

**ILLINOIS INTERNATIONAL PORT DISTRICT**  
**Leases and Agreements Committee Meeting**

September 18, 2020

**SUMMARY OF MINUTES**

**Members Present:**

William Habel, Committee Chairman  
Henry Wisniewski  
Terry Fitzmaurice  
Danielle Cassel  
Ivan Solis (ex officio member)

**Others Present:**

Terry Sullivan  
Chuck Bowen  
Averil Edwards  
P.S. Sriraj  
Clayton Harris III, Executive Director  
Brad Smith, Neal & Leroy  
Kurt Oelerich, Treasurer  
Kathy Dart, Secretary

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In accordance with Illinois Governor Pritzker's Executive Orders 2020-7, -10 and -18 and Public Act 101-0640 which, among other actions, amends Sections 2.01 and 7 of the Illinois Open Meetings Act, and the updated Gubernatorial Disaster Proclamation dated August 21, 2020, the Illinois International Port District ("IIPD") convened its regular monthly Committee and Board meetings on September 18, 2020. The meeting was exclusively held by remote electronic videoconference. Written public comment on any matter on the Agenda was set up to be accepted at the following email address: [iipdquestions@iipd.com](mailto:iipdquestions@iipd.com). Public observation of the meeting was accommodated through the Zoom meeting platform via the internet.

Committee Chairman Habel opened the meeting of the Leases and Agreements Committee at 8:00 am. Roll was taken. Mr. Wisniewski, Mr. Fitzmaurice, Mr. Solis, and Mr. Habel were present. A quorum was present. Ms. Cassel joined the meeting at the beginning of the Tenant Update discussion.

**General public present:** Emily Rhodes; and, David Doig, President, Chicago Neighborhood Initiatives.

Committee Chairman Habel presented **Emergency Resolution 20-02** updating the *Temporary Suspension of the By-Laws Pertaining to In-Person Presence Requirements Commensurate with the Illinois Open Meetings Act as Amended Pursuant to Illinois Public Act 101-0640*.

Committee Chairman Habel requested a Motion to adopt **Emergency Resolution 20-02** the Motion was made by Mr. Wisniewski and seconded by Mr. Fitzmaurice. Roll was called:

Mr. Habel	Aye	Mr. Solis	Aye
Mr. Wisniewski	Aye	Mr. Fitzmaurice	Aye

The Motion passed unanimously.

**APPROVAL OF MINUTES**

Mr. Habel requested a Motion recommending the Board of Director's approve the Leases and Agreements Committee meeting minutes from August 21, 2020. The Motion was made by Mr. Fitzmaurice and seconded by Mr. Wisniewski. Roll was called:

Mr. Habel	Aye	Mr. Solis	Aye
Mr. Wisniewski	Aye	Mr. Fitzmaurice	Aye

The Motion passed unanimously.

**OLD BUSINESS**

**Tenant Update:**

Executive Director Harris reported on the status of the lease process with Abatement Materials, LAS, All Star Fence, Food Protection Services and Aretha. The leases are currently being made current and Counsel Smith is reviewing. The hope is to have the leases prepared for approval at the October meeting.

**Kinder Morgan:** Executive Director Harris reported Kinder Morgan's new local representative has contacted him regarding future discussions of the Kinder Morgan lease extension. The Committee requested the Executive Director ask Kinder Morgan to provide an initial proposal that will help to begin discussions.

**NASCO and Sweets Mix:** See Roof Analysis below

**Motion to take Agenda Out of Order to allow Public Comment.**

In the interest of the public in attendance time, Committee Chairman Habel made a motion to take the Agenda out of order to allow Public Comment at this time. The motion was seconded by Mr. Fitzmaurice. Roll was called:

Mr. Habel	Aye	Ms. Cassel	Aye	Mr. Solis	Aye
Mr. Wisniewski	Aye	Mr. Fitzmaurice	Aye		

The Motion passed unanimously.

**PUBLIC COMMENT**

Mr. Doig, President of Chicago Neighborhood Initiatives, introduced himself to the Committee and summarized his groups development success in the immediate area, including Pullman Park. Mr. Doig, representing Chicago Neighborhood Initiatives and its partner the Ryan Companies, presented a proposal to develop industrial facilities at the Port. Mr. Doig briefly summarized the market, the groups development expertise and financial support.

**Discussion of Old Business resumed after Public Comment.**

**OLD BUSINESS (continued)**

**CRL Proposed Rail Agreement:** Counsel Smith reported he is updating the agreement based on recent discussions with CRL.

**Roof Analysis:** Executive Director Harris reported he has received cost estimates from a number of vendors and provided a summary to the Committee. Executive Director Harris summarized the different sheds and needed repairs and/or replacement.

Chairman Solis requested discussions with the affected tenants regarding the work to be done and the costs of the project be done by the Executive Director as soon as possible. Counsel Smith asked Executive Director Harris to contact Sweets Mix and request they provide its proposal in assisting in the project.

Executive Director Harris indicated that he continues to pursue assistance in funding this project.

**Superlative Group:** Executive Director Harris reported he continues to collect additional information for future discussion.

**FTZ Operating Agreements:** Counsel Smith reported he is expecting to receive the following FTZ operating agreements. Once received, they will be reviewed and ready for Committee review and approval in October.

- a. Combined Warehouse CO., LLC
- b. Walgreens Company
- c. Panasonic Corporation of North America
- d. Voleflx, Inc.

**NEW BUSINESS**

**Cannabis at the Port.:** Executive Director Harris has requested that 4Front Ventures reply to questions prepared in the past by Counsel Smith.

Executive Director Harris asked the Committee if cultivation of cannabis would be generally considered at the Port. The Committee indicated that there is no opposition to this business, but a number of factors, including homeland security, and federal and state guidelines and regulations, must be cleared prior to consideration of this type of business at the Port.

**EXECUTIVE SESSION**

Committee Chairman Habel reported there was no Agenda discussion needed to be held in Executive Session.

**ADJOURNMENT**


There being no further business to come before the Committee, Committee Chairman Habel requested a Motion to adjourn. The Motion was made by Ms. Cassel and the Motion was seconded by Mr. Fitzmaurice. Roll was called:

Mr. Habel                    Aye  
Mr. Wisniewski            Aye  
Mr. Solis                    Aye

Ms. Cassel                Aye  
Mr. Fitzmaurice           Aye

The Motion passed unanimously.

**APPROVED:**

  
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William Habel  
Committee Chairman

**ATTESTED:**

  
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Kathleen Dart  
Secretary