

ILLINOIS INTERNATIONAL PORT DISTRICT
Leases and Agreements Committee Meeting

June 20, 2025

SUMMARY OF MINUTES

Members Present:

Averil Edwards, Committee Chair
Henry Wisniewski
Danielle Cassel
Erika Rodriguez
Michelle McClendon

Others Present:

Betty Sanchez, Director
Dr. Sriraj, Director (via teleconference)
Ivan Solis, Ex Officio Member
Erik Varela, Executive Director
Maria Limonciello, IIPD
Gabriela Herrera, Neal & Leroy
LaKesha Lundy, Treasurer

Committee Chairman Edwards opened the meeting of the Leases and Agreements Committee at approximately 8:10 am. Roll was taken and a quorum was present.

General Public Present: Wilfred Quinn, Associate General Counsel Local 150-International Union of Operating Engineers; Freddy Alvarez, Local 150, Clemens Gizynski, NASCO, Edgar Jimenez, NASCO; Brandon Parker, NASCO; and Mark Wagstaff, Smith Group.

Committee Chairwoman Edwards requested a Motion to allow Dr. Sriraj to attend the meeting via teleconference. The Motion was made by Ms. Rodriguez, seconded by Ms. Cassel, and the Motion passed unanimously.

APPROVAL OF MINUTES

After review, Committee Chairwoman Edwards requested a Motion recommending the Board of Directors approve the Leases and Agreements Committee meeting minutes from May 16, 2025. The Motion was made by Ms. Cassel, seconded by Mr. Wisniewski, and the Motion passed unanimously.

OLD BUSINESS

Legal Services Engagement Agreement – Taft/Sherman & Howard

Committee Chairwoman Edwards reported that the engagement agreement with Taft/Sherman & Howard for supporting legal services has been received. Committee Chairwoman Edwards indicated the proposal has been reviewed by her and Ms. Cassel, and comments and revisions have been recommended. Counsel Herrera confirmed the comments, and recommended revisions have been incorporated into the agreement.

After a brief discussion, Committee Chairwoman Edwards requested a Motion, recommending the Board of Directors approve the Legal Services Agreement with Taft/Sherman & Howard, subject to incorporating Ms. Cassel's and Committee Chairwoman Edwards' recommended comments and revisions into the final agreement. The Motion was made by Ms. Cassel, seconded by Mr. Wisniewski, and the Motion passed unanimously.

EXECUTIVE SESSION

Discussion of property lease matters pursuant to Section 2(c)(6) of the Illinois Open Meetings Act. Committee Chairwoman Edwards reported there was no items required to be discussed in Executive Session.

NEW BUSINESS

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

Committee Chairwoman Edwards reported that Sweet Life Services, which leases space in Shed 2, would like to expand its space into Shed 3. The space they are interested in leasing is the space NASCO is vacating and consists of approximately 72,000 square feet. The lease agreement reflects the standard IIPD form for leasing warehouse space, and it includes updated insurance provisions. The Committee reviewed the agreement.

After a brief discussion, Committee Chairwoman Edwards requested a Motion, recommending the Board of Directors approve the lease agreement with Sweet Life Services, Inc. The Motion was made by Ms. Cassel, seconded by Ms. Rodriguez, and the Motion passed unanimously.

FTZ Agreements:

Committee Chairwoman Edwards reported that the IIPD has received three requests for FTZ Operating Agreements.

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

Each site will be used for warehousing and/or distribution. The IIPD's standard FTZ Operating Agreement is used for each applicant. The Committee reviewed the summary of each applicant. Committee Chairwoman Edwards requested a Motion of unanimous consent, recommending the Board of Directors approve the three FTZ Operating Agreements. The Motion was made by Ms. Cassel, seconded by Ms. Rodriguez, and the Motion passed unanimously.

Location Agreement – Film Production

Executive Director Valera stated that information is being collected. No action is required. He hopes to have information for the July Committee meeting.

PUBLIC COMMENT

Brandon Parker stated he has worked at NASCO for over 24 years. He is one of four mechanics. Mr. Parker stated that his job is to safely maintain equipment, and the safety of coworkers relies on this equipment. He stated he works very hard to make sure the equipment functions safely and smoothly.

Mr. Parker asserted that NASCO fails to provide tools and parts, as well as the inventory needed to make sure the equipment runs safely and smoothly. He also asserted that NASCO does not allow him the time to correctly maintain the equipment to make sure it is running safely and is constantly asked to improvise and make things work under harsh time periods.

PUBLIC COMMENT(continued)

Mr. Parker shared an example of his concerns. This involves NASCO's recent purchase and use of new cranes at the Port. Mr. Parker stated that these cranes take years of training to correctly operate. Mr. Parker asserted that no one knows how to maintain the cranes to make sure no one gets hurt.

Mr. Parker stated he went on strike to demand fair treatment and safe working conditions. He does not want the lives of his coworkers to be put in danger because NASCO will not maintain equipment. He asks that the IIPD demand that NASCO stop its unsafe work practices and treat their employees with the decency and respect they deserve.

Clemens Gizynski stated that he has worked at NASCO since 2023. He loads material on and off ships on the dock. His job regularly includes climbing, getting into small spaces, operating unsafe equipment and working near water. Mr. Gizynski stated that NASCO fails to provide necessary safety equipment and training for him or his colleagues. Mr. Gizynski provided an example of safety issues. He stated that when working in Shed 3, he must climb stacked sugar super-sacks, which can reach 15-20 feet in height. NASCO requires employees to climb the stacks without providing safety fall harnesses.

Mr. Gizynski stated he went on strike to demand fair treatment and safe working conditions. He does not want to risk injury or death just to do his job. He asks that the IIPD demand that NASCO stop its unsafe work conditions and treat him and his colleagues with respect.

Edgar Jimenez stated he has worked at NASCO since 2021 and is a heavy equipment operator. Mr. Jimenez stated that he completes daily inspection sheets, thoroughly inspecting machinery, which includes checking fluids and tires, ensuring the engines sound healthy and verifying components are functioning correctly.

Mr. Jimenez stated he supports operations by working with various pieces of equipment depending on daily needs. He asserted that the equipment is outdated and poorly maintained, including leaking brakes and hydraulic fluids, and lacks essential safety features such as fire extinguishers, backup alarms and functional emergency brakes.

Mr. Jimenez stated that an example of his safety concerns is his personal experience operating a Taylor forklift which badly leaks brake fluid. He asserted that during the operation of the forklift the brakes stopped working. He stated he reported this incident to his supervisor and was told to take the forklift to the maintenance shop. Mr. Jimenez asserted that the forklift was not fixed, and all that was done was to add more brake fluid.

Mr. Jimenez indicated he must operate equipment around his coworkers, and he stated that he does not want to put coworkers in danger because NASCO refuses to maintain its equipment.

In an effort to better understand NASCO's safety issues, Mr. Jimenez stated that he had requested NASCO's OSHA logs and asserted that these records should be available upon request. After waiting for one-half day at the guard shack, Mr. Jimenez stated that he was told he needed to schedule an appointment with HR. Shortly after that, Mr. Jimenez asserted that the police were

PUBLIC COMMENT(continued)

called on him and his fellow protesters. Mr. Jimenez stated that when he received the records, he believed the records were incomplete, and implicated NASCO's approach to safety and cutting corners.

Mr. Jimenez stated he joined the strike to demand fair treatment and safe working conditions. He stated no one should be expected to operate machinery that puts their and their coworkers lives in danger.

Mr. Jimenez called on IIPD to hold NASCO accountable and insist they end unsafe practices and treat their workers with the decency and respect they deserve.

Mr. Wilfred Quinn, counsel for Local 150, reported he has filed six unfair labor practice charges against NASCO since the strike began on May 22, 2025. Since the time employees went on strike to exercise their rights under Section 7 of the National Labor Relations Act, NASCO has fired three of the employees.

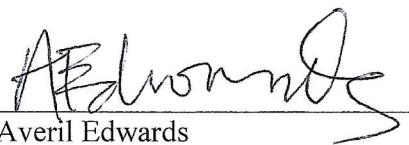
Mr. Quinn stated that NASCO's conduct regarding safety is very troubling and that the stories shared by Mr. Parker, Mr. Gizynski, Mr. Jimenez and other employees are neither rare nor unique for NASCO or its parent company QSL America. Mr. Quinn mentioned a worker recently disappeared at a QSL American facility in New Orleans and that employees worry about this happening to them.

Mr. Quinn stated that Local 150 stands by these workers to fight for their rights and hold NASCO accountable. Mr. Quinn offered himself available for questions.

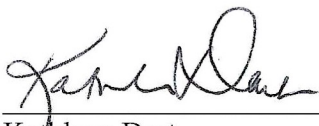
ADJOURNMENT

There being no further business to come before the Committee, Committee Chairwoman Edwards requested a Motion to adjourn. The Motion was made Ms. Rodriguez, seconded by Ms. McClendon, and the Motion passed unanimously.

APPROVED:


Averil Edwards
Committee Chairwoman

ATTESTED:


Kathleen Dart
Secretary