

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
4th, 2024**

JCDLRA Board Room

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

1. **Call to Order** – Chairman Steve Keeffer called the September 4th, 2024 Board of Directors meeting to order at 3:00 pm.
2. **Roll Call** – was answered as follows: Present – Steve Keeffer, Bill McFadden, Ron Smith, Bill Wright, Kevin Reibel, Bill Robinson and Susan Jacobs.

Staff present: Mara Roche, Rob Davies

Others present: Linda Balcom (Balcom Environmental), Ed Britton (USFWS), Amiee Martelle (Riverport Railroad) via Zoom.

Attorney Phil Jensen was present via Zoom.

3. **Pledge of Allegiance** was recited.
4. **Agenda Additions** – None.
5. **Approval of Meeting Minutes** – Draft meeting minutes of the August 7th meeting were presented for review.

Kevin Reibel made a motion to approve the minutes. Susan Jacobs seconded. Motion passed unanimously by voice vote.

6. **Old Business**

7. Grant Update – Ms. Roche noted that the new OLDCC grant started September 1st. The grant will cover staff and grant support from September 1st, with other elements including specialized legal, environmental and others being finalized at the end of September.
8. Transition Update – No update, but the process is ongoing.
9. New Business
 - A. Bills over \$2,500: Liability Insurance is due. The cost is \$7, 656 payable to Bauer Insurance. **Mr. Wright made a motion to approve the payment of \$7, 656 to Bauer Insurance. Mr. McFadden seconded the motion. Motion passed unanimously by roll-call vote.**

Staff Reports

10. Executive Director:

Report/issues updates – Johnson Logging

Ms. Roche noted that – as discussed at the last meeting - Darren Johnson, the owner of Johnson Logging, had enquired about the lease of a 3-acre portion of property bordering his current property at a cost of \$1,000 per year. Mr. Jensen had prepared a lease document and the board was presented with the document.

Mr. Robinson made a motion to approve the rental agreement with Johnson Logging. Mr. Reibel seconded the motion. The motion passed unanimously by voice vote.

- A. Correspondence – None.
- B. Property transfers – No updates from the Army.
- C. Employment report – 68.
- D. Water & Sewer – None.
- E. Internship – None.

F. Additional Update – None.

G. Deputy Director – Mr. Davies noted that the team for the Renewable Energy project with the DOE and NREL had been finalized and that the final paperwork would be submitted in the near future.

Bookkeeping

Bank Account Balances – As of August 30th total cash on hand: \$180,726.39.

A CD will be due on the 21st of September at Dupaco Credit Union for \$121,277.86. It will be reinvested at the best rate available. Discussion around interest rates followed.

a. Cash flow – Cash flow for the month of August: Income: \$2,496.97.
Expenses \$50,584.17 for a monthly loss of **\$48,051.20**

b. Budget - Year to Date: Income \$382,048.21
Expenses \$448,324.62

Deficit of **\$66,306.41**

A pay request for \$60,336 has been submitted.

c. Water/Sewer Income and Expenses:

August Income: \$1,437.00
August Expenses: \$5,304.34

Year-to-date:

Expenses: \$58,997.80
Income: \$10,380.83

Deficit of **\$48,216.97**

D. Outstanding Invoices – Some invoices are still outstanding.

E. Board of Directors Reports

1. Foreign Trade Zone #271 – August 14th meeting was

postponed.

2. Enterprise Zone – None.

3. Other directors' reports – None.

F. Attorney's Report – Apart from the Johnson Logging agreement, nothing to report. Ms. Roche noted that an asset conveyance agreement would have to be prepared, Mr. Jensen noted that he would prepare the document.

G. Other New Business – None

Reports to the Board

A. Site Manager / BRAC Environmental Coordinator – None. Ms. Roche noted that EPA are in discussion at national level regarding nationwide PFAs issues.

B. Tenants – Ms. Martelle noted that all the keys for the old locks will be distributed to the LRA. She also noted that Riverport has two unit trains for storage.

C. UMRI Port District – The CIP grant paperwork has been sent back to Central Office, and the Master Planning process has been restarted.

D. USFWS – None.

E. Water/Sewer Operator Update – Mr. Schoenig thanked the board for renewing his Operator's contract. He added that the refurbished pump is back in Dubuque for some additional adjustments. He added that the water and sewer rates are low compared to other communities and that it may be worth looking into raising the rates in future, with Mr. Scoenig highlighting different rate structures. Discussion followed, including around the distribution system on-site. Mr. Wright thanked Mr. Schoenig for all his work. The board members expressed their gratitude, also.

F. NWILED – Mr. Schmit did not attend the meeting, so he asked Ms. Martelle gave the NWILED report. She noted that several events had been planned. Ms. Martelle asked if there were any questions around the

NWILED membership renewal. Mr. Wright noted that significant discussion was held around this at the last meeting. He noted that since 2009, the JCDLRA has contributed over \$31 500 to NWILED. Mr. Wright wondered what kind of return the LRA had received. Discussion followed.

Mr. Reibel made a motion, seconded by Mr. Wright, to not renew the LRA's financial commitment to North West Illinois Economic Development for FY 2025.

Both Mr. Smith and Ms. Jacobs abstained from voting, as they are current board members of NWILED.

The motion passed by roll-call vote, with Messrs. Reibel, Robinson and Wright voting Yes. Messrs. McFadden and Keeffer voted No.

G. Guests – None.

11. Public Comments – None.

12. Executive Session – None.

13. Adjournment – **Kevin Reibel made a motion to adjourn the meeting. Susan Jacobs seconded. The motion passed unanimously by voice vote.**

The meeting adjourned at 4:06 pm.