



# DRAFT FINAL Transition Plan

Jo-Carroll Local Redevelopment Authority and the Upper Mississippi River International Port District for the Savanna Industrial Park

October 7, 2020

# TRANSITION PLAN PROGRAM ACKNOWLEDGMENTS

## JO-CARROLL LRA BOARD MEMBERS AND STAFF

- ▶ Steve Keeffer, Chairman
- ▶ Don Crawford
- ▶ Paul Hartman
- ▶ Bill McFadden
- ▶ Bill Robinson
- ▶ Ron Smith
- ▶ Bill Wright
- ▶ Kevin Reibel
- ▶ Mara Roche, Executive Director
- ▶ Rob Davies, Deputy Director

## UPPER MISSISSIPPI RIVER INTERNATIONAL PORT DISTRICT

- ▶ Kevin Stier, Chairman
- ▶ Jim Francis, Secretary and Board Member
- ▶ William Jahnke, Treasurer and Board Member
- ▶ Kurt Bruner, Board Member
- ▶ David Albee, General Counsel

## NW ILLINOIS ECONOMIC DEVELOPMENT

- ▶ Emily Legel



# INTRODUCTION

- ➔ *“The Transition Plan...to provide a framework for identifying key issues to be resolved as part of the potential merging, collaboration, or newly created intergovernmental agreement between the two public agencies in a methodical and comprehensive manner.”*

- ▶ Jo Carroll LRA established in 1995 to implement the planning and reuse of the former Savanna Army Ammunition Depot, closed under the 1995 BRAC under an intergovernmental agreement
  - ▶ *“WHEREAS, the Intergovernmental Cooperation Act (5 ILCS 220/1 et seq.) authorizes the Counties of Jo Daviess and Carroll to establish the Jo-Carroll Depot Local Redevelopment Authority in cooperation with one another...”*
- ▶ Upper Mississippi River International Port District was created in 2009 under the Upper Mississippi River International Port District Act, Illinois Compiled Statutes (ILCS) Ch. 70, Section 1863
- ▶ Neither agency has a sunset provision, but both have differing jurisdictions, powers and responsibilities



## Background



# Process

- ▶ Reviewed documentation, memos, and legislation
- ▶ Initial interviews conducted in September/October of 2019 with Jo Carroll LRA and Upper Mississippi River Ports District board members
- ▶ Prepared initial draft document December 2019
- ▶ Secondary interviews conducted in January/February of 2020 on initial draft
- ▶ Included both the Jo Carroll LRA and Upper Mississippi River Ports District board members for review and recommendations
- ▶ Draft final report – September 2020



# Potential Transition/Succession Issues

- ▶ Establishing trust between the two entities
- ▶ Parcel 20 planning process
- ▶ Water and wastewater operational issues, management, funding, and proposed solutions to support port development
- ▶ Environmental liabilities – identification of land use issues, land use controls, and impact to port development
- ▶ Army property transfer priorities, parcels, and timing and impact to port development



# Potential Transition/Succession Issues

- ▶ Assets, liabilities, and operational considerations
- ▶ Structure of preferred organization moving forward, and may include:
  - ▶ Merged organization (LRA-Ports Authority),
  - ▶ the Ports authority as the identified successor agency,
  - ▶ identification of a third party – either a master developer or other economic development entity as a successor organization,
  - ▶ a new interagency agreement, or
  - ▶ a longer-term phased approach as part of the creation of a potential sunset provision created by the Jo Carroll LRA



# Conclusions

- ▶ Board members from both organizations are still interested in pursuing some form of cooperation; however, there is significant work to be done to understand how the organizations may work together;
- ▶ UMRIPD may be willing to work together to support the ports development, the planning process for parcel 20, and a more comprehensive approach to liability understanding, management and mitigation.
- ▶ UMRIPD may be interested in discussing alternatives to merging, including a new interagency agreement, as an identified successor agency, or under an MOU, or other alternatives as identified.
- ▶ Each board needs to commit to a transparent information sharing process to facilitate a working relationship moving forward.



- ▶ Each board to formally vote upon a resolution in their next official meeting to support working together;
- ▶ Create a working group subcommittee with the chairman from of each board. Include Jo Carroll LRA executive Director Mara Roche and/or Deputy Director Rob Davies for information on assets, liabilities, operational, or administrative issues.
- ▶ The working group issues include:
  - ▶ a) Develop a schedule and a timeline to address issues within the next 3 to 4 months months,
  - ▶ B) identify areas that require additional support and information for the working group
- ▶ Once the working group has developed recommendations, these recommendations will be brought to each board for review, discussion and approval, with a target date of no later than March of 2021.



## Recommendations

- ▶ Once a path forward for the 2 organizations has been approved, it is recommended that a schedule be developed for Transition Implementation to include:
  - ▶ a) The development of a Strategic Asset Management Plan
  - ▶ b) Review of the recommendations from the Strategic Action Plan Technical Memo prepared by International Association of Maritime and Port Executives;
  - ▶ c) Creation of an UMRIPD business plan and staffing plan to support port development;
  - ▶ d) Identification of funding and/or grant sources to support UMRIPD and the port development;
- ▶ The Jo Carroll LRA has no sunset provision and should consider creating a subcommittee to review what official actions the board may want to consider;
- ▶ The Jo Carroll LRA lease and purchase agreements are complex and a specialized BRAC real estate legal review and opinion are recommended.



## Recommendations



Questions?