

UNITED STATES OF AMERICA
NATIONAL LABOR RELATIONS BOARD
CHARGE AGAINST EMPLOYER

DO NOT WRITE IN THIS SPACE	
Case	Date Filed

INSTRUCTIONS:

File an original with NLRB Regional Director for the region in which the alleged unfair labor practice occurred or is occurring.

1. EMPLOYER AGAINST WHOM CHARGE IS BROUGHT

a. Name of Employer Magellan Property Management		b. Tel. No. 312.440.8500
		c. Cell No.
		f. Fax. No.
d. Address (Street, city, state, and ZIP code) 225 North Columbus Drive Suite 100 Chicago, Illinois 60601	e. Employer Representative Ben Treutler	g. e-mail btreutler@magellanddevelopment.com
		h. Number of workers employed
i. Type of Establishment (factory, mine, wholesaler, etc.) Commercial Building	j. Identify principal product or service Property Management	

The above-named employer has engaged in and is engaging in unfair labor practices within the meaning of section 8(a), subsections (1) and (list subsections) 3, 5 of the National Labor Relations Act, and these unfair labor practices are practices affecting commerce within the meaning of the Act, or these unfair labor practices are practices affecting commerce within the meaning of the Act and the Postal Reorganization Act.

2. Basis of the Charge (set forth a clear and concise statement of the facts constituting the alleged unfair labor practices)
The Employer terminated the engineering services agreement between the Stone Group and Chicago 311 Illinois LLC, despite the existing CBA between the Stone Group and IUOE Local 399. The employer failed to recognize IUOE Local 399 as the exclusive bargaining representative and did not continue the terms and conditions of employment as required under the CBA.

3. Full name of party filing charge (if labor organization, give full name, including local name and number)
International Union of Operating Engineers, Local 399

4a. Address (Street and number, city, state, and ZIP code) 2260 South Grove Street Chicago, Illinois 60616	4b. Tel. No. 312.372.9870
	4c. Cell No.
	4d. Fax No. 312.842.1565
	4e. e-mail pmcnamara@iuoe399.com

5. Full name of national or international labor organization of which it is an affiliate or constituent unit (to be filled in when charge is filed by a labor organization)
International Union of Operating Engineers

6. DECLARATION I declare that I have read the above charge and that the statements are true to the best of my knowledge and belief.		Tel. No. 312.372.9870
/s/ Peter McNamara <i>(signature of representative or person making charge)</i>		Office, if any, Cell No.
Peter McNamara <i>(Print/type name and title or office, if any)</i>		Fax No. 312.842.1565
Address <u>2260 South Grove Street, Chicago, Illinois 60616</u> Date <u>January 21, 2025</u>		e-mail pmcnamara@iuoe399.com

**WILLFUL FALSE STATEMENTS ON THIS CHARGE CAN BE PUNISHED BY FINE AND IMPRISONMENT (U.S. CODE, TITLE 18, SECTION 1001)
PRIVACY ACT STATEMENT**

Solicitation of the information on this form is authorized by the National Labor Relations Act (NLRA), 29 U.S.C. § 151 et seq. The principal use of the information is to assist the National Labor Relations Board (NLRB) in processing unfair labor practice and related proceedings or litigation. The routine uses for the information are fully set forth in the Federal Register, 89 FR 24869 (April 9, 2024). The NLRB will further explain these uses upon request. Disclosure of this information to the NLRB is voluntary; however, failure to supply the information may cause the NLRB to decline to invoke its processes.