

ILLINOIS INTERNATIONAL PORT DISTRICT
Leases and Agreements Committee Meeting

December 18, 2020

SUMMARY OF MINUTES

Members Present:

William Habel, Committee Chairman
Henry Wisniewski
Terry Fitzmaurice
Danielle Cassel
Averil Edwards

Others Present:

Terry Sullivan
Chuck Bowen
Ivan Solis
P.S. Sriraj
Erica Lindsay, IIPD
Luke McWilliams, IIPD
Brad Smith, Neal & Leroy
Amber McConnachie, Neal & Leroy
Kurt Oelerich, Treasurer
Kathy Dart, Secretary

In accordance with Illinois Governor Pritzker's updated Gubernatorial Disaster Proclamation, the Emergency Resolution 2020-02 of the Illinois International Port District ("IIPD"), and the Illinois Open Meetings Act, as amended by Public Act 101-640, the IIPD convened its regular monthly Committee and Board meetings on December 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. 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, Ms. Cassel, Ms. Edwards, and Mr. Habel were present. A quorum was present.

General public present: Alderman Susan Sadowski Garza, Emily Rhodes, Megan Conway, Delta Institute; Scott Sigman; Mary Elisabeth Pitz MEP&A; Jesse McGee of International Warehouse; Mike Sullivan, US Department of Transportation, MARAD; 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. Fitzmaurice and was seconded by Mr. Wisniewski. Roll was called:

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

The Motion passed unanimously.

APPROVAL OF MINUTES

Committee Chairman Habel requested a Motion recommending the Board of Director's approve the Leases and Agreements Committee meeting minutes from November 20, 2020. The Motion was made by Mr. Fitzmaurice and seconded by Mr. Wisniewski. Roll was called:

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

The Motion passed unanimously.

OLD BUSINESS

Tenant Update:

Roof Update: Counsel Smith reported costs associated with the roof project are under review and grants to assist in the cost are being tracked.

Kinder Morgan Sub-Tenant Lease. Counsel Smith reported he has reviewed the Kinder Morgan Sub-Tenant Lease. The sub-lease is for a three-year term, with two option renewals, expiring within in the same time period as the Kinder Morgan master lease. After discussion, the Committee recommended the Board of Directors approve the sub-lease.

Committee Chairman Habel requested a motion, recommending the Board of Directors approve the Kinder Morgan sub-lease. The motion was made by Mr. Fitzmaurice and seconded by Mr. Habel. Roll was called:

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

The Motion passed unanimously.

FTZ Operating Agreements. Counsel Smith has reviewed the APEX Logistics FTZ Operating Agreement. The agreement meets requirements. After discussion, the Committee recommended the Board of Directors approve the APEX Logistics FTZ Operating Agreement.

Committee Chairman Habel requested a motion, recommending the Board of Directors approve the APEX Logistics FTZ Operating Agreement. The motion was made by Mr. Fitzmaurice and seconded by Ms. Edwards. Roll was called:

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

The Motion passed unanimously.

EXECUTIVE SESSION

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

NEW BUSINESS

Committee Chairman Habel reported there was no New Business.

PUBLIC COMMENT

Mr. McGee discussed his proposal for the +/-80 acres.

Alderman Susan Sadowski Garza inquired about the Executive Director position, and concerns with the position still remaining open. Alderman Garza also inquired about a permit recently issued for a scale on Port land.

Mary Elizabeth Pitz discussed her prior work with Executive Director Harris. She indicated the need for the IIPD to continue the work and connection with rail and water.

Scott Sigman introduced himself to the Committee.

ADJOURNMENT

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

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


The Motion passed

APPROVED:



William Habel
Committee Chairman

ATTESTED:



Kathleen Dart
Secretary