ILLINOIS INTERNATIONAL PORT DISTRICT
Leases and Agreements Committee Meeting

September 18, 2026

SUMMARY OF MINUTES

Members Present:
Averil Edwards, Chair
Henry Wisniewski
Danielle Cassel (via teleconference)
Michelle McClendon
Erika Rodriguez
Ivan Solis, Ex Officio Member

Others Present:
Betty Sanchez, Director
Marcus Jordan, Director
PS. Sriraj, Director
Brad Smith, Neal & Leroy
LaKesha Lundy, Treasurer
Erik Varela, Executive Director
Ma Cherry Trivedi, IIPD COO

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: See attached list of members of the public present.

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

APROVAL OF MINUTES

Committee Chairwoman Edwards requested a Motion recommending the Board of Directors approve the Leases and Agreements Committee meeting minutes from August 21, 2026. 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 discussed.

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 Agreements

Committee Chairwoman Edwards reported that two new FTZ Operating Agreement requests have been received, required material has been presented and documentation has been reviewed by counsel.

1. DSV Contract Logistics, LLC. DSV provides logistics and distribution services The DSV location is in Plainfield, Il and will be used for receiving, unpacking, inspecting, repacking, relabeling, handling, storing, and shipping for its client(s).
2. SB CFS, Inc. SB CFS provides logistics and distribution services The SB CFS location is in Elwood, Il and will be used for storage and distribution.

Committee Chairwoman Edwards reported the agreements reflect the standard IIPD FTZ Operating Agreement.

After review, Committee Chairwoman Edwards requested a Motion, recommending the Board of Directors approve the FTZ Operating Agreements with DSV Contract Logistics, LLC. and SB CFS, Inc. The Motion was made by Mr. Wisniewski, seconded by Ms. McClendon and the Motion passed unanimously.

PUBLIC COMMENT

Julia Ramirez, Alderwoman-12th Ward. Alderwoman Ramierz stated she supports the Local 150 strikers on their 483rd day on strike to protest unfair labor practices. She stated she echoes the demands of the workers in the community and called for the resolution of the numerous complaints that the NLRB has found merit. She asked the Board to support striking workers in reaching a resolution that respects the dignity and rights of the workers, prioritizes their safety, and allows workers the right to organize as they see fit.

Alderwoman Ramierz thanked the workers and organizers of Local 150 for making her aware of the issue and for their partnership. She stated that she sees their hard work and steadfast dedication to this fight, and by extension the fight for all workers, to demand what they deserve. She stated they are an example of what it means to build worker power, which corporations fear. She stated we will continue to show up, and hopes all of Chicago, as a union town, will continue to support unions and their fight.

Freddy Alvarez, Local 150 Business Agent. Mr. Alvarez stated he is here to address the critical situation that has not changed since the labor dispute started. He stated the IIPD continues to fall short of its potential He stated a list of concerns: public endangerment; train delays; pedestrians weaving dangerously between rail cars; semi-trucks dangerously cutting around lowering train gates; a warehouse fire; OSHA violations at multiple QSL locations; nine unfair labor practices; a missing dock worker in New Orleans, Darius Clement; faulty equipment; a near miss accident where a steel coil dropped with workers below; a worker in the middle of the road directing traffic without proper training or safety equipment, resulting in a semi-truck stopped on the tracks as a train neared the gate, and QSL management directing semi-trucks around a downed gate. Mr. Alverez asked how is this safety and what gives QSL the right to do this?

PUBLIC COMMENT (continued)

Mr. Alvarez stated that instead of addressing safety concerns, dangerous work conditions and a labor dispute that continues to drag on, the IIPD continues to harbor QSL America. He asserted that the Port is plagued by safety violations, and out of state workers are replacing local workers who live in the community. He stated that picket lines lose business, delays cargo, and damages Chicago's reputations. He stated if the Port is to succeed, it must demand accountability from QSL, a company who is still under federal investigation.

Mr. Alvarez spoke in Spanish to Chairman Solis. He asked Chairman Solis to take action and stated that the community and Port should be thriving.

Mr. Alvarez stated Erik Varela, as Executive Director, enjoys the perks of his position, but he fails to represent workers and the community he works in. He stated he should stop standing by and take action against QSL.

Mr. Alvarez stated that Local 150 represents over 24,000 members in many industries. He stated it has eight district halls, a state-of-the-art training center in Wilmington that prepares workers to meet the needs of every industry Local 150 serves. He stated Local 150 believes every worker should have a voice, the right to choose their own union and not be represented by one chosen by QSL, a company under federal investigation. He stated Local 150 will represent every worker equally. He stated he hopes there is change and it's time to take action.

Glenn Minyard, Local 150, Safety Coordinator.
Mr. Minyard stated there are concerns with the safety culture at QSL and how it illustrates risk normalization. He stated that risk normalization is when everyone keeps doing the same thing over and over, and if a bad result does not happen, they begin to think things are safe, even though they are not. He stated the Heinrich Triangle shows that for every 300 unsafe acts; there will probably be 29 incidents, and 1 major incident.

Mr. Minyard referred to the flagging incident that was talked about and stated that requirements for flagging are listed in the Manuel for Uniform Traffic Control Devices. He stated that OSHA requires this. He stated that just putting on a high-vis vest and walking into the middle of the street is not the proper. He stated that in the United States about two people on average are killed every day in a work zone area with flag activity and referenced Interstate 294. He stated that when cars are traveling in a 45-mph construction zone, the average car will take 250 feet to stop.

Mr. Minyard stated that, as seen on social media, an individual was out in traffic, flagging, with a vest but no signs or flags. He stated the individual flagging traffic was yelling at cars. He stated that part of the training is to avoid road rage. He stated that if an individual is out in traffic yelling, without an appropriate sign or whistle, that individual may not be recognized by drivers as a traffic flagger. He stated that even school crossing guards use a stop paddle before entering a crosswalk.

PUBLIC COMMENT (continued)

Mr. Minyard stated, as seen on social media, a truck came halfway through the intersection and was stopped and the person that was trying to control the traffic was talking to the truck and did not realize, another truck was trying to pass behind him until he was almost struck by the truck. He stated that this goes back to the training that has not taken place.

Mr. Minyard referenced railroad gate concerns. He asked where is the recognition of these hazards? He stated that if nothing bad happens, then it is assumed to be ok, this is risk normalization. He stated risk normalization is when you continue to ignore safety until it is impossible to ignore. He asked when is it impossible to ignore and answered: when it ends in a major catastrophe, fatality or someone going to the hospital. He stated that safety culture is important and not just profit.

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. Rodriguez, seconded by Mr. Wisniewski, and the Motion passed unanimously.

APPROVED:

Averil Edwards
Committee Chair

ATTESTED:

Kathleen Dart
Secretary

September 18, 2026 **Leases and Agreement Committee Meeting** **Public In Attendance**	
Wilfred Quinn	Associate General Counsel Local 150
Freddy Alvarez	Local 150
Kristine Kavanagh	Local 150
Andrew Kavalauskas	IUOE 150
Glenn Minyard	Local 150, Safety Coordinator
Justin Kuehn	Local 150
Emilia Ruszel	Local 150
R. Avelda	Local 150
Clemens Gizynski	QSL
Heriberto Gutierrez	QSL
Jesus Zavala	QSL
Manuel Roa	QSL
Richard Betz	QSL
Richard Hernandez	QSL
John P	
Julia Ramirez	Alderwoman - 12th Ward
Amanda Varela	12th Ward
*Please excuse misspellings or typos	