

ILLINOIS INTERNATIONAL PORT DISTRICT
Leases and Agreements Committee Meeting

January 16, 2026

SUMMARY OF MINUTES

Members Present:

Averil Edwards
Henry Wisniewski
Danielle Cassel
Michelle McClendon

Others Present:

Ivan Solis, Ex Officio Member
PS Sriraj, Director (vía teleconference)

Erik Varela, Executive Director
Maria Limonciello, IIPD
Brad Smith, Neal & Leroy

Committee Chairwoman Edwards 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.

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

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

APPROVAL OF MINUTES

Committee Chairwoman Edwards requested a Motion recommending the Board of Directors approve the Leases and Agreements Committee meeting minutes from December 19, 2025. The Motion was made by Ms. Cassel, seconded by Mr. Wisniewski, and the Motion passed unanimously.

OLD BUSINESS

Committee Chairwoman Edwards 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.

Committee Chairwoman Edwards reported there was no business to be discussed in Executive Session.

NEW BUSINESS

FTZ Operating Agreement – Sandvik Mining and Construction Logistics Ltd.

Committee Chairwoman Edwards reported that Sandvik Mining and Construction Logistics Ltd has submitted an application for an FTZ Operating Agreement. Sandvik Mining and Construction Logistics Ltd supplies equipment, tools and parts for mining and construction. The site is located in Romeoville, Illinois.

Committee Chairwoman Edwards requested a Motion recommending the Board of Directors approve the Sandvik Mining and Construction Logistics FTZ Operating Agreement. The Motion was made by Ms. Cassel, seconded by Mr. Wisniewski, and the Motion passed unanimously.

FTZ Operating Agreement - G.E. Precision Healthcare, LLC

Committee Chairwoman Edwards reported that G.E. Precision Healthcare, LLC has submitted an application for an FTZ Operating Agreement. G.E. Precision Healthcare, LLC will use the site for warehousing, distribution and technical support operations. The site is located in Carol Stream, Illinois.

Committee Chairwoman Edwards requested a Motion recommending the Board of Directors approve the G.E. Precision Healthcare, LLC FTZ Operating Agreement. The Motion was made by Ms. Cassel, seconded by Mr. Wisniewski, and the Motion passed unanimously.

PUBLIC COMMENT

Freddy Alvarez, Local 150 – Business Agent. Mr. Alvarez stated that he has been with the QSL America striking workers for over 235 days, and the workers continue to fight against injustice. He stated that he knows these workers and they refuse to give up or into QSL America, who continues to ignore unsafe working conditions. Mr. Alvarez stated that the workers' lives are at risk and nothing is being done by the IIPD.

Mr. Alvarez stated that under Section 7 of the National Labor Relations Act, workers have the right to self-organize and collective bargaining with the union of their choice, it is not up to QSL America to decide for the workers.

Mr. Alvarez asserted that the QSL Health and Safety Advisor drives by the striking workers daily and antagonizes them. He asserted that QSL disrespects local Chicago workers. He asserted Executive Director Valera passes by the striking workers daily and has not asked them their concerns and he asked why Mr. Valera does not support local workers.

Mr. Alvarez stated that Chicago is known for its strong communities and working-class people. He stated that the workers will not stand down but will stand up for their rights.

Mr. Alvarez stated that Local 150 wants to represent every worker equally, and ensure fair wages, benefits, safe conditions, fair treatment and protection against abuse. Mr. Alvarez asked the IIPD to listen to the striking workers.

PUBLIC COMMENT (CONTINUED)

Glenn Minyard, Local 150, Safety Coordinator. Mr. Minyard presented a poster of the Heinrich Safety Pyramid and photos of what he reported was a recent incident.

Mr. Minyard stated he has talked with workers and their concerns about safety and training. He stated that he is trying to make things safer for workers.

Mr. Minyard described an incident with a material handler and associated bucket that is used to transfer material. He showed a photo and stated it reflects a personnel platform attached to the bucket. He asserted OSHA would consider this a critical lift. He stated that the material handler is not made to move people. He stated the individual in the photos was not wearing a helmet or full body harness.

Mr. Minyard went through the procedures on appropriate rigging, OSHA regulations and how an accident can happen. He described the Heinrich Safety Pyramid and workplace safety theory stating that for every major injury or fatality, there are 29 minor injuries and 300 near-misses.

Wilfred Quinn, Associate General Counsel Local 150. Mr. Quinn requested the IIPD Board meet with the strikers to hear their concerns.

Mr. Quinn stated that he has filed a Freedom of Information request and received correspondence between Executive Director Varela and management of QSL America. Mr. Quinn referenced emails that occurred from May of 2025 through October of 2025. He stated the emails discussed sponsorship money; a press release related to Local 150; dinners with QSL management; Local 150 attendance at meetings; New Mexico State Treasurer Montoya, who is supporting the strike; strategy on how to deal with the strike; and a visit to QSL in Canada. Mr. Quinn asked why the IIPD communicates with a foreign company and not local workers and why it chooses a foreign company over the safety and dignity of local workers.

Mr. Quinn stated that Local 150 will not let workers' rights and safety be ignored.

Braulio Partida, QSL America Mr. Partida reported that he has worked as an operator at QSL for two years and has worked at the 95th Street, 106th Street and 130th Street locations. He stated that since May 22, he has been on strike for unfair labor practices. He asserted that since this time, workers have been wrongfully terminated and QSL has brought in a union buster to divide them.

Mr. Partida stated that the striking workers remain strong. He stated that the workers are on strike for nine unfair labor practices and the support from the community and family shows they are not alone. Mr. Partida stated he is at the meeting because safety at QSL is a serious concern. He asserted that new workers watch a two-hour video and are expected to operate heavy equipment. He stated that he is on the safety committee and broken equipment, missing safety devices and unsafe machines were repeatedly reported and ignored.

PUBLIC COMMENT (CONTINUED)

Mr. Partida stated he has had first-hand experience with a safety issue. He stated that he was dropped inside a barge due to the operator's poor knowledge of the machine. He stated he was lucky the bucket did not crush him, chains did hit him and he had bruises.

Mr. Partida asserted that QSL has been granted meetings with the Board. He stated that workers have spent eight months outside without being heard. He asked for equal access. Mr. Partida asked to meet with Mr. Varela. Mr. Partida stated that the workers want an election and a chance to choose a union they want and not one forced on them by QSL.

Bryan Norwood, Local 150 Mr. Norwood stated that he has been with Local 150 for three years. He stated that Local 150 has helped him and his family lives. He stated how important safety is in the workplace. Mr. Norwood asked the IIPD to consider what the workers are saying and give them an opportunity to be heard.

Kristine Kavanagh, Local 150 Communications Director. Ms. Kavanagh stated she is at the meeting to speak about the serious and ongoing safety concerns at QSL America's operations in Chicago. She asserted the issues are not isolated incidents but systemic and reflect a company culture that repeatedly puts productivity and profit ahead of workers' lives.

Ms. Kavanagh asserted that at the QSL Chicago facility, workers report inadequate training, poorly maintained equipment, missing safety protection and hazards that are documented and ignored. She stated that these are dangerous conditions that put workers at constant risk.

Ms. Kavanagh asserted that this pattern does not stop in Chicago. Ms. Kavanagh stated that at the QSL Port in New Orleans, a worker, Darius Clement, disappeared while on the job. She stated his family still has no answers about what happened to him at work. She stated that this week, another worker lost their life at the same dock following a job site accident. She stated that this is a pattern of unsafe operations and failure to protect workers. Ms. Kavanagh stated how many more lives must be put at risk before meaningful action is taken.

Ms. Kavanagh asserted that the IIPD has the authority and responsibility to act. She asserted that the ongoing labor unrest at QSL America, driven by unsafe conditions and unfair labor practices, clearly triggers the labor unrest provision of QSL's lease.

Ms. Kavanagh called on the IIPD to act quickly and enforce the terms of the agreement and terminate the QSL lease. She stated that anything less sends the message that workers' safety and human life are secondary concerns. She stated that this is not how workers should be treated.

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. McClendon, and the Motion passed unanimously.

APPROVED:



Averil Edwards
Committee Chairman

ATTESTED:



Kathleen Dart
Secretary

January 16, 2026	
Leases and Agreements Committee Meeting	
Public In Attendance	
Wilfred Quinn	Associate General Counsel Local 150
Kristine Kavanagh	Local 150
Freddy Alvarez	Local 150
Glenn Minyard	Local 150, Safety Coordinator
Carlos Saldana	QSL
Alex Munoz	QSL
Acy Wartsbaugh	Local 150
Heriberto Gutierrez	Local 150
Hector Valadez	Local 150
Arturo Cortes	Local 150
Jess Vasquez	Local 150
Ray Rogers	Local 150
Leo Lopez	Local 150
DaVonne Taylor	QSL
Clemens Gizynski	QSL
Bryan Norwood	Mc Bro's
Terrill McWilliams	QSL
Andrew Kavalavskos	IUOE Local 150
Justin Kuehn	IUOE Local 150
Richard Betz	QSL
Manuel Rojas	QSL
Jason Dahlby	Local 150
Braulio Partida	QSL
Uriel Sanchez	QSL
Jonathan Perez	QSL

*Please excuse misspellings or typos