

REGULAR MEETING OF THE
BOARD OF DIRECTORS
JOLIET ARSENAL DEVELOPMENT AUTHORITY

Friday, April 11, 2025
8:30 A.M.

A G E N D A

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES
- III. TREASURER'S REPORT
 - a. Presentation & approval of bills for payment
- IV. PUBLIC PARTICIPATION
- V. CHAIRPERSON'S REPORT
- VI. EXECUTIVE DIRECTOR'S REPORT
 - a. Memorandum of Understanding - Joliet Area Historical Museum
 - b. Guard House Railing - Cosgrove Construction
 - c. World War II Heritage Cities Nomination
 - d. JADA Legislation
- VII. BOARD COMMENTS
- VIII. ADJOURNMENT

This meeting will be held at:

302 N. Chicago Street
Meeting Room - 2nd Floor
Joliet, IL 60432

JOLIET ARSENAL DEVELOPMENT AUTHORITY
ANNUAL MEETING OF THE BOARD OF DIRECTORS
JANUARY 17, 2025

The Joliet Arsenal Development Authority Board of Directors held their Annual meeting on Friday, January 17, 2025. Chairman Brophy called the meeting to order at 8:37 a.m. Roll Call: Adrieansen-present, Bottomley-present, Brophy-present, Dorris-present via WebEx, Geiss-present, Jenco-present-via phone, McMillan-present, Plese-present-via phone, and Strong-present.

Staff in attendance: Kwasneski-present and Belom present-via WebEx. Counsel Neal not in attendance.

Approval of Minutes:

A motion was made by Strong, seconded by McMillan to approve the minutes of the regular meeting of September 25, 2024. All in favor say aye. Adrieansen-aye, Bottomley-aye, Brophy-aye, Dorris-aye, Geiss-aye, Jenco-aye, McMillan-aye, Plese-aye, and Strong-aye. Motion carried.

Treasurer's Report:

The Director provided the Board with a copy of the Treasurer's Report for the period of September 26, 2024 through January 17, 2024. The total amount for approval is \$146,814.60. A motion was made by McMillan, seconded by Dorris to approve the Treasurer's Report. Roll Call: Adrieansen-aye, Bottomley-aye, Brophy-aye, Dorris-aye, Geiss-aye, Jenco-aye, McMillan-aye, Plese-aye, and Strong-aye. Motion carried.

Public Participation:

None

Chairman's Report:

Election of Officers —

A motion was made by Adrieansen, seconded by Bottomley to open nominations for officers. All in favor say aye. Adrieansen-aye, Bottomley-aye, Brophy-aye, Dorris-aye, Geiss-aye, Jenco-aye, McMillan-aye, Plese-aye, and Strong-aye. Motion carried.

A motion was made by McMillan, seconded by Strong to nominate the slate of officers. Tim Brophy-Chairman, Wayne McMillan-Vice Chairman, Eli Geiss-Secretary Treasurer. All in favor say aye. Adrieansen-aye, Bottomley-aye, Brophy-aye, Dorris-aye, Geiss-aye, Jenco-aye, McMillan-aye, Plese-aye, and Strong-aye. Motion carried.

Any other nominations. No

A motion was made by Dorris, seconded by Plese to close nominations of officers. All in favor say aye. Adrieansen-aye, Bottomley-aye, Brophy-aye, Dorris-aye, Geiss-aye, Jenco-aye, McMillan-aye, Plese-aye, and Strong-aye. Motion carried.

A motion was made by Strong, seconded by Adrieansen to appoint the slate of officers. Roll call: Adrieansen-aye, Bottomley-aye, Brophy-aye, Dorris-aye, Geiss-aye, Jenco-aye, McMillan-aye, Plese-aye, and Strong-aye. Motion carried.

Executive Director's Report:

IGA with the Village of Symerton — to work on a master plan for parks and development.

A motion was made by Adrieansen, seconded by McMillan to approve the Intergovernmental Agreement with the Village of Symerton. Roll call: Adrieansen-aye, Bottomley-aye, Brophy-aye, Dorris-aye, Geiss-aye, Jenco-aye, McMillan-aye, Plese-aye, and Strong-aye. Motion carried.

8:46 am: Directors Jenco and Plese left the meeting. Quorum still in attendance.

JADA Website — recommends new website design by professional company, rather than in-house. JADA has worked with this company before on a brochure. It is Frey Design Group, and the cost will be approximately \$24,000.

A motion was made by Strong, seconded by Adrieansen to approve the agreement with Frey Design Group. Roll call: Adrieansen-aye, Bottomley-aye, Brophy-aye, Dorris-aye, Geiss-aye, Jenco-aye, McMillan-aye, Plese-aye, and Strong-aye. Motion carried.

Director Strong asked about the JADA sunset date and if there's a need for a new website.

Executive Director said that after JADA's sunset, there should be a historical record of all the accomplishments of the redevelopment. Another agency will take over the maintenance of the website after JADA has sunsetted.

Executive Session — Executive session minutes have been reviewed by counsel, and there's nothing to release at this time.. A motion was made by McMillan, seconded by Bottomley to approve the agreement with Frey Design Group. Roll call: Adrieansen-aye, Bottomley-aye, Brophy-aye, Dorris-aye, Geiss-aye, McMillan-aye, and Strong-aye. Motion carried.

8:54 am: Director Dorris left the meeting. Quorum still in attendance.

Guardhouse Renovation — It is near completion, lights and landscaping are left to be finished. Once finished, there will be an event for the unveiling.

Museum Display — is completed.

Arsenal Video — JADA will be looking into showing the video in community theaters.

JADA Sunset — County Executive Bertino-Tarrant recommends and supports legislative through legislation.

Pictorial Historical Book — JADA to be working on this project for 2025.

Board Comments:

None

A motion was made by McMillan, second by Strong to adjourn at approximately 9:12 a.m. All in favor say aye. Adrieansen-aye, Bottomley-aye, Brophy-aye, Dorris-aye, Geiss-aye, McMillan-aye, and Strong-aye. Motion carried.

Eli Geiss, Secretary/Treasurer

04/09/25

JADA
Transaction Detail by Account
 January 18 through April 11, 2025

<u>Date</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
01/27/2025	CitiBusiness Card	Miscellaneous/Supplies	1,288.00
01/27/2025	Kwasneski, Richard	Misc Expenses	83.52
01/27/2025	Verizon Wireless	Business Phone Service	109.42
01/27/2025	Verizon Wireless	Business Phone Service	118.37
01/29/2025	Village of Symerton	Comprehensive Plan - #1	25,000.00
02/11/2025	Frey Design Group	Website Design - Base Content	870.00
02/26/2025	Ann Schneider & Assoc, LLC	Workshop Materials/Transp MP	1,157.74
02/26/2025	Arthur M. Holz	Proj Admin Display & GH/Nov-Fcb	3,300.00
02/26/2025	CitiBusiness Card	Miscellaneous/Supplies	323.21
02/26/2025	Verizon Wireless	Business Phone Service	104.31
03/13/2025	Frey Design Group	Website Design - Base Content	690.00
03/28/2025	CitiBusiness Card	Miscellaneous/Supplies	227.46
03/28/2025	Verizon Wireless	Business Phone Service	118.74
			<u>33,390.77</u>
			<u><u>33,390.77</u></u>

Prior Month Balance	\$	700,832.88
Revenue	\$	15,007.91
Transfer for People First Bank	\$	-
JADA Bills	\$	27,385.79
Payroll	\$	8,602.29
Balance as of 02/28/25	\$	679,852.71

First Midwest Checking - 4138	\$	433,482.08
First Midwest Checking - 0269	\$	207,583.22
PeopleFirst Bank-0240	\$	13,432.76
PeopleFirst Bank-7896	\$	25,354.65
Total Net of Accounts	\$	679,852.71
	\$	-

Monthly Revenue Breakdown

Interest Earned	\$	7.91
Transfer from 0269	\$	-
Grant	\$	-
CenterPoint	\$	15,000.00
Other	\$	-
Total Receipts	\$	15,007.91

AUTHORIZED BY: _____

DATE: _____

**Memorandum of Understanding (MOU) Between Joliet Area Historical Museum (JAHM)
And
Joliet Arsenal Development Authority (JADA)**

Purpose

This Memorandum of Understanding (MOU) establishes a collaborative partnership between the Joliet Area Historical Museum (JAHM) and the Joliet Arsenal Development Authority (JADA) to digitize Joliet Arsenal related documents, photographs, maps, and any other item deemed important in interpreting the history of the site. With the goal to preserve and provide wider access to historical documents for educational and research purposes.

Scope of Agreement

The scope of this MOU includes the following objectives:

1. **Digitization of Materials:** JAHM and JADA will collaborate to digitize all material related to the history of the Joliet Arsenal, starting with those currently in the collection of JAHM. This will be identified as Phase 1 of the project. Phase 2 will be a collaborative project seeking sources from other historical museums and townships near the Joliet Arsenal site.
2. **Preservation:** Both parties agree to ensure the preservation of the original documents during the digitization process, considering best practices for archival standards.
3. **Accessibility and Distribution:** The digitized materials will be made available online for public access through the Joliet Area Historical Museum's account on Archive.org, and any other appropriate platforms agreed upon by both parties. The goal is to ensure that the materials are easily accessible to researchers, students, and the public.
4. **Technical Requirements:** JAHM will take the lead in providing technical expertise for the digitization process, including the scanning, metadata creation, and uploading of the documents.
5. **Copyright and Usage Rights:** Both parties agree that the digitized content will be made available for non-commercial use only. If any content is copyrighted, it will be handled in accordance with copyright laws. Both JAHM and JADA will retain appropriate credits for their involvement in the project.
6. **Timeline:** Phase 1 will begin with the execution of this agreement and will aim for a completion date of 31 August 2025. Progress reviews will take place quarterly, and any necessary adjustments to the timeline will be made jointly. The beginning of Phase 2 will be determined at a later date.

7. **Funding and Resources:** Both JAHM and JADA agree to contribute resources as necessary for the completion of the project. This may include access to materials, staff time, equipment, or funding for additional technical support, if required.
8. **Data Security and Integrity:** Both parties agree to take appropriate steps to ensure the security of the digitized data, including data backups and preservation measures.
9. **Termination of Agreement:** Either party may terminate this MOU with a 30-day written notice, at which point all materials produced to that point will be returned to their respective parties.

Roles and Responsibilities

- **Joliet Area Historical Museum (JAHM):**
 - Lead in the digitization process, including scanning and metadata creation.
 - Provide access to the museum's facilities and expertise in historical preservation.
 - Ensure digitized materials are accessible via the agreed-upon platforms.
 - Provide workspace and supervision of a summer intern to digitize Arsenal related materials.
 - JAHM will initiate all purchases and use their tax-exempt status as a 501c organization.
 - Lead in the collaboration between and other area historical societies and museums.
- **Joliet Arsenal Development Authority (JADA):**
 - Assist in promoting the availability of the digitized materials through their own channels.
 - Assist in locating materials to be digitized during Phase 2 of the project.
 - Provide funding for the following professional fees paid to HITS Corporation by JAHM. Specialty scanning of bound volume of *The Bomb-Shell*, the employee newsletter of the Elwood Ordnance Plant.
 - Shipping, Scanning, and Conversion.
 - \$3, 502.89
 - Provide JAHM funding for all payroll cost incurred by Collection Staff, namely the Curator and Registrar, to manage the digitization of the newsletters.

- Coordinating with HITS Corporation and creating online presence with digitized images.
 - \$875.00
- Provide funding to JAHM for a summer intern to digitize Joliet Arsenal materials.
 - Intern hourly wage
 - \$15 per hour
 - Maximum hours a week
 - 40 hours
 - Length of internship
 - 8 weeks
 - Total to be funded
 - \$4,800
- Provide JAHM funds for a 36" SD One+ large format scanner, stand, and applicable shipping charges.
 - Base price of scanner
 - \$3,650 (6% price increase after March 31st due to tariffs)
 - Floor stand for scanner
 - \$650 (6% price increase after March 31st due to tariffs)
 - Applicable shipping charges
 - TBD
- Provide JAHM funds for a 36" Canon Image large format printer.
 - Base price of printer
 - \$2,295
 - Applicable shipping
 - TBD

- Total to be funded by JADA to JAHM for equipment, professional fees, and payroll.
 - **\$15,000, plus any applicable shipping fees**

Amendments and Modifications

Any amendments or modifications to this MOU must be made in writing and signed by both parties.

Agreement

By signing this MOU, both parties agree to work collaboratively in digitizing the newsletters and promoting their use for historical research and education.

Signed:

Joliet Area Historical Museum

Signature: _____

Name: _____

Title: _____

Date: _____

Joliet Arsenal Development Authority

Signature: _____

Name: _____

Title: _____

Date: _____

Cosgrove Construction Inc

20654 Amherst Ct. • Joliet, IL • 60433 • (815) 774-0036 • Fax (815) 774-9860

Proposal

Date: April 7, 2025

Submitted To: Joliet Arsenal Development Authority
1505 S. Frederick St. #107
Plainfield, IL 60586

Attn: Rick Kwasneski

Job Name: *Guardhouse Aluminum Railing*

DESCRIPTION

Cosgrove Construction Inc. proposes to supply labor and material as follows:

- Provide new 36" railing system in green color
- Provide labor to install

Labor **\$6,970.00**
Materials **\$8,167.00**
Fasteners **\$200**
Gate **\$792.00**
Mark Up **\$1,612.00**
Total \$17,741.00

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from above specifications involving extra costs will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. All tradesmen are covered by Workmen's Compensation Insurance.

Authorized Signature: _____

Robert Batson, For Cosgrove Construction Inc.

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to perform the project as specified.

Date of Acceptance: _____

Signature: _____

NPS World War II Heritage Cities Nomination:

The Joliet Arsenal Corridor

(Joint Application of the City of Joliet, Village of Elwood & City of Wilmington, Illinois)

The Joliet Army Ammunition Plant, known locally as the Joliet Arsenal, was among the most critical World War II home-front war effort operations in the country, built in 1940 specifically for America's entry into the War, the importance of this site to defense manufacturing is evidenced by its status as the largest producer of TNT during the War years. Divided into two operations by the original alignment of Route 66, (the Kankakee and Elwood Ordnance Works), the Arsenal's massive 40,000 acre footprint encompasses portions of the communities of Joliet, Elwood and Wilmington, Illinois.

In addition to its manufacturing importance, the Arsenal's social effects were also significant: Its construction was attributed as the driving force behind the 1941 founding of the Joliet Branch of the NAACP to ensure its economic opportunity extended to all, and its workforce offered newfound opportunities for women, who unleashed the power of the United States' home-front production.

Tragically, 48 workers at the Arsenal – like their frontline counterparts – paid the ultimate sacrifice following an accidental explosion on June 5, 1942.

Though decommissioned in the early 1990s, the Joliet Arsenal's legacy is preserved and protected through a variety of innovative reuses and respectful memorials, many created under the auspices of the agency formed to reclaim the thousands of acres of land, the Joliet Arsenal Development Authority (JADA):

- **Swords to Plowshares:** A permanent exhibit at the Joliet Area Historical Museum (JAHM) on the history of the Arsenal and its redevelopment. The exhibit is accompanied by a full-length documentary aired on Chicago PBS available for viewing online: [Joliet Arsenal Redevelopment: From Swords to Plowshares | WTTW](#)
- **Joliet Arsenal Guardhouse Historic Site:** The Arsenal's distinctive front guardhouse was preserved and restored by volunteers from the region's Union Building Trades. Located on South Arsenal Road in the City of Wilmington, Illinois, the site will be jointly programmed by JADA and JAHM as a historic Route 66 visitor's attraction.
- **Midewin National Tallgrass Prairie:** Situated on over 20,000 acres of land converted from the Arsenal and operated by the U.S. Forest Service, Midewin regularly hosts guided interpretative tours of the Arsenal's remaining fortified concrete ammunition bunkers, known as "igloos," which currently house World War

II-era production artifacts and are preserved for public tours. Visitors to Midewin can also tour several of these bunkers when traveling the miles of paved and unpaved trails that are open to the public year round.

- **Abraham Lincoln National Cemetery (ALNC):** Operated by the U.S. Department of Veterans Affairs, ALNC is among the largest veteran's cemetery outside of Arlington, anticipated to provide 400,000 burial spaces. The community supports ALNC with a dedicated volunteer Honor Guard and annual public commemorations of Memorial Day services – presided over by President Barack Obama in 2009 – and laying of Wreaths Across America.
- **Arsenal Worker's Memorial:** A public memorial statue and roll call dedicated to the workers killed in the 1942 Joliet Arsenal explosion located in the Village of Elwood, Illinois.

In addition to the role of the Arsenal, the Joliet region produced other uniquely notable contributions to the War effort which remain memorialized in the community through the efforts of the Joliet Area Historical Museum (JAHM).

- **Old Joliet Prison:** Interpretative signage at the 1858 Old Joliet Prison Historic Site, operated by JAHM, acknowledges the contribution of State Prisoners to the war effort, who in addition to volunteering for perilous frontline duty, worked to manufacture and refurbish uniforms in the vast Prison shops. A June 30, 1945 report stated that over 15% of the Prison population was engaged in the war effort, voluntarily giving up holidays and working additional hours. Institutions at Joliet and Stateville held three contracts with the Army, one with the Navy, and two with the Lend-Lease Division of the Treasury Department. Joliet Prison Inmates also directly supported efforts at the Elwood Ordnance Works of the Joliet Arsenal, pre-assembling pallets for the packing and transporting of 155 millimeter and 240 millimeter artillery shells produced at the Arsenal.
- **Frank Perconte:** Born and raised in Joliet, Technician Fourth Grade Frank Perconte enlisted in 1942 as one of the first four soldiers (along with fellow Jolietan Herman Hanson) assigned to the legendary Easy Company, 2nd Battalion, 506th Parachute Division, 101st Airborne Division where he served as a non-commissioned officer in the 1st Platoon. Perconte was present for D-Day, Operation Market Garden and the Battle of the Bulge. He was among the first group of soldiers to liberate Kaufering concentration camp. After the war, Perconte returned to Joliet where he passed away in 2013 at age 96. Perconte was featured on the HBO miniseries *Band of Brothers*, portrayed by Actor James Madio.

- **Sator “Smilin’ Sandy” Sanchez:** A decorated airmen who had the distinction of a B-17 Flying Fortress bomber named in his honor during his service, Sanchez enlisted in the Air Force at just eighteen years of age. While twenty-five missions were required per service tour, Sanchez completed forty-four before taking leave. Four months later, he returned to the War and was lost on his sixty-sixth mission over Germany. While he is honored with a headstone at the aforementioned Abraham Lincoln National Cemetery, to this day, his remains have never been recovered. Sanchez was raised on Joliet’s Collins Street Corridor, a predominantly Hispanic neighborhood where today, a local grade school building is named in his honor, in addition to a statue and memorial on the corner of Collins and Ohio streets. At the Joliet Area Historical Museum, Sanchez’s Silver Star Medal is displayed in the Museum’s War Heroes Gallery.
- **Manitowoc Submarine Memorial:** Constructed with volunteer support of the region’s Building Trades, a monument located in Joliet’s Bicentennial Park commemorates the journey of twenty-eight submarines built in Manitowoc, Wisconsin to the Pacific Theater. The Gato/Balao Class vessels journeyed from Lake Michigan down the Illinois Waterway – through Downtown Joliet, traversing its distinctive drawbridges - in specially constructed floating dry docks to New Orleans, where they mobilized for combat.

Joliet Arsenal Corridor

Proposed NPS American
World War Two Heritage City
Joliet, Elwood & Wilmington,
New Illinois

Project Area Map

1. Old Joliet Prison
Historic Site (Joliet)
2. Sator Sanchez
Elementary School
(Joliet)
3. Sator Sanchez
Memorial (Joliet)
4. Joliet Area Historical
Museum "Swords Into
Plowshares" Exhibit
(Joliet)
5. Manitowac
Submarines
Monument (Joliet)
6. Arsenal Worker
Memorial (Elwood)
7. Abraham Lincoln
National Cemetery
(Elwood)
8. Midewin National
Tallgrass Prairie
(Wilmington)
9. Arsenal Guardhouse
Historic Site
(Wilmington)

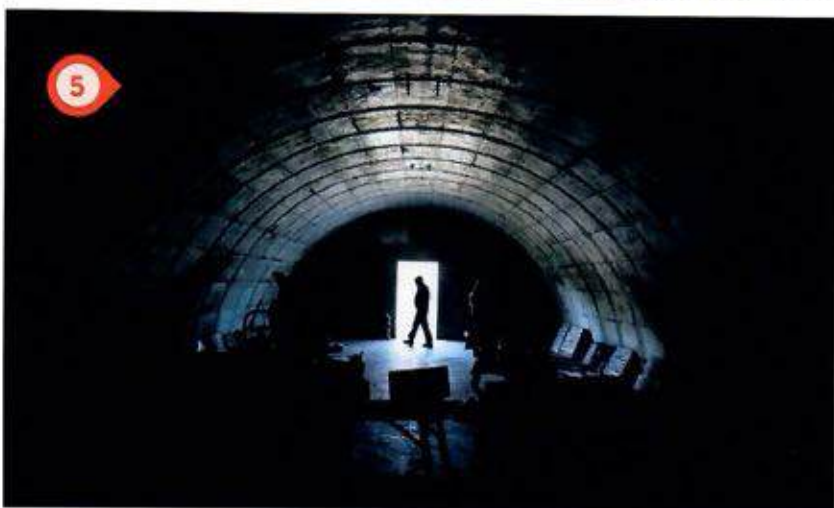




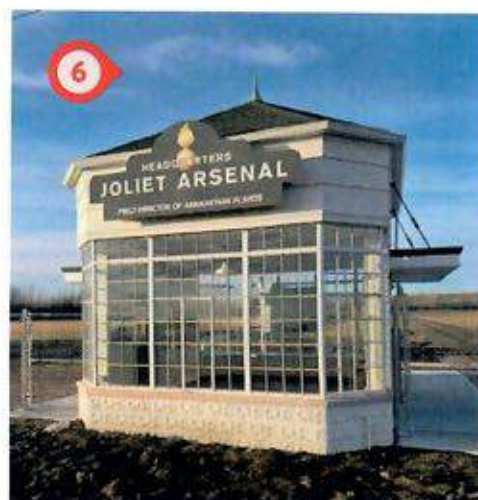
Joliet Arsenal Corridor

Proposed NPS American World War Two Heritage City
Joliet, Elwood & Wilmington,
Illinois

Project Images



1. Old Joliet Prison Historic Site (Joliet)
2. Sator Sanchez Memorial (Joliet)
3. Joliet Area Historical Museum "Swords to Ploughshares" Exhibit (Joliet)
4. Abraham Lincoln National Cemetery (Elwood)
5. "Igloo" at Midewin National Tallgrass Prairie (Wilmington)
6. Arsenal Guardhouse Historic Site (Wilmington)



Swords Into Plowshares

Mobilizing for War, Planning for Peace
at the Joliet Arsenal, 1940-2010.

"They shall beat their swords into plowshares,
and their spears into pruning hooks;
nation shall not lift up sword against nation,
neither shall they learn war any more."

Micah 4:3



The Second World War remains a definitive moment in modern history. As battles raged across the globe, in the United States, the war was fought - and won - largely because of the industrial mobilization on the American Homefront. As a national center of transportation, industry and manufacturing, Joliet was no exception. In 1940, thousands of acres of farmland along Route 66 south of the City transformed virtually overnight into the Joliet Army Ammunition Plant (JAAP), known simply as the "Joliet Arsenal."

Throughout other twentieth century conflicts, such as Korea and Vietnam, the Arsenal remained in service and continued as a leading employer. By 1976, production dramatically declined and in 1993, the Arsenal was officially closed.

What could have been a catastrophic economic legacy to the Arsenal's end stands today as a success story as a result of an unprecedented national model of cooperation between governments, public agencies and private companies throughout the Joliet community, led by the Joliet Arsenal Redevelopment Authority (JADA), who readily accepted the challenge to convert the site from war to peace.

Swords Into Plowshares is a joint production of JADA and the Joliet Area Historical Museum to acknowledge the important historic and cultural legacy of the Arsenal to the Joliet region.

The exhibit is dedicated to the sacrifices of Arsenal workers, at least 48 of whom gave their lives, to support the combat readiness of the men and women of the United States Armed Forces throughout the 20th century.

The exhibit further acknowledges the cooperation of countless individuals who collaboratively served their communities beyond the closure of the Arsenal by converting the site from war to peace for the economic betterment of the Joliet region to the present day.