

**NEWPORT CHEMICAL DEPOT REUSE AUTHORITY
BOARD MEETING
MAY 6, 2010
MINUTES**

The Newport Chemical Depot held its monthly meeting May 6, 2010 at 7:00 p.m. at the Vermillion County Economic Development Commission office at 259 Vine Street in Clinton.

Members Present:

**Tom Milligan
Albert Clark
Jack Fenoglio
Bob Rendaci
Bill Laubernds, Executive Director
Joe Beardsley, Attorney
Yale Yager, Special Projects Admin.
Susie Jones, Office Manager**

Visitors:

**Mack Adams
Lauren Stolz
Lynn Boese
Leonard Akers
Jim Spence
David Burns
Randy Kerkhoff
Phil Cox
Dave Weddle
Tom Wilkey
Lt. Col. Hibner
Keith Hollingsworth
Louis Britton
Randy Patchett**

Minutes of the March 25, 2010 meeting were reviewed. Albert Clark moved to approve the minutes with a second by Bob Rendaci. Motion carried.

NEW BUSINESS

NeCDRA Reuse Efforts:

Bill Laubernds recommended sending a letter to the Office of Economic Adjustment requesting them to recognize the current Planning LRA as the Implementing LRA. By Federal statute the LRA has to be recognized as the Implementing LRA in order to do the Economic Development Conveyance Application. Tom Milligan moved to authorize Jack Fenoglio to sign the letter. Albert Clark seconded the motion. Motion carried.

Bill Laubernds reported that the Department of Housing and Urban Development (HUD) approved the Reuse Plan on April 7, 2010. All state and local requirements have been met. The Army has intentions of disposing of property consistent with our Reuse Plan. The Reuse Authority is negotiating with them for an Economic Development Conveyance. The government staff and Depot staff are working well with the Reuse Authority's planning efforts. The next step will be a memo of understanding with the Army and we expect that to take place in the later part of this year. July 1, 2010 Senate Bill 249 will become law. Lou Britton explained this new legislation.

BUSINESS DEVELOPMENT

A meeting was held with Duke Energy. They are planning to normalize the electrical distribution on the Depot and build a new substation.

Telic Corporation will be holding a Job Fair on May 22nd at South Vermillion Middle School through Work One. This Job Fair will be specifically for Mason & Hanger and Parsons employees.

Bill stated that the Reuse Authority has had some unsolicited inquiries that have moved to the prospect level and are getting serious about looking at buildings.

We are working on rate studies for infrastructure planning and will be able to tell new prospects what the water and sewer rates will be.

Bill recommended contracting with Anthony Evans as an addition to the Reuse Authority staff as Property Manager. After discussion Bob Rendaci moved to contract with Anthony Evans with a second by Albert Clark. Motion carried.

Bill also recommended contracting with Kemper CPA group for accounting services. They will help set up an accounting system for the Office of Economic Adjustment (OEA) grant and other revenues that will be generated such as lease revenues. Lynn Boese of the OEA office is arranging for an OEA specialist to come in June to help set up policies etc. Albert Clark moved with a second from Tom Milligan to engage Kemper CPA services. Motion carried.

Infrastructure Master Plan –

Randy Patchett of Burns & McDonnell is working on an infrastructure master plan, a transition plan and a feasibility study for providing water services to surrounding communities. Bill emphasized that we have had great cooperation with the Army and Mason and Hanger personnel. Randy Patchett reported that they are on schedule and in good position to meet commitments. Things are going well over all.

Army Property Transfer Discussions –

The Reuse Authority is working with the Army on property transfer. A briefing with the Army was held and a clear understanding of requirements and timeline was discussed. Yale Yager, Ron DeGuire and Mack Adams have been working on personal property that the Reuse Authority wants to retain.

Yale reported that the Army cooperation has been fantastic. A list of all buildings is on cd. Yale stated that the process has gone very smoothly.

Telic Sub-Lease –

The master lease with the Army has been signed. Lou Britton spoke about the sub-lease with Telic. Any obligations or requirements the Reuse Authority has with the Army flow through to the sub-tenant. After discussion Tom Milligan moved to approve the sub-lease with Telic Corporation and to authorize Jack Fenoglio to sign the lease. Albert Clark seconded the motion. Motion carried.

Standing Committee –

Bill suggested forming a standing committee for Open Space and another for Finance. Bob Rendaci moved with a second from Albert Clark to allow Reuse Authority President Jack Fenoglio to appoint members to these committees. Jack appointed Tom Milligan and himself to the Open Space Committee and Bob Rendaci and Albert Clark to the Finance Committee. Motion carried.

OLD BUSINESS

General Orders for closure have been received, the master lease has been signed and environmental issues are being explored. IDEM has been working with the Reuse Authority. The demolition of the power plant will be started in the near future.

Comment:

A visitor commented he had been looking over reuse plan guiding principles. Preservation of natural resources itemized but he saw no mention of recreational activities. Question was asked if there was any intent for recreational activities. Jack Fenoglio mentioned that discussion has been held regarding picnic areas, hiking and biking trails etc. These items will most likely be included in future plans.

Lynn Boese of the Office of Economic Adjustment complimented the Reuse Authority on accomplishments. He said everyone was working very well together and everyone was thrilled with the progress to date and accomplishments made in such a short period of time.

Tom Milligan moved and Bob Rendaci seconded to adjourn the meeting. Motion carried.