

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

June 19, 2020

**SUMMARY OF MINUTES**

**Members Present:**

William Habel, Committee Chairman  
Henry Wisniewski  
Danielle Cassel  
Paul Chialdikas

**Others Present:**

Ivan Solis (ex officio member)  
Chuck Bowen  
Terry Sullivan  
Aaron Del Mar  
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 June 19, 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. Chialdikas and Mr. Habel were present. A quorum was present. Ms. Cassel entered the meeting after roll was taken.

**General public present:** Mr. Tim Berens, Kinder/Morgan.

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. The Motion was seconded by Mr. Chialdikas. Roll was called:

Mr. Habel	Aye	Mr. Chialdikas	Aye
Mr. Wisniewski	Aye		

The Motion passed unanimously.

**APPROVAL OF MINUTES**

Committee Chairman Habel requested a Motion recommending the Board approve the Leases and Agreements Committee minutes from May 15, 2020. The Motion was made by Mr. Chialdikas, seconded by Mr. Wisniewski. Roll was called:

Mr. Habel	Aye	Mr. Chialdikas	Aye
Mr. Wisniewski	Aye		

The Motion passed unanimously.

**OLD BUSINESS**

**CSS Proposed Rail Agreement:** Counsel Smith reported an agreement continues to be formalized. CSS continues its operations.

**CRL Proposed Rail Agreement:** Counsel Smith reported a draft agreement has been presented and he is awaiting a response from CRL. Counsel Smith will continue to stay in contact with the Committee Chairman regarding the progress of negotiations with both CSS and CRL.

**Mt. Carmel Stabilization Group:** Counsel Smith reported he has been reviewing Mt. Carmel Stabilization Group's request for a 10-year lease extension, and he is collecting additional information. Committee Chairman Habel requested Counsel Smith provide a summary of his findings and recommendations at the July Committee meeting.

**Prairie Line:** Committee Chairman Habel reported a short-term agreement has been entered into with Prairie Line for 110 rail spaces for storage.

**NEW BUSINESS**

**Kinder/Morgan:** Committee Chairman Habel reported Kinder/Morgan is requesting approval of a new sub-lease tenant. Tim Berens of Kinder/Morgan described the location of the +/-8-acre site to be sub-leased and the proposed use of the land and existing buildings. The property will be used by a trucking company. The buildings will be used for a maintenance shop for trucks and trailers, and administrative offices. In addition, a portion of the site will be used for storage.

Counsel Smith indicated he has reviewed the drafted sub-lease and has a few items to clarify. After discussion, Committee Chairman Habel made a Motion recommending the Board of Directors approve the Kinder/Morgan sub-lease agreement, with written consent. Ms. Cassel seconded the Motion. Roll was called:

Mr. Habel	Aye	Mr. Chialdikas	Aye
Mr. Wisniewski	Aye	Ms. Cassel	Aye

The Motion passed unanimously.

**EXECUTIVE SESSION**

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

**PUBLIC COMMENT**

None

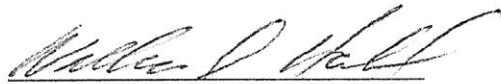
**ADJOURNMENT**

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

Mr. Habel	Aye	Mr. Chialdikas	Aye
Mr. Wisniewski	Aye	Ms. Cassel	Aye

The Motion passed unanimously.

**APPROVED:**



William Habel  
Committee Chairman

**ATTESTED:**



Kathleen Dart  
Secretary