

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

**3:00 p.m., Wednesday, April 8th, 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 April 8th, 2024 Board of Directors meeting to order at 3:02 pm.
2. **Roll Call** – was answered as follows: Present – Steve Keeffer, Don Crawford, Ron Smith, Kevin Reibel, Bill Robinson and Susan Jacobs, Bill McFadden attended via Zoom.

Bill Wright did not attend the meeting.

Staff present: Mara Roche, Rob Davies

Others present: Amiee Martelle (Riverport Railroad), Linda Balcom (Balcom Environmental), Sara Renkes (Carroll County Engineer), David Schmit (NWILED), Todd McManus (Midwest 3PL legal counsel) and an unidentified individual on Zoom “R Terrill”.

Attorney Phil Jensen was not present as he was in court.

3. **Pledge of Allegiance** was recited.
4. **Agenda Additions** – None.
5. **Approval of Meeting Minutes** – Draft meeting minutes of the March 6th meeting minutes 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 the Grant Specialist RFP was readvertised. Two responses were received. One from Mercury LLC and one from MSA. Discussion followed around the merits of each of the responses. The term of the engagement would be for six months.

**Bill Robinson made a motion to select Mercury, LLC as the JCDLRA's grant specialists for six months. Ron Smith seconded the motion. The motion passed unanimously by roll-call vote.**

Ms. Roche noted that the LRA's specialist from OLDCC will be on site April 16<sup>th</sup> for a site visit and to discuss the LRA's future needs.

Transition Update – Mr. Keeffer gave an update on progress at UMRIPD. He noted that a project manager, Dennis Wilmsmeyer, the executive director at America's Central Port, will be the project manager for the UMRIPD's infrastructure grant. Mr. Keeffer added that a meeting with Illinois Dept of Transportation would be held the following week. He added that transition work would be able to recommence soon.

## **8. New Business**

- A. Bills over \$2,500: None.

## **Staff Reports**

9. Executive Director:

Report/issues updates –

- A. Correspondence – Ms. Roche noted that following the February meeting which representatives from Eagles Landing/Midwest 3PL had attended with questions about property transfers/farming on two parcels, a letter had been sent to the BRAC office regarding the matter. A response was received from the BRAC office asking Eagles Landing to provide more details about the activities that were being planned on the properties. Discussion followed about the information requested by the Army.

Todd McManus, legal counsel for Midwest 3PL, attended via Zoom. He noted that the initial request to move forward with the FOST had been ignored and that the Army's request was more concerned with managing what Midwest 3PL was planning to do.

He added that he thought the Army was implementing stall tactics in transferring the property. Discussion followed.

Mr. McManus noted that he would follow up with the Army again.

- B. Property transfers – Notice was received that Parcels 8 and 12 will be transferred this fiscal year.
- C. Employment report – Stable at 68.
- D. Water & Sewer – None.
- E. Internship – None.
- F. Additional Update – None.
- G. Deputy Director – None.

### **Bookkeeping**

Bank Account Balances – As of March 31st 29th total cash on hand: \$152,511.36.

Army rent of ~ \$80,000 is still due, but indications were that these funds would be available soon.

- a. Cash flow – Cash flow for the month of March: Income: \$12,392.22.  
Expenses \$4,925.58 for a monthly gain of **\$7,466.64**.

Approximately \$11,000 of income was a reimbursement by OLDCC.

- b. Budget - Year to Date: Income \$89,396.33  
Expenses \$136,318.09

Deficit of **\$46,931.76**

c. Water/Sewer Income and Expenses:

March Income: \$1,043.00

March Expenses: \$3,718.03

Deficit of \$2,675.03

Year-to-date

Income:

Expenses:

Deficit of \$21,442.70.

D. Outstanding Invoices – None.

E. Board of Directors Reports

1. Foreign Trade Zone #271 – A meeting will be held in May.

2. Enterprise Zone – None.

3. Other directors' reports – None.

F. Attorney's Report – None.

G. Other New Business – None.

**Reports to the Board**

A. Site Manager / BRAC Environmental Coordinator – None.

B. Tenants – Ms. Martelle noted that her employees watched the solar eclipse.

C. UMRI Port District – No updates.

D. USFWS – No updates, but Mr. Davies noted that Mr. Britten was at a wetland restoration project.

E. Water/Sewer Operator Update – The recently repaired groundwater pump was reinstalled.

F. NWILED – Mr. Schmit provided a report.

G. Guests – None.

10. Public Comments – None.

11. Executive Session – None.

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

The meeting adjourned at 4:13 pm.