

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

**October 17, 2025**

**SUMMARY OF MINUTES**

**Members Present:**

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

**Others Present:**

Ivan Solis, Ex Officio Member  
  
LaKesha Lundy, Treasurer  
Erik Varela, Executive Director  
Maria Limonciello, IIPD  
Brad Smith, Neal & Leroy

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Committee Chairwoman 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, Michael McNally, Counsel for Indiana, Illinois, Iowa Foundation for Fair Contracting; Joe Perez, International Longshoremen's Association-Business Agent; Rusty White, President, International Longshoremen's Association-Local 2038; and, Neil Ryan, Mt. Carmel Stabilization. See attached list of members of the public present after the start of the meeting and Executive Session was held.

**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 September 19, 2025. The Motion was made by Ms. Cassel, seconded by Ms. Rodriguez, and the Motion passed unanimously.

After review, Committee Chairwoman Edwards requested a Motion recommending the Board of Directors approve the Leases and Agreements Committee meeting minutes from the September 24, 2025 Special Meeting. The Motion was made by Ms. Cassel, seconded by Ms. Rodriguez, and the Motion passed unanimously.

**OLD BUSINESS**

Committee Chairwoman Edwards reported there was no Old Business to be addressed.

Committee Chairwoman Edwards requested a Motion to take the Agenda out of order to discuss the Consent Agreement for Assignment/Assumption of Lease item under New Business. The Motion was made by Ms. Cassel, seconded by Ms. Rodriguez, and the Motion passed unanimously.

Chairwoman Edwards requested a Motion to enter Executive Session to discuss a lease related matter pursuant to Section 2(c)(6) of the Illinois Open Meetings Act. The Motion was made by Ms. Cassel, seconded by Ms. Rodriguez, and the Motion passed unanimously.

### **EXECUTIVE SESSION**

Discussion of litigation matters pursuant to Section 2(c)(11) of the Illinois Open Meetings Act.  
Discussion of property lease matters pursuant to Section 2(c)(6) of the Illinois Open Meetings Act.

After discussion in Executive Session, Chairwoman Edwards requested a Motion to exit Executive Session. The Motion was made by Ms. Cassel, seconded by Ms. Rodriguez, and the Motion passed unanimously.

### **NEW BUSINESS**

#### **FTZ Agreement**

Committee Chairwoman Edwards reported that AFC Specialty Coatings, LLC has submitted an application for an FTZ Operating Agreement. AFC Specialty Coatings, LLC will fabricate, produce and assemble textile coatings and composite materials, and store the product for distribution. The site is located in Lake in the Hills, Illinois.

Committee Chairwoman Edwards requested a Motion recommending the Board of Directors approve the AFC Specialty Coatings, LLC FTZ Operating Agreement. The Motion was made by Ms. Cassel, seconded by Ms. Rodriguez, and the Motion passed unanimously.

#### **Consent Agreement for Assignment/Assumption of Lease**

Committee Chairwoman Edwards requested a Motion recommending the Board of Directors approve execution of the Consent Agreement for Assignment and Assumption of Lease between Mt. Carmel Stabilization Group, Inc. and Omni Materials, Inc. along with the associated estoppel letter with Mintek Resources, Inc. The Motion was made by Ms. Cassel, seconded by Ms. Rodriguez, and the Motion passed unanimously.

### **PUBLIC COMMENT**

Wilfred Quinn, Associate General Counsel Local 150. Mr. Quinn stated his concern with the Board holding a special meeting on September 24 without proper notice. He questioned the timing and location. He stated that Local 150 is interested in attending IIPD meetings. He asserted that the Board violated the spirit of the Illinois Open Meetings Act.

Mr. Quinn stated that the strike is approaching 150 days. He called on the Board to immediately terminate the QSL lease. Mr. Quinn stated that after months of unsafe work conditions, repeated retaliation against the employees, disregard for the safety and dignity of its' employees, he asserted that QSL cannot responsibly operate on Illinois public property and that the IIPD must hold them accountable. Mr. Quinn asserted that allowing QSL to continue its lease endangers workers, undermines public trust and puts the reputation of the IIPD at risk. Mr. Quinn stated that immediate action is necessary to protect employees, the community and the integrity of the IIPD.



**PUBLIC COMMENT (CONTINUED)**

Karina Villa, Illinois State Senator – 25th District. Senator Villa stated she represents the 25th District that is made up of areas of DuPage County, Kane County and Suburban Cook County. Senator Villa stated she wanted to speak not as an elected official, but as a school social worker, which was her prior profession. Senator Villa discussed identifying the difference between a bully, a bystander and a friend. Senator Villa stated that friends and helpers are needed because we are under attack by the federal government. She stated people are being targeted based on the color of their skin or the language that they speak. She stated that people are being picked up by masked individuals and are being taken from their families, communities and neighborhoods. She stated that she thought about the people coming to stand outside on the picket line and what they have to go through to get to the picket line.

Senator Villa asked the Board to think about the fears these individuals experience as they have come to the picket line over these months. She stated that there must be something important they have to say. Senator Villa asked the IIPD to give the workers a meeting and stated that once they are listened to, the IIPD will come to the right conclusion as to the next step.

Michael McNally, Counsel for Indiana, Illinois, Iowa Foundation for Fair Contracting (III FFC) Mr. McNally introduced the III FFC, stating that it is a nonprofit labor organization whose mission is to increase market share for responsible contractors, work opportunities for skilled craft people, and value for taxpayers. The III FFC is committed to promoting fair and efficient contracting practices in support of responsible contractors to keep skilled workers on job sites throughout Illinois, Indiana and Iowa. He stated the III FFC mission is achieved through procurement oversight, market share analysis, job site monitoring, legal advocacy, and governmental policy education.

Mr. McNally stated there is an urgent need for a new management audit. Mr. McNally asserted that the inspector general's 2013 management audit of the IIPD found pervasive problems, including expired leases, poor financial controls, mismanagement of public resources and a comprehensive development plan that had not been updated since 1984. Mr. McNally asserted many issues remain unresolved. He asserted that the Board has not demonstrated transparent lease management or meaningful accountability.

Mr. McNally stated that the IIPD now faces an ongoing labor strike. Mr. McNally asserted that the ongoing labor strike involving QSL/NASCO has disrupted the flow of goods and exposed concerns of unfair labor practices and unsafe work conditions. Mr. McNally asserted that the IIPD has the authority under lease agreements to act when tenants are engaged in labor disputes that threaten Port operations. Mr. McNally asserted that the IIPD's inaction harms workers and undermines the Port's statutory mission to promote commerce and protect the public interest.

Mr. McNally stated that the III FFC is in support of a new Audit, through a joint resolution. He stated the Audit is necessary tool to show mismanagement and hold the IIPD accountable. Mr. McNally stated that it is time for the IIPD to act and, if not, the Audit will create public and legislative pressure to force action, including termination of leases with operators who refuse to comply with fair labor practices.

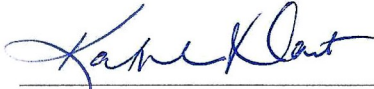
**ADJOURNMENT**

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

**APPROVED:**

  
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Averil Edwards  
Committee Chairwoman

**ATTESTED:**

  
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Kathleen Dart  
Secretary

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Honorable Michael Frerichs	Illinois State Treasurer
Honorable Karina Villa	Illinois State Senator, 25th District
Honorable LaShawn K Ford	Illinois State Representative, 8th District
Honorable Marcus Evans	Illinois State Representative, 33rd District
Honorable Monica Gordon	Cook County Clerk
Honorable Peter Chico	Alderman 10th Ward
Honorable Michael D. Rodriguez	Alderman 22nd Ward, Local 150
Representative of Honorable Robin Kelly	U.S. Congresswoman, 2nd Congressional District
Coburn Gillies	Office of the Illinois State Treasurer
Eric Krol	Office of the Illinois State Treasurer
Martin McCormack	Office of the Illinois State Treasurer
Kylie LaSanska	Chief of Staff, Illinois State Senator Villa
Maya Rodriguez	Chief of Staff, Illinois State Senator Robert Peters
Bob Reiter	President-Chicago Federation of Labor
Marcus Shepherd	CFL
Nick Desideri	CFL
Jake Berent	CFL, Director of Communications
Martin Durkan	Local 150, Asst. to the President, Business Manager
Kristine Kavanagh	Local 150
Kim Ortiz	Local 150
Ray Sundine	Local 150
Glenn Minyard	Local 150, Safety Coordinator
Joe Blazeovich	Local 150
Dick Fahy	Local 150
Chris Hoffman	Local 150
Patrick McGrath	Local 150
Dan Ort	Local 150
Tom Rottman	Local 150
Jeff Sieloff	Local 150
Dave Stover	Local 150
Patrick Young	Local 150
F. Alvarez	Local 150

\*Please excuse misspelling or typos

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Michael Amraen	Local 150
Andrew Kavalavskos	Local 150
Justin Kuehn	Local 150
Rey Nolazeo	Local 150
David Corona	Local 150
Ashiya Davis	Local 150
Jonathan Delgado	Local 150
Jason Emmick	Local 150
William P. Fetterhoff	Local 150
William R. Fetterhoff	Local 150
Ty Gaston	Local 150
Heriberto Gutierrez	Local 150
Richard Hernandez	Local 150
O Jimenez	Local 150
George Kyriakakis	Local 150
Leonardo Lopez	Local 150
Joseph Marzano	Local 150
Carlos Saldan	Local 150
Delavonta Stapleton	Local 150
Brett Stauffacher	Local 150
DaVonne Taylor	Local 150
Uriel Sanchez	QSL
Oscar Ornelas	QSL
Alejandro Munoz	QSL, Local 150
Frank Reynolds	Local 150
Al Villapando	Local 21
Jill Manrique	Chicago JWJ
Angie Moreno	Chicago JWJ
Karina De La Cruz	Centro de Trabajadores Unidos CTU
Ana B Perez	Centro de Trabajadores Unidos
Miguel Hernandez	Centro de Trabajadores Unidos
Laura Betariret (sp)	Centro de Trabajadores Unidos
Jack Eskin	HNTB

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