

ILLINOIS INTERNATIONAL PORT DISTRICT
Leases and Agreements Committee Meeting

July 17, 2020

SUMMARY OF MINUTES

Members Present:

William Habel, Committee Chairman
Henry Wisniewski
Danielle Cassel
Paul Chialdikas
Terry Fitzmaurice

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

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 July 17, 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 8:03 am. Roll was taken. Mr. Wisniewski, Mr. Chialdikas, Ms. Cassel, Mr. Fitzmaurice, and Mr. Habel were present. A quorum was present.

General public present: None.

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

Mr. Habel	Aye	Mr. Chialdikas	Aye
Mr. Wisniewski	Aye	Ms. Cassel	Aye
Mr. Fitzmaurice	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 June 19, 2020. The Motion was made by Mr. Chialdikas, seconded by Mr. Wisniewski. Roll was called:

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

The Motion passed unanimously.

OLD BUSINESS

CSS Proposed Rail Agreement: Counsel Smith reported an agreement continues to be negotiated. 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 within the next few weeks.

Mt. Carmel Stabilization Group: Counsel Smith is reviewing the Mt. Carmel Stabilization Group's request for lease extension and will be summarizing his review to the Committee Chairmen in the next week.

Kinder/Morgan: Counsel Smith reported the of Kinder/Morgan sub-lease approval has been executed.

LOUP: Executive Director Harris indicated work on an agreement continues.

Real Estate Services: The need for and type of real estate services was discussed. The discussion included, marketing of the land available (bill boards, media etc.); potential resources in the industry; and, market conditions.

Committee Chairman Habel directed Executive Director Harris to obtain cost information on advertising signage. Committee Chairman Habel asked the committee to consider recommending to the Board of Directors, installing signage advertising available land at the IIPD, if the cost estimates fall below \$5,000.

After discussion, Committee Chairman Habel made a Motion, recommending the Board of Directors, approve the installation of signage, advertising available land at the IIPD, if the cost estimates fall below \$5,000. Ms. Cassel seconded the Motion. Roll was called:

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

The Motion passed unanimously

Old Business (continued)

Roof Services: Committee Chairman Habel summarized the need to repair the roof area that encompasses the Sweet Mix tenant space. Committee Chairman Habel directed Executive Director Harris to obtain an estimate for the cost to repair this roof area. Committee Chairman Habel requested a reporting as soon as possible.

NEW BUSINESS

There was none.

EXECUTIVE SESSION

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

PUBLIC COMMENT

There was none.

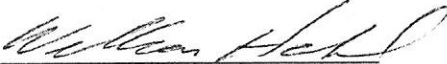
ADJOURNMENT

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

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

The Motion passed unanimously.

APPROVED:



William Habel
Committee Chairman

ATTESTED:



Kathleen Dart
Secretary