

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

**3:00 p.m., Wednesday, August 7th,
2024**

JCDLRA Board Room

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

1. **Call to Order** – Acting chairman Kevin Reibel called the August 7th, 2024 Board of Directors meeting to order at 3:04 pm.
2. **Roll Call** – was answered as follows: Present – Bill McFadden, Ron Smith, Bill Wright, Kevin Reibel and Susan Jacobs (Ms. Jacobs arrived at 3:05).

Bill Robinson and Steve Keeffer were not present. Don Crawford retired from the board.

Staff present: Mara Roche, Rob Davies

Others present: Linda Balcom (Balcom Environmental), Ed Britton (USFWS), Amiee Martelle (Riverport Railroad) and Scott Sigman (HDR) attended 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 July 25th meeting were presented for review.

Bill McFadden made a motion to approve the minutes. Bill Wright seconded. Motion passed unanimously by voice vote.

6. Old Business

7. Grant Update – Ms. Roche noted that the OLDCC application and budget was in the final stages of being uploaded and finalized. Ms. Roche noted that the grant funding would begin by September 1st. The grant would cover staff, specialized legal, environmental, grant specialist, and part-time help with the water & sewer operations.

Transition Update – No update, but the process is ongoing.

8. New Business

- A. Bills over \$2,500: Jo Carroll Electric - \$2,932.76. The bill is for water and sewer operations and all buildings. The high cost was attributable to the flood pumps running for considerable lengths of time. The cost of running the pumps from June 10th to July 10th amounted to \$1,792.10.

Bill Wright made a motion, seconded by Ron Smith to settle the Jo-Carroll Energy bill to the value of \$2,932.76. The motion passed unanimously by roll-call vote.

Staff Reports

9. Executive Director:

Report/issues updates – Johnson Logging

Ms. Roche noted that 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. She provided the board with a map showing the portion of property. Discussion followed. Mr. Reibel asked if the present moratorium on the sale of property would affect the board's decision. Ms. Roche noted that the moratorium was only applicable to the sale of property. Mr. Reibel asked if there was any opposition in principle to the lease of the property, the board indicated there was not. Mr. Jensen would prepare a lease document and the board would be presented with the

lease at the next meeting.

Water & Sewer Independent Contractor Renewal

Ms. Roche provided an update on the water and sewer operations, specifically how Mr. Schoenig was training the new part-time water and sewer help. Ms. Roche noted that she would like to extend Mr. Schoenig's contract for him to keep being involved in the on-the-job training for the new help. Mr. Schoenig would continue to provide oversight and perform his reporting and sample collection/testing work. Ms. Roche also noted that Mr. Schoenig's hourly fee of \$36 had not increased in a number of years. She added that she would like the board to consider increasing Mr. Schoenig's remuneration to \$50 per hour.

Mr. Smith made the motion to increase Mr. Schoenig's hourly compensation to \$50 per hour, effective September 1st. The motion passed unanimously by roll-call vote.

Bill Wright made a motion to renew Mr. Schoenig's contract agreement with the change in compensation. Ms. Jacobs seconded. The motion passed unanimously by roll-call vote.

- A. Correspondence – None.
- B. Property transfers – No updates from the Army.
- C. Employment report – 70.
- D. Water & Sewer – None.
- E. Internship – None.
- F. Additional Update – None.
- G. Deputy Director – None.

Bookkeeping

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

A CD will be due in June, 2025.

a. Cash flow – Cash flow for the month of July: Income: \$73,034.19.
Expenses \$42,628.78 for a monthly gain **\$30,405.41.**

b. Budget - Year to Date: Income \$379,551.24
Expenses \$397,806.45

Deficit of **\$18,255.21**

c. Water/Sewer Income and Expenses:

July Income: \$646.35
July Expenses: \$2,794.37

Year-to-date:

Expenses: \$53,449.77
Income: \$8,958.56

Deficit of **\$44,491.21.**

D. Outstanding Invoices – Three tenants in arrears were notified by certified mail. Discussion followed.

E. Board of Directors Reports

1. Foreign Trade Zone #271 – Meeting will be held on August 14th.
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. Ms. Roche noted that assessments for the NEPA work on Parcel 20

had started.

B. Tenants – Ms. Martelle noted that the summer help at Riverport would work until September and tie into a program at West Carroll.

C. UMRI Port District – None.

D. USFWS – None.

E. Water/Sewer Operator Update – None.

F. NWILED – Ms. Roche noted that a membership renewal request to the value of \$3,000 had been received from NWILED. Mr. Schmit was not present. Ms. Martelle - an executive board member of NWILED - spoke on Mr. Schmit's behalf. She noted that NWILED had received a \$2,500 grant to assist with economic development in the region. Discussion followed. Mr. Reibel asked if the \$3,000 membership renewal was relevant to the site or to the region. Mr. Reibel noted that it would perhaps be wiser to provide a \$3,000 economic development grant to the Upper Mississippi River International Port District for economic development activity at the site. Mr. Reibel noted that the LRA's focus is on developing the depot. He asked if NWILED would approach the UMRIPD to perhaps play a role there. Ms. Martelle noted that the reason NWILED had no relationship with the UMRIPD since Mr. Bill Jhanke as a former UMRIPD board member was the President of NWILED and that any relationship may be viewed as a conflict of interest. Discussion followed. Mr. Reibel asked if the matter could be tabled, to allow Mr. Schmit to attend the meeting and to allow the full compliment of board members to hear the matter and vote on it. He added that he would like the board to also consider making funding available to the UMRIPD for economic development. The matter was tabled for discussion at the September meeting.

G. Guests – None.

10. Public Comments – None.

11. Executive Session – None.

12. **Adjournment – Bill McFadden made a motion to adjourn the meeting. Bill Wright seconded. The motion passed unanimously by voice vote.**

The meeting adjourned at 3:48 pm.