

ILLINOIS INTERNATIONAL PORT DISTRICT
Leases and Agreements Committee Meeting

February 21, 2020
3600 E. 95th Street
Chicago, Illinois

SUMMARY OF MINUTES

Members Present:

William Habel, Committee Chairman
Henry Wisniewski
Danielle Cassel
Paul Chialdikas

Others Present:

Ivan Solis (ex officio member)
Aaron Del Mar
Chuck Bowen
Terry Sullivan
Brad Smith, Neal & Leroy
Clayton Harris III, Executive Director
Kurt Oelerich, Treasurer
Kathy Dart, Secretary

Committee Chairman Habel opened the meeting of the Leases and Agreements Committee at 8:30 am. Roll was taken and a quorum was present.

General public present: Todd Bjornstad, Chicago South Shore/Anacostia Rail; Gregory Owens and Mike Thomas (via teleconference), Forty Acres and a Mule 2, LLC; John Aretakis, COFCO; Mark Herman, Dockside Steel; Robert Martin, RC Motor Transport; Judy Freeman and Rennie Heath, Green SEED Energy; Ron Sevcik, Hessel and Associates.

APPROVAL OF MINUTES

Committee Chairman Habel requested a Motion for recommendation to the Board to approve the Leases and Agreements Committee minutes from January 17, 2020. The Motion made by Mr. Chialdikas; the Motion was seconded by Mr. Solis, and the Motion passed unanimously.

PRESENTATIONS

Committee Chairman Habel requested a Motion to take the Agenda out of order, allowing for Todd Bjornstad, Chicago South Shore/Anacostia Rail; Gregory Owens, Forty Acres and a Mule 2, LLC; and, Peter Hirthe, Great Lakes Regional Representative of the Saint Lawrence Seaway Development Corporation to make presentations. The Motion made by Mr. Chialdikas; the Motion was seconded by Mr. Solis, and the Motion passed unanimously.

Chicago South Shore's (CSS). Todd Bjornstad introduced himself and summarized Chicago South Shore's (CSS) historic relationship with the IIPD. Mr. Bjornstad briefly discussed the drafted Restated Agreement for Rail Road Operations that CSS has presented to the Committee for review. Committee discussion included: the length of the proposed agreement, fees and maintenance. The Committee concluded they will review the proposal and contact Mr. Bjornstad with questions.

Presentations (continued)

Forty Acres and a Mule 2, LLC. Gregory Owens introduced himself and Forty Acres and a Mule 2, LLC. His business partner, Mike Thomas joined the discussion via teleconference. Mr. Owens and Mr. Thomas indicated they would like to potentially lease land at the IIPD and construct modules on the site for use in the growth and cultivation of cannabis. Mr. Owens indicated the company has yet to receive licenses for cultivation. Committee discussion included: allowing this type of use on government land, security, legal issues, need for zoning approvals, and funding. The Committee concluded that a significant amount of research and additional information is required prior to any consideration of this proposal. The Committee requested Counsel Smith provide Mr. Owens with an initial list of questions and documents required.

Dockside Steel. Mark Herman of Dockside Steel introduced himself to the Committee. Mr. Herman summarized the company's history at the IIPD and reported that Dockside Steel recently completed a refinancing with a local bank. Mr. Herman submitted a check bringing Dockside Steel's rent to date and indicated that going forward rent will be paid as defined in the Dockside lease agreement. Mr. Herman indicated that Dockside Steel's delinquent leasehold real estate taxes will be paid in full by the end of February.

Precision Terminal Logistics. A representative of Precision Terminal Logistics did not attend the Committee meeting. Executive Director Harris presented Precision Terminal Logistics proposal to lease land at the IIPD. The Committee agreed to review the proposal.

St. Lawrence Seaway. Peter Hirthe, Great Lakes Regional Representative of the Saint Lawrence Seaway Development Corporation, provided a presentation on the Great Lakes Seaway System. The discussion included the Great Lakes Region's place in the economy, its impact on the economy, industry market changes, the Seaway locks system, overall infrastructure, and maintenance programs.

Due to the length of the Agenda and appreciating the time of the public attending the meeting, Committee Chairman Habel requested a Motion to suspend the order of the Committee Meeting Agenda to offer the public in attendance the opportunity speak prior to the continuation of the Committee Meeting. The Motion was made by Ms. Cassel and seconded by Mr. Chialdikas and the Motion carried unanimously.

Public Comments were made at this time. (See Public Comment Section)

OLD BUSINESS

Klockner Steel: Counsel Smith reported he is reviewing the material regarding Klockner Steel's proposed addition to its site.

CRL Contract: Counsel Smith reported that negotiations on an agreement continue and he is waiting for additional comment from CRL.

RFP Painting Services: Counsel Smith reported the RFP for Painting Services is being reviewed and will be sent to the Committee for review prior to the March meeting.

RFP Roof Repair/Replacement Services: Counsel Smith reported the RFP for Roof Repair/Replacement Services is being reviewed and will be sent to the Committee for review prior to the March meeting.

EXECUTIVE SESSION

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

NEW BUSINESS

None

PUBLIC COMMENT

Robert Martin of RC Motor Transport reported he remains interested in leasing Shed 5. He is working to understand the cost of repairs that would be required to allow his business to occupy and operate out of the building. His goal is to occupy the property in April 2020. Mr. Martin is working on a proposal. Committee Chairman Habel requested Executive Director Harris provide Mr. Martin with a copy of the IIPD standard lease agreement.

Rennie Heath of Green SEED Energy reported she is discussing the potential of leasing a portion of Shed 5 with or from Mr. Martin. Committee Chairman Habel requested Executive Director Harris provide Ms. Heath with a copy of the IIPD standard lease agreement.

John Aretakis introduced himself as the new General Manager of COFCO. Mr. Aretakis discussed COFCO's plans to bring new business to the area. He indicated he is working with CRL and hopes that the Board will approve CRL returning to the IIPD.

ADJOURNMENT

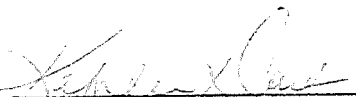
There being no further business to come before the Committee, the meeting was adjourned at 10:05 a.m.

APPROVED:



William Habel
Committee Chairman

ATTESTED:



Kathleen Dart
Secretary