

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

August 21, 2020

**SUMMARY OF MINUTES**

**Members Present:**

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

**Others Present:**

Terry Sullivan  
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, the Illinois International Port District ("IIPD") convened its regular monthly Committee and Board meetings on August 21, 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 8:05 am. Roll was taken. Mr. Wisniewski, Ms. Cassel, Mr. Fitzmaurice, and Mr. Habel were present. A quorum was present.

**General public present:** Paul Chialdikas; Megan Conway; Emily Rhodes; Adam Ralph and Clint Ferguson, Infrastructure Engineering Inc. (IEI); Mark Pruitt, Community Solar Clearinghouse Solution Program; and, Joseph Ziegler, International Warehouse Inc.

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 made a Motion to adopt **Emergency Resolution 20-02** the Motion was seconded by Ms. Cassel. Roll was called:

|                |     |                 |     |
|----------------|-----|-----------------|-----|
| Mr. Habel      | Aye | Ms. Cassel      | Aye |
| Mr. Wisniewski | Aye | Mr. Fitzmaurice | Aye |

The Motion passed unanimously.

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 Ms. Cassel. Roll was called:

|                |     |                 |     |
|----------------|-----|-----------------|-----|
| Mr. Habel      | Aye | Ms. Cassel      | Aye |
| Mr. Wisniewski | Aye | Mr. Fitzmaurice | Aye |

The Motion passed unanimously.

**PUBLIC COMMENT**

Mr. Chialdikas thanked the Committee and Board for the opportunity to serve as a Board member over the past five years. He wished the IIPD success in the future.

Chairman Solis thanked Mr. Chialdikas for his years of service, his commitment to the IIPD, his work with the Board and Staff, and all of his efforts in working for the success of the IIPD. Board members individually thanked Mr. Chialdikas.

**APPROVAL OF MINUTES**

Committee Chairman Habel requested a Motion recommending the Board approve the Leases and Agreements Committee minutes from July 17, 2020. The Motion was made by Mr. Fitzmaurice and seconded by Ms. Cassel. Roll was called:

|                |     |                 |     |
|----------------|-----|-----------------|-----|
| Mr. Habel      | Aye | Ms. Cassel      | Aye |
| Mr. Wisniewski | Aye | Mr. Fitzmaurice | Aye |

The Motion passed unanimously.

**OLD BUSINESS**

**CSS Proposed Rail Agreement:** Counsel Smith reported a few areas remain in discussion and negotiations continue. CSS continues its operations.

**CRL Proposed Rail Agreement:** Counsel Smith reported he is working on a few remaining issues with the proposed agreement.

Counsel Smith reported he will continue to stay in contact with the Committee Chairman regarding the progress of negotiations with both CSS and CRL, and hopes to present his recommendations by the next Committee meeting.

**Sweet Mix:** Committee Chairman Habel and Executive Director Harris reported on roof repairs and replacement needs. The Executive Director is collecting estimates on roof repairs /patching.

**Maloney Lumber:** Executive Director Harris reported Maloney Lumber is requesting to expand at the IIPD. Executive Director Harris is working with Counsel Smith on defining the expansion area and terms of the expansion.

**Mt. Carmel Stabilization Group:** Counsel Smith reported he is continuing to work with Mt. Carmel Stabilization Group's request for expansion. He is working to identify potential expansion areas and facilities. Counsel Smith is working with Executive Director Harris on defining the terms of the expansion. Once detail on the proposal is received, a report will be provided to the Committee.

**NEW BUSINESS**

**Solar at the Port:** Mark Pruitt, Manager of Community Solar Clearinghouse Solution Program provided information on the Community Solar program and the cost savings available to the IIPD, if IIPD subscribes to the program. Mr. Pruitt provided an information hand-out to the Committee regarding the Community Solar program.

Mr. Pruitt also discussed solar panels on site at the IIPD. Committee members had a number of questions, including: roof structures required for panel installation; the need for roof repairs and replacements on existing structures; costs of roof repairs and replacements; and, the potential resources available to finance the costs. The Committee asked Mr. Pruitt to continue his research and collection of data on potential financing resources and provide this information to the Committee for further discussion.

**Naming Rights, Superlative Group:** Executive Director Harris reported he has received interest from Superlative Group regarding advertising at the IIPD. After discussion, the Committee asked Executive Director Harris to collect additional information for future discussion.

**EXECUTIVE SESSION**

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

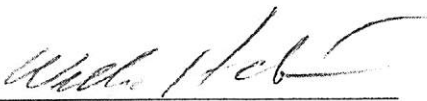
**ADJOURNMENT**

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

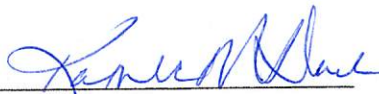
|                |     |                 |     |
|----------------|-----|-----------------|-----|
| Mr. Habel      | Aye | Ms. Cassel      | Aye |
| Mr. Wisniewski | Aye | Mr. Fitzmaurice | Aye |

The Motion passed unanimously.

**APPROVED:**

  
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William Habel  
Committee Chairman

**ATTESTED:**

  
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Kathleen Dart  
Secretary