tenants with details on how to voice their concern to Carroll County and that the LRA had received feedback from three tenants.

F. Other new business – Renewal of Water and Sewer Operator Agreement. Mrs. Roche said that there were no changes to the agreement and that it was a continuation of an existing agreement. A motion was made by Mr. Hartman to renew the agreement, with Mr. Robinson seconding. The motion passed unanimously by roll-call vote.

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

A. Site Manager / BRAC Environmental Coordinator – Site 90 has been capped and sampling is being finalized.

A Finding of Suitability to Transfer for the county roads should be completed by September 14<sup>th</sup>.

B. Tenants – none.

C. UMRI Port District – none.

D. USFWS – Mr. Britton said that USFWS would continue its deer hunts through the fall/winter. Mr. Britton added that Spring Lake would be open again at the end of duck hunting season, in response to a question from Mr. Davies.

E. Water/Sewer Operator Update – Hydrants were painted.

F. Guests – Mrs. Martelle said that Riverport Railroad is full on rail cars and responded in writing to the LRA regarding the road evacuation.

**9. Public Comments – None.**

**10. Adjournment – 4:33 pm Mr. Hartman made a motion, seconded by Mr. Robinson, to adjourn the September 2nd, 2020 Board of Directors meeting. Motion passed by roll-call vote.**

