

**MEETING OF THE INTERAGENCY MILITARY BASE SUPPORT & ECONOMIC  
DEVELOPMENT COMMITTEE MEETING MINUTES**

**Monday, December 11th, 2006**

**OFFICE OF ILLINOIS LIEUTENANT GOVERNOR QUINN,  
JAMES R. THOMPSON CENTER, CHICAGO &  
STRATTON BUILDING ROOM 414, SPRINGFIELD**

- **Call to Order:**

Lt. Governor Pat Quinn called the meeting to order (2:38pm)

- **Roll Call:**

Chicago Office & Teleconference:

Lt. Governor Pat Quinn; Brig. Gen. Frank Rezac; Jim Morgan; Brig. Gen. Dennis L. Celletti, Dept. of Military Affairs; Fletcher Crews, Dept. of Military Affairs; Pat Welch, Department of Revenue; Mike Kocher, Illinois DNR; Dave Streicker, (DCEO); Gary Gray; Dan Silverthorn; Perry Hanson; Elizabeth Norden, Lt. Governor's Office; Eric Schuller, Lt. Governor's Office

Springfield Office:

David Johnston, Village of Rantoul Administrator; Col. Gene Blade; Clarence Smith, Manager of Federal Site Remediation Section of IEPA; Dick Smith, IL. Department of Transportation; Carolyn Brown Hodge, Lt. Governor's Office; Israel Salazar Jr; Lt. Governor's Office

- **Welcome by Lieutenant Governor Pat Quinn**

Lt. Governor Pat Quinn welcomed the group and mentioned that he hopes for a robust discussion over housing issues facing the Quad-City area as well as any other important issues. It was mentioned that Co-Chair, Director Jack Lavin, would not be in attendance.

- **Discussion of military housing issues facing Quad-City area**

Dave Streicker → Eric Schuller and Justin Lee (DCEO) visited Rock Island on Dec 4<sup>th</sup> to review current and future housing issues. They are looking to create additional general officers' quarters on the island.

Eric Schuller → they are looking at adding 90-91 units of housing... plus general officer housing. Also, in federal fiscal year 2008, a need of 400 offsite housing units (about 1300 to 3500 square feet) must be met. This number could get as high as 700 over the next four years.

Dave Streicker → we really want to get this on the Illinois side and not Iowa. Part of the problem is that the Department of Defense (DOD) does not want to own the property. They want to lease it using the housing allowance for their soldiers.

Lt. Governor Quinn → some of the housing has to be on the island itself?

Eric Schuller → they are looking for 90-91 units to be on the island and the remaining 400 houses will have to be off the island.

Lt. Governor Quinn → and the concept is that they fed gov will not own the housing?

Eric Schuller → one possibility is that the housing will be a subdivision with security.

Dave Streicker → similar to European-style military bases.

Lt. Governor Quinn → are plots of land available?

Eric Schuller → there are some possibilities in East Moline. They already have some infrastructure present.

Eric Schuller → this has been done in the Huntsville area and has been well received.

Lt. Governor Quinn → how recent is that?

Eric Schuller → it's being done now.

Dave Streicker → Great Lakes is also doing something like this.

Eric Schuller → yes, and they are doing something like this around Kenosha as well

Lt. Governor Quinn → what is the deadline here?

Eric Schuller → yes, there is a deadline, and needs to be ready for the transfers due to arrive.

Gen. Saley → do they want the property built by Oct 7<sup>th</sup> or just contracted for by then?

Eric Schuller → they are looking for the property to be ready to be moved into.

Lt. Governor Quinn → so, the housing allowance will be used to pay the private companies for taking out loans to start the development of these properties?

Jim Morgan → the difference in the housing allowance is determined by a person's residence. The Army is going to re-evaluate the housing allowance rate. The RCI (residential communities initiative) is the Army's attempt to get out of the residence ownership business, by trying to get private developers to build based on a guaranteed occupancy rate.

Carolyn Brown Hodge → laborers' union may want to get involved with this too.

Lt. Governor Quinn → (to Carolyn) just meet/speak with them, they might be interested.

Eric Schuller → In general, it is \$800 to \$1200/mo for rent. But the problem is that one person may have a smaller allowance than the others, depending on where they live (cost of living scale)

Jim Morgan → there may be answers coming in January.

Lt. Governor Quinn → What's going to happen in the fall of next year (fiscal year '08)?

Eric Schuller → if the houses aren't built? Then it will take a toll on the local economy/community.

Jim Morgan → the numbers of transfers are increasing already and some new jobs are only part-time, so the employers/military are not looking to bring new residents to the area; they are looking for current residents. Most of the people coming-in are trying to rent rather than buy because they are not here for very long (2 years). The housing shortage may also be exacerbated by the growth of other

industries in the area. (Eric Schuller: “competing for the same housing”) There will be a mixture of high and average-paying jobs, so this needs to be figured out.

Gen. Saley → isn't this up to the developer?

Jim Morgan → in addition, the Army has requirements on the type and size of the homes to be built.

Lt. Governor Quinn → this is a difficult situation because there's a lack of clarity about the number of people coming.

Jim Morgan → the question is not only “how many people will be coming?”, but also “if the positions are permanent?”

Eric Schuller → from his understanding, they are all permanent.

Jim Morgan → the Army may not guarantee the number of people coming and there is some ambiguity about the jobs being permanent or temporary; the number isn't exact, but we have some close estimates. But it also comes down to the housing market and if they can do it, and some people cannot afford it.

Clarence Smith → if the Army wants a secure housing situation, it would make sense for them to guarantee a certain occupancy rate. If not, they are asking the developer to take a risk. So I would think the Army would need to make some guarantees. It's unlikely that the Army will let this float on the market without a guarantee.

Lt. Governor Quinn → it would be difficult to finance this project if you don't have a predictable, reliable source of income it's really hard to make a big deal.

Clarence Smith → if the state or county had control of the property, then it would be a lot easier to get the developer the deal. It could be the leverage needed to get the deal made in Illinois.

Lt. Governor Quinn → this is a key issue and a major issue in our task force...what has happened at Scott Air force Base, Dave?

Dave Streicker → the developers had an assured income string (guaranteed occupancy) and the property was inside the base.

Jim Morgan → local developers are also hoping to be involved in this project, but they need more information.

Dave Streicker → Jim, do you have any ideas on how the State can be involved with this?

Jim Morgan → doesn't know, but believes it is getting closer to happening

Dave Streicker → just in my experience, it's easier if it's government entity to government entity. We should probably have our next subcommittee meeting after the Army's meeting in January and it could be a good idea to get the community's support.

Jim Morgan → in the past some communities built central quarters and then turned them over to the military for use.

Lt. Governor Quinn → is there a date for the January meeting?

Jim Morgan → no, but it will most likely be in middle of the month. We'll find out.

Lt. Governor Quinn → if possible, we should be represented at this meeting.

- **Discussion of upcoming military base visits – DCEO – and drafting of base reports**

Lt. Governor Quinn → let's move on to our next agenda item.

(Group Discussion over availability for base visits)

Lt. Governor Quinn → do we want to discuss the IEPA report now? (To Elizabeth Norden) give us some information on this.

Elizabeth Norden → Clarence Smith worked on this, and since he's here, perhaps he can give us the information.

Clarence Smith → (concerning the following installations: Capital, Peoria, Scott, Rock Island Arsenal, Great Lakes) the DOD has had investigations on environmental issues. These five sites are working through the process and each varies in complexity and cost. The summaries provided give more information on each individual installation. The DOD is progressing with cleanup and we have some that are due for completion around 2010.

Elizabeth Norden → you had said that doing an overall survey or summary of every military installation in the state would be too costly? Is that accurate? Can you explain?

Clarence Smith → it would overwhelm IEPA's resources and may not provide any additional important information. It is very resource-intensive and may not yield any real information

Lt. Governor Quinn → I think the process is going well.

Clarence Smith → I think we are making progress on the five sites. Most are fuel spills but there are other issues as well, but none of which are very serious. Scott is old enough to be a self-contained unit and has an on-site landfill that has some problems, but we are working with DOD on this. Rock Island Arsenal has some of the same problems that Scott has. It's one of the oldest installations in Illinois and its landfill is leaking pollution into the Mississippi.

Lt. Governor Quinn → is there a community task force being established?

Clarence Smith → it's hard to get people involved and often, people only get involved when there's a large negative change.

Jim Morgan → if that needs to be addressed, I can address it in the community.

Lt. Governor Quinn → that's a good idea, better than to just have that issue hanging out there.... Let's keep an eye on this for our next meeting.

Lt. Governor Quinn → what about the workforce summit?

Elizabeth Norden → Gary Gray, can inform us about this?

Gary Gray → this has been given to the Illinois Community College Board and there has been a good response. They are taking a shotgun-like approach. Their website gives you information on the seminar

Dave Streicker → DCEO will be attending this event. We also sent someone to Atlanta for their event and will we plan on sending someone to St. Louis as well.

(Group discussion on fed loans/grants)

### **Additional issues**

Lt. Governor Quinn → Let's hear about Rantoul.

Dave Streicker → we have David Johnston present today from the Village of Rantoul. Would you like to introduce yourself?

David Johnston → (*introduction*) – *speaks of closed air force base*. The FAA sponsor's the lease and when the land is transferred, it must be for public benefit. The Village is working with the FAA and is hoping to award a bid in January. They are meeting with the FAA about the environmental evaluation of the area and both IEPA and EPA have agreed that the land is available for transfer. The land is valuable, but the buildings have to be taken down.

Lt. Governor Quinn → Maybe we can get some state agencies involved. The local area is nice and so are the people.

Lt. Governor Quinn → David Johnston has been invited to join the group... we'll have to vote to induct him during our next meeting.

Lt. Governor Quinn → As for the minutes from last meeting, do we have a motion to approve them?

Dave Streicker → I move that they be approved

Jim Morgan → I second the motion

(Minutes approved with no dissent)

### **Set date of next meeting**

Lt. Governor Quinn → the next meeting will be sometime in March; however, if there are developments in Rock Island, we may have to accelerate our meeting date; this is also true for Rantoul.

### **Adjourn**

Meeting Adjourned at 3:55pm