

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

**December 19, 2025**

**SUMMARY OF MINUTES**

**Members Present:**

Ivan Solis, Ex Officio Member  
Henry Wisniewski  
Danielle Cassel  
Michelle McClendon  
Erika Rodriguez (via teleconference)

**Others Present:**

Betty Sanchez, Director  
PS Sriraj, Director  
LaKesha Lundy, Treasurer  
Erik Varela, Executive Director  
Maria Limonciello, IIPD  
Brad Smith, Neal & Leroy

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In the absence of Committee Chairwoman Edwards, Chairman Solis opened the meeting of the Leases and Agreements Committee at approximately 8:20 am. Roll was taken and a quorum was present.

**General Public Present:** See attached list of members of the public present.

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

Chairman Solis requested a Motion to take the meeting agenda out of order to allow public comment. The Motion was made by Ms. Cassel, seconded by Mr. Wisniewski, and the Motion passed unanimously. See page 2 for Public Comment summary.

**APPROVAL OF MINUTES**

After review, Chairman Solis requested a Motion recommending the Board of Directors approve the Leases and Agreements Committee meeting minutes from November 21, 2025. The Motion was made by Ms. Cassel, seconded by Mr. Wisniewski, and the Motion passed unanimously.

**OLD BUSINESS**

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

**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.

Chairman Solis reported there was no Business to be discussed in Executive Session.

### NEW BUSINESS

#### Lease Amendment – Rausch Construction

Chairman Solis reported Rausch Construction has requested an extension of its lease. The lease will be amended to include a two-year extension.

After review, Chairman Solis requested a Motion recommending the Board of Directors approve the Amended Lease Agreement with Rausch Construction. The Motion was made by Ms. Cassel, seconded by Mr. Wisniewski, and the Motion passed unanimously.

#### FTZ Operating Agreement – Sandvik Mining and Construction Logistics Ltd.

Chairman Solis reported that information relating to Sandvik Mining and Construction Logistics' request for an FTZ Operating Agreement is not complete. The review of this request is postponed.

### PUBLIC COMMENT

Freddy Alvarez, Local 150 – Business Agent. Mr. Alvarez stated that the strike has been ongoing for over 200 days. He stated that for more than 7 months workers have stood together as QSL continues to fail to provide safe equipment, proper training and a place where people can do their jobs without risk of injury. He stated that the workers' concerns are real, consistent and ongoing and the concerns continue to be unaddressed. He asserted that these concerns are confirmed by enforcement actions. Mr. Alvarez stated that QSL America has been cited with three violations from OSHA. He stated that the three violations have resulted in \$32,000 in fines. He asserted that these violations reinforce what workers have been saying: safety is being neglected.

Mr. Alvarez stated that Local 150 is seeking to represent the entire bargaining unit, inside and outside. He stated he is calling for a fair election for all workers. He stated that workers choose their union, not the company, this is their legal right.

Mr. Alvarez stated that after more than 200 days, the workers remain united because the issues are serious. He stated that workers are asking for safe conditions, fair treatment and the ability to work without fear of injury or retaliation. He stated that this should be the minimum standard.

Mr. Alvarez asked the Board to hold QSL accountable for safety and for respecting workers' rights and make clear that Chicago will not tolerate cutting corners at the expense of working people. Mr. Alvarez stated that Local 150 stands with the workers and will be here every single day until this is resolved.

Ray Sundine - Local 150, Director of Organizing. Mr. Sundine provided his contact information and invited IIPD Board members to visit Local 150's training facility in Wilmington or visit its union hall in Countryside to view a Local 150 video.

Mr. Sundine stated that Local 150 has filed a petition for election with the National Labor Relations Board – Region 13. Mr. Sundine asserted that the ILA is afraid of an election and has filed to block an election. He asserted that it appears that QSL and the ILA are "in bed together". He stated that the ILA has access to QSL employees who are working behind the picket line. He stated that Local 150 has been denied access to the workers.

**PUBLIC COMMENT (CONTINUED)**

Mr. Sundine stated that the National Labor Relations Board is underfunded and understaffed and that QSL workers deserve better. He stated that QSL is a foreign owned company that treats American workers like lower class citizens.

Mr. Sundine asserted that the ILA is attempting to block an election at the Labor Board because it does not have a union hall in Chicago, it does not have a training site, it has no safety department, it has no strike fund, it has no market share, it has no PAC fund, and is not recognized by the AFLCIO. Mr. Sundine stated that the ILA has only 576 members in Illinois and Indiana. He stated that Local 150 has over 1,100 apprentices, alone.

Mr. Sundine stated that OSHA has levied heavy fines against QSL for safety violations. He stated that the State of New Mexico has withheld \$50 million in grants to QSL's parent company.

Mr. Sundine stated that Local 150 is a first-class union that treats its men and women well. He stated that Chicago and the QSL workers deserve better.

Mr. Sundine asked the Board to revoke QSL's lease. Mr. Sundine stated that Local 150 has a plethora of good contractors who have the proper and safe equipment, and will put striking workers back to work. He stated that Local 150 contractors offer fair wages, great benefits and a safe work environment.

Mr. Sundine asked the Board to pray for the workers.

Alex Munoz, QSL. Mr. Munoz stated that he has worked for QSL for almost 15 years and has worked at all three facilities. He stated that after 210 days on strike, he is calling for an election. He stated that striking workers have received backing from local elected officials and community organizations.

Mr. Munoz asserted that QSL America workers face serious safety hazards, including insufficient fall protection and unsafe equipment, that have been overlooked for far too long. He stated that, as a seasoned QSL employee, he can confirm that all of these concerns are legitimate and this is evidenced by recent OSHA violations.

Mr. Munoz stated that many new workers have approached him over the years with safety concerns that he brought to management. He asserted that these safety concerns were sidelined for fast cargo movement.

Mr. Munoz stated many striking workers have friends and family working inside. He stated that it is not "us against them". He stated that the striking workers are pushing for the rights for the workers inside also. He asserted that QSL and ILA are trying to create a rift between the workers.

Mr. Munoz stated that the current chaos at the Port is something he has not witnessed in his 15 years. He asserted that rail cars are backed up and cargo is not being moved during a crucial peak season, all because QSL refuses to rectify the unsafe work conditions and treat workers fairly. He stated that this should alarm both State and City Officials because the strike is not going away, the chaos will continue.

**PUBLIC COMMENT (CONTINUED)**

Mr. Munoz stated that they went on strike for fair treatment and safe conditions. He stated that they will not relent until QLS stops cutting corners and respects its workers

Mr. Munoz stated the workers want an election and a chance to vote for a union the workers choose and not the one that QSL forces on the workers. Mr. Munoz stated that the workers are willing to stand on the line for as long as it takes.

George Kyriakakis, Local 150. Mr. Kyriakakis stated that he has worked for QSL for 2 years, working on the rail and with all types of equipment and moving all types of commodities. He asked the Board to listen to the striking workers who are advocating for the safety, dignity and respect for all workers.

Mr. Kyriakakis reiterated concerns from his prior comments regarding inadequate training. He stated that the workers have raised their voices for seven months regarding the condition of the yard, condition of the machinery and other safety issues at QSL. He stated there are unsafe conditions at the dock, including large potholes that remain unaddressed, causing hazardous conditions.

Mr. Kyriakakis reiterated the safety concerns he has spoken of including machines lacking working horns. He stated that without working horns, safety protocol can not be followed. He stated that almost 90% of machines have fuel gauges that do not work, leading the machine to die out.

Mr. Kyriakakis stated he joined the strike to demand fair treatment and better working conditions for all employees and future employees. He stated that a worker should not have to choose between doing something unsafe and keeping your job.

Mr. Kyriakakis stated the workers have been on strike for 210 days and are thankful for all of the support from City and State leaders.

Mr. Kyriakakis stated that the workers have a clear message: workers have the right and freedom to choose their union.

Mr. Kyriakakis stated QSL must stop cutting corners and do the right thing for the workers. He stated that workers are committed to having their voices heard and bring about changes that are needed to support both current and future workers. He stated the workers are striking for the safety of every person. He stated that the strike is not just about tackling dangers faced now but building a workplace where each worker feels valued and safe, where safety is not sacrificed for profit, and where workers are seen as real people with rights and not just numbers.

Mr. Kyriakakis stated he wants the opportunity to participate in an election and the freedom to vote for the union he chooses, not one forced upon him.

**PUBLIC COMMENT (CONTINUED)**

Leo Lopez, Local 150. Mr. Lopez stated that he has worked for QSL for 5 years as an operator of various heavy equipment and machinery. He stated that after 210 days on strike, he wants an election.

Mr. Lopez shared his experience working at the 106<sup>th</sup> Street location. He stated that it is often just he and another worker at this site, no on-site management, forcing workers to operate heavy equipment, load trucks and handle office work at the same time. He stated that despite unsafe equipment and minimal training, management prioritizes product damage over workers safety. He stated that QSL calls this "saving on staffing", but it compromises workers safety.

Mr. Lopez stated he went on strike for fair treatment. He stated that the workers on strike have no bad feelings for the workers inside. He asserted that QSL is trying to drive a wedge between the workers. He stated that when a company manages to split up its workers, in the end, the workers lose out.

Mr. Lopez stated that the main goal is for every worker to have a voice and can stand up for their rights without fear. It is important to keep supporting each other and build unity among all employees, whether they are on the picket line or not.

Mr. Lopez stated that it must be made clear that safety and fairness are nonnegotiable. He stated he believes that change is possible when workers unite for a common cause.

Mr. Lopez stated that the strike is just not about what is happening now, it is about the future workers want, a workplace that every worker is respected, safety is a priority and workers have a say in their working conditions. The strike is about a fight for dignity, respect and the right to work in a place where everyone can learn, work hard and grow without the fear of retaliation.

Mr. Lopez stated he wants an election and the chance to vote for the union he chooses, not one QSL forces upon him, and the workers are willing to stand on strike for as long as it takes.

Wilfred Quinn, Associate General Counsel Local 150. Mr. Quinn stated that if the Board continues to take no action or take no position, how long will this dispute last, how many OSHA violations will occur, how many vessels will be stuck outside of anchor, how long will the Canadian National Railroad service the Port.

Mr. Quinn stated that the workers have made it clear; their goal is an election. Mr. Quinn asked the Board to use its authority and reach out to QSL and ILA and tell them that the IIPD believes an election is the best, fairest and most expeditious way to resolve this dispute.

Mr. Quinn read a statement from Marty Durkin, Assistant to the President, Business Manager Local 150. Mr. Durkin was unable to attend this Committee meeting in person.

Mr. Durkin stated that QSL America workers in Chicago have been on strike for more than 210 days. He stated that workers are seeking a safe workplace, dignity and respect. He stated that QSL continues to operate while serious safety labor concerns remain unresolved. He stated the safety concerns raised by workers are now reflected in enforcement action; QSL/NASCO has received three OSHA citations resulting in fines of more than \$32,000.

**PUBLIC COMMENT (CONTINUED)**

Mr. Durkin stated that these citations underscore the importance of continued oversight and raise reasonable questions about compliance, risk management and the safety culture that exists for entities that work at this publicly owned facility.

Mr. Durkin stated that it is appropriate to ask whether these safety violations, by a company that leases a facility from the IIPD, may present operational, financial, or reputational concerns for the Port and public entities that are responsible for its oversight.

Mr. Durkin stated that the ILA has spread literature to QSL workers stating that the National Labor Relations Board blocked the election that Local 150 filed a petition for. Mr. Durkin, in his statement, stated this assertion is untrue, inaccurate. Mr. Durkin stated that the election was blocked because of a request made by the ILA. He stated that it is the actions of the ILA, not the National Labor Relations Board, that has halted the election process.

Mr. Durkin stated that all QSL workers have been prevented from exercising their rights to freely choose a bargaining representative. He stated that rather than allowing a fair and democratic election, QSL supported the installation of an employer favored union, a move that does nothing to resolve the nine pending unfair labor practices charges or the underlying cause of this dispute. He stated that this approach diverts attention from the real issues; safety concerns, allegations of retaliation and the denial of worker rights.

Mr. Durkin stated that the responsibility of addressing these matters remains with QSL. He stated that the IIPD Board has an obligation to ensure that companies operating on public land, particularly at a critical terminal such as Iroquois Landing, meet appropriate standards: safety, integrity and accountability.

Mr. Durkin stated that the continued labor unrest and documented safety violations warrant careful review. Mr. Durkin's statement urged the IIPD Board to evaluate all available options to protect the Port, its workers and the public interest, and terminate the QSL America lease.

Mr. Durkin stated that Local 150 will continue to stand with the QSL America workers for as long as it takes.

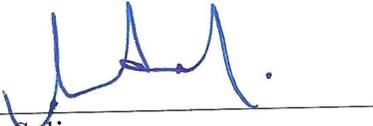
Fernando Tello, Local 150. Mr. Tello stated that he has been with Local 150 for nine years and, that prior to this, he was without a union for 9 years. He stated that Local 150 has brought safety and integrity. He stated Local 150's training facility is the best he has ever experienced. He stated that training is provided on heavy equipment, as well as fall safety prevention. He stated that he goes to the training facility every year and that Local 150 is not a onetime thing, they will not come and go. Mr. Tello stated that the training facility is open to all workers.

Mr. Tello stated that he is thankful to be in the union and that he is here to support the workers. He stated he wanted to show the men and women that they have something to look forward to.

**ADJOURNMENT**

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

**APPROVED:**



Ivan Solis  
Chairman

**ATTESTED:**



Kathleen Dart  
Secretary

<b>December 19, 2025</b>	
<b>Leases and Agreements Committee Meeting</b>	
<b>Public In Attendance</b>	
Wilfred Quinn	Associate General Counsel Local 150
Kristine Kavanagh	Local 150
Ray Sundine	Local 150
Freddy Alvarez	Local 150
Richard Hernandez	QSL
George Kyriakakis	QSL
Leonardo Lopez	QSL
Carlos Saldana	QSL
Alex Munoz	QSL
Acy Wartsbaugh	Local 150
Heriberto Gutierrez	Local 150
Fernando Tello	Local 150
Joe Perez	ILA - Great Lakes District Vice President
Rusty White	ILA - President Local 2038
Todd Aldrich	ILA - President Local 1969
*Please excuse misspellings or typos	