

ILLINOIS INTERNATIONAL PORT DISTRICT
Leases and Agreements Committee Meeting

October 16, 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
Erica Lindsay, 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 dated August 21, 2020, 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 October 16, 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, Mr. Solis, and Mr. Habel were present. Ms. Cassel joined the meeting after the reading of the Emergency Resolution. A quorum was present.

General public present: Alderman Susan Sadowski Garza, Emily Rhodes, Illinois State Representative William Davis; Emily Rhodes; Megan Conway, Delta Institute; Jesse McGee of International Warehouse; Thomas Richards, Abatement Materials Inc; Latunda Sappara, LAS Shipping; Steve Fisher and Paul LaMarre, American Great Lakes Port Association; 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 seconded by Mr. Wisniewski. Roll was called:

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

The Motion passed unanimously.

Committee Chairman Habel turned the floor over to Chairman Solis. Chairman Solis announced his appointment of Ms. Edwards to the Leases and Agreements Committee, effective immediately.

APPROVAL OF MINUTES

Mr. Habel requested a Motion recommending the Board of Director's approve the Leases and Agreements Committee meeting minutes from September 18, 2020. The Motion was made by Ms. Cassel and seconded by Mr. Wisniewski. Roll was called:

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

The Motion passed

OLD BUSINESS

Tenant Update:

Roof Update: Executive Director Harris reported on the status of the roof repairs and presented an updated spreadsheet. The spreadsheet reflects the different structures requiring repairs or replacements and the estimate of costs from a number of companies. IEI provided the updated spreadsheet and reviewed the proposals, but have not provided a comparative analysis of the quotes or recommendations. The Committee will review the spreadsheet and forward questions

Tenant Update, Month to Month Leases: Counsel Smith is compiling information and reviewing conditions and the existing terms of the month-to-month tenants. He is drafting updated agreements and will provide status to the Committee at the next meeting.

Mr. Richards of Abatement Materials spoke about the upgrades to the Port and commended the Executive Director and the Board. Mr. Sappara of LAS Shipping spoke about the improvements to the Port and encouraged the Board to continue the progress.

FTZ Operating Agreements. Counsel Smith reviewed the FTZ process and introduced the four FTZ Applications for approval.

Committee Chairman Habel made a Motion to recommend to the Board the approval of the Combined Warehouse Co. FTZ Agreement. The Motion was seconded by Mr. Fitzmaurice. Roll call was taken:

Combined Warehouse Co. FTZ Agreement Approval

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

The Motion passed.

OLD BUSINESS (continued)

Committee Chairman Habel made a Motion to recommend to the Board the approval of the Walgreen Company FTZ Agreement. The Motion was seconded by Mr. Fitzmaurice. Roll call was taken:

Walgreen Company FTZ Agreement Approval

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

The Motion passed.

Committee Chairman Habel made a Motion to recommend to the Board the approval of the Panasonic Corporation of North America FTZ Agreement. The Motion was seconded by Mr. Fitzmaurice. Roll call was taken:

Panasonic Corporation of North America FTZ Agreement Approval

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

The Motion passed.

Committee Chairman Habel made a Motion to recommend to the Board the approval of the Volflex, Inc. FTZ Agreement. The Motion was seconded by Mr. Fitzmaurice. Roll call was taken:

Volflex, Inc. FTZ Agreement Approval

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

The Motion passed.

NEW BUSINESS

Committee Chairman Habel and Counsel Smith discussed the +/-80 acres of land located along the southwest side of Lake Calumet and the number of parties that have shown interest over the years. The interest reflects the development potential of the site. To allow all interested parties to participate in a transparent manner, Committee Chairman Habel discussed the potential of issuing an RFP for this parcel.

Mr. Jesse McGee of International Warehouse indicated his interest in the +/-80 acres over the past three years and has made a proposal to the IIPD. He indicated his opposition to an RFP, believing the land should be leased to his company.

David Doig of Chicago Neighborhood Initiatives indicated his team has presented a proposal for the site and would welcome the opportunity to bid on the site through the RFP process.

NEW BUSINESS (continued)

Committee Chairman Habel discussed the nature of the site, its value to the Port and the importance of transparency.

Counsel Smith reported the site has been part of an RFP process for a Master Lease of the Port. There was significant interest and response to that RFP from multiple parties, which has continued to present.

Director Edwards indicated a transparent RFP process is important in looking at this site.

The Committee agreed to take time to review relevant history and documents and hold a Special Meeting on October 21 to further discuss a potential RFP for the development of the +/-80-acre parcel.

Committee Chairman Habel thanked Executive Director Harris and all of the work that he has done at the Port.

Director Cassel thanked Executive Director Harris for his service to the Port.

EXECUTIVE SESSION

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

PUBLIC COMMENT

Alderman Garza stated her disappointment in the resignation of Executive Director Harris, and the Board's decision to let him resign. Alderman Garza discussed what Executive Director Harris has brought to the Port, his integrity and his dedication to the IIPD and Community.

Mr. Richards of Abatement Material stated his disappointment in hearing of the resignation of Executive Director Harris and thanked him for his work.

Mr. Doig of Chicago Neighborhood Initiatives stated his thanks to Executive Director Harris and acknowledged his advocacy for the Port and the Community.

Mr. Sappara of LAS Shipping thanked Executive Director Harris for all his work and the improvements he made to the Port.

State Representative Davis congratulated Executive Director Harris on work he has done and his accomplishments and stated his disappointment that he is leaving the Port. Representative Davis spoke of Mr. Harris' significant work to remove the IIPD debt with the State; his leadership and all he has done for the IIPD, Community and Region. Representative Davis wished him well in his future endeavors.

PUBLIC COMMENT (continued)

Paul Lamar of the American Great Lakes Association, thanked him for his leadership and commended him on all he has done for the identity of the IIPD and the entire Great Lakes Seaway.

Director Wisniewski thanked Executive Director Harris for all he has done and wished him the best.

Director Bowen spoke of his history knowing Executive Director Harris. Director Bowen indicated the Board has to make difficult decisions. Director Bowen wished him the best.

Committee Chairman Habel again thanked Executive Director Harris and indicated the IIPD will move forward on the path Executive Director Harris has started.

Executive Director Harris thanked everyone.


ADJOURNMENT

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

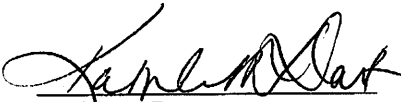
Mr. Habel	Aye	Mr. Fitzmaurice	Aye	Ms. Cassel	Aye
Mr. Wisniewski	Aye	Ms. Edwards	Aye		
Mr. Solis	Aye				

The Motion passed unanimously.

APPROVED:


William Habel
Committee Chairman

ATTESTED:


Kathleen Dart
Secretary