

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

**February 16, 2024**

**SUMMARY OF MINUTES**

**Members Present:**

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

**Others Present:**

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

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Committee Chairwoman Edwards opened the meeting of the Leases and Agreements Committee at approximately 8:05 am. Roll was taken and a quorum was present.

**General public present:** There were none.

**APPROVAL OF MINUTES**

Committee Chairwoman Edwards requested a Motion recommending the Board of Directors approve the Leases and Agreements Committee meeting minutes from January 19, 2024. The Motion was made by Mr. Wisniewski and seconded by Ms. Cassel. The Motion passed unanimously.

**OLD BUSINESS**

**Resolution:**

Approving a Limited Amendment of Ground Lease and Consenting to a Sublease Agreement between Kinder Morgan Terminals LLC (Kinder Morgan) and Midwest Salt, LLC.

Counsel Smith summarized the Resolution, the proposed limited amendment of the Kinder Morgan ground lease, and Kinder Morgan's request for the IIPD's consent and approval of a proposed sublease agreement between Kinder Morgan and Midwest Salt, LLC. Midwest Salt proposes to lease approximately 11.5 acres of land which includes Warehouse B, Warehouse C, a shop building, +/-425 feet of rail, a rail staging area, and +/-1,425 feet of dock/sea wall. A scale and scale annex, located to the east of the site is also included. Midwest Salt will use the leased space for storing salt and related activities and parking and storage uses.

As part of the sublease agreement, and prior to occupancy, Kinder Morgan will make substantial capital improvements to the property. The sublease agreement has a 15-year term and includes 4 extension options.

After discussion, Committee Chairwoman Edwards requested a Motion recommending the Board approve the Resolution. The Motion was made by Mr. Wisniewski and seconded by Ms. Rodriguez. Ms. Cassel and Ms. McClendon abstained. The Motion passed.

**OLD BUSINESS (continued)**

**Kinder Morgan Ground Lease – Status on lease negotiation**

Committee Chairwoman Edwards requested a Motion to enter Executive Session pursuant to Section 2(c)(6) of the Illinois Open Meetings Act, regarding discussion of property lease matters.

The Motion was made by Ms. McClendon, 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.

After discussion, Committee 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 Operating Agreement – Gotion, Inc.**

Committee Chairwoman Edwards reported that Gotion, Inc. has requested approval of an FTZ Operating Agreement. The Operating Agreement is the standard IIPD FTZ agreement. After review, Committee Chairwoman Edwards requested a Motion recommending the Board of Directors approve the FTZ Operating Agreement with Gotion, Inc. The Motion was made by Ms. Cassel and seconded by Ms. Rodriguez. Ms. McClendon abstained. The Motion passed.

**FTZ Operating Agreement – CEVA Freight, LLC**

Committee Chairwoman Edwards reported that CEVA Freight, LLC has requested approval of an FTZ Operating Agreement. The Operating Agreement is the standard IIPD FTZ agreement. After review, Committee Chairwoman Edwards requested a Motion recommending the Board of Directors approve the FTZ Operating agreement with CEVA Freight, LLC. The Motion was made by Ms. Cassel and seconded by Ms. Rodriguez. The Motion passed unanimously.

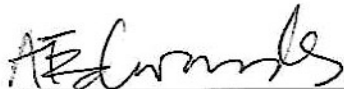
**PUBLIC COMMENT**

There was none.

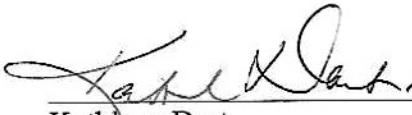
**ADJOURNMENT**

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:**

  
Averil Edwards  
Committee Chairwoman

**ATTESTED:**

  
Kathleen Dart  
Secretary