

ILLINOIS INTERNATIONAL PORT DISTRICT

Summary Record of Proceedings of the REGULAR BOARD MEETING

June 20, 2025

The regular meeting of the Board of Directors of the Illinois International Port District was held on Friday, June 20, 2025, at the offices of the IIPD, at 3600 E. 95th Street, Chicago, Illinois.

Roll was called at approximately 8:40 am. The following Directors were present:

Mr. Solis	Present	Ms. Rodriguez	Present	Ms. McClendon	Present
Ms. Cassel	Present	Mr. Wisniewski	Present	Ms. Sanchez	Present
Ms. Edwards	Present	Dr. Sriraj	Present via teleconference		

A quorum was present.

Also present: Erik Varela, Executive Director; Maria Limonciello, IIPD; Counsel Gabriela Herrera, Neal and Leroy, LLC, and IIPD Treasurer LaKesha Lundy.

General public present: Mark Wagstaff, Smith Group

Chairman Solis requested a Motion to allow Dr. Sriraj to attend the meeting via teleconference. The Motion was made by Ms. Cassel, seconded by Mr. Wisniewski, and the Motion passed unanimously.

REPORTS ON STANDING COMMITTEES

Leases and Agreements Committee Report – Items requiring action.

Adoption of Committee Minutes

Chairman Solis reported the Leases and Agreements Committee recommended the Board of Directors approve the Committee's May 16, 2025 meeting minutes and requested a Motion for approval. The Motion was made by Ms. Cassel, seconded by Ms. Edwards, and the Motion passed unanimously.

Legal Services Engagement Agreement – Taft/Sherman & Howard

Chairman Solis reported the Leases and Agreements Committee recommended the Board of Directors approve the engagement agreement with Taft/Sherman & Howard for supporting legal services, subject to incorporating Ms. Cassel's and Committee Chairwoman Edward's recommended comments and revisions into the final agreement. Chairman Solis requested a Motion for approval. The Motion was made by Ms. Cassel, seconded by Ms. Edwards, and the Motion passed unanimously.

Lease Agreement – Sweet Life Services, Inc. – Transit Shed No. 3

Chairman Solis reported the Leases and Agreements Committee recommended the Board of Directors approve a lease agreement relating to Sweet Life Services expansion into Shed No. 3. Chairman Solis requested a Motion for approval. The Motion was made by Ms. Cassel, seconded by Ms. Rodriguez, and the Motion passed unanimously.

Leases and Agreements Committee Report – Items requiring action (continued).

FTZ Operating Agreements

Chairman Solis reported the Leases and Agreements Committee recommended the Board of Directors approve the FTZ Operating Agreements with

- 1) North American Stevedoring Company, LLC, location 3133 E 106th Street in Chicago.
- 2) JS International, Inc.: location 380 Veterans Parkway in Bolingbrook, and,
- 3) DSV Solutions, LLC: location 800 Bilter Road in Aurora.

Chairman Solis requested a Motion of unanimous consent. The Motion was made by Ms. Cassel, seconded by Ms. Rodriguez, and the Motion passed unanimously.

Location Agreement – Film Production

Chairman Solis reported that staff is collecting information on this potential agreement. No action is required.

Finance and Personnel Committee Report – Items requiring action

Adoption of Committee Minutes

Chairman Solis reported the Finance and Personnel Committee recommended the Board of Directors approve the Committee's May 16, 2025 meeting minutes and requested a Motion for approval. The Motion was made by Ms. Cassel, seconded by Ms. Rodriguez, and the Motion passed unanimously.

Adoption of Financial Reports

The approval of the April and May Financial Reports was postponed until the June meeting.

IIPD 2024 Audit Report

Approval of the IIPD 2024 Audit Report was postponed until the June meeting.

ADOPTION OF BOARD MINUTES

After review, Chairman Solis requested a Motion to approve the minutes from May 16, 2025, Board of Directors meeting. The Motion was made by Ms. Cassel, seconded by Ms. Rodriguez, and the Motion passed unanimously.

OLD BUSINESS

Chairman Solis reported there was no Old Business to be addressed.

EXECUTIVE SESSION

Chairman Solis reported there was no business to discuss in Executive Session.

NEW BUSINESS

Chairman Solis reported there was no New Business to be addressed.

EXECUTIVE DIRECTOR REPORT

Executive Director Varela reported:

- All electrical repairs have been completed at Shed 1, and operations have returned to normal.
- He is still waiting to hear back from American Transload and Port City Marine regarding lease proposals. He anticipates presenting them for approval at the July Board meeting.
- Bid documentation is in place for the Shed Roof Project, and the bid should be publicly posted within the next weeks.
- Installation and testing of the stormwater pump have been completed. Final updates to the related software systems are underway.
- American Great Lakes Ports Association Annual Meeting will be held in Chicago on August 14 through August 16.
- Kemper Golf, with support from NASCO, will host a free community night at the Harborside Golf Course driving range on July 1.

Grant Updates

- MARAD PIDP Dock Wall
MARAD has issued a draft grant agreement, which is under legal and engineering review. Negotiations and document finalization are underway. The environmental review process continues to advance. IIPD is working with IDOT to secure the required matching funds.
- USEPA Clean Ports
ILEPA has provided a draft grant agreement to IIPD for review and execution. IIPD will collaborate with legal, engineering, and port tenants to confirm that the zero-emission equipment and infrastructure listed in the original application remain relevant and to realign associated costs. This includes replacing hydrogen-related components with additional battery-electric alternatives. ILEPA has encouraged all sub-recipients to enroll in the State Comptroller's Direct Deposit Program to expedite future fund disbursements. The Executive Director will consult with the IIPD financial team on this.

In addition, Zeem Trucking, a sub-recipient of the ILEPA grant, has approached IIPD about deploying its awarded funds at the IIPD. Zeem manufactures electric semi-trucks and charging stations, and their proposal could support the development of a truck and recreational vehicle charging facility at the Port. This project would directly benefit one IIPD tenant and provide broader community value. A formal proposal from Zeem will be submitted for future Board consideration.

Director Edwards suggested a working group should be started to allow collaboration with IIPD tenants. It is important to communicate these opportunities to IIPD tenants and encourage them to participate.

PUBLIC COMMENT

There was none.

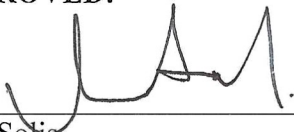
ADJOURNMENT

With no other business before the Board, Chairman Solis requested a Motion to adjourn. The Motion was made by Ms. Cassel, seconded by Ms. Edwards, and the Motion passed unanimously.

Next Scheduled Meeting


The next Board of Directors meeting, the Leases and Agreements Committee meeting, and the Finance and Personnel Committee meeting will be held on Friday, July 18, 2025 at 3600 E. 95th Street, Chicago, Illinois. The Leases and Agreements Committee meeting will begin at 8:00 a.m., followed by the Finance and Personnel Committee. The Regular Board Meeting will follow the adjournment of the Finance and Personnel Committee.

APPROVED:



Ivan Solis
Chairman

ATTESTED:



Kathleen Dart
Secretary