

**METROPOLITAN PIER AND EXPOSITION AUTHORITY**  
**Minutes of Meeting of June 2, 2009**

*The rescheduled monthly meeting of the Board of the Metropolitan Pier and Exposition Authority (“MPEA”) was held at 8:30 AM on Tuesday, June 2, 2009, at MPEA Corporate Center, 301 East Cermak, 5th Floor Board Room, Chicago, IL 60611.*

**ROLL CALL**

*Ms. Vikki L. McKenzie, Custodian of Corporate Records called the roll of the MPEA Board, as noted. Chairman Tetzlaff called the meeting to order, declared a quorum and the meeting opened for business.*

*Board Membership: 13*

*Memberships Vacant: 0*

**Members Present: 10**

*Steven Hernandez*

*John R. Walter*

*Alisa Starks\**

*Robert Novelle*

*Peter J. O’Brien*

*Isaac Goldman*

*Bruce R. Meckler*

*(Via Teleconference)*

*James Riley*

*Sam Toia*

*Theodore R. Tetzlaff, Chairman*

*\*Arrived Late*

**Members Absent: 3**

*Louis Carr*

*John S. Gates, Jr.*

*Thomas Villanova*

*Pursuant to the Illinois Open Meetings Act, Ms. Vikki L. McKenzie, Custodian of Corporate Records communicated the request of Member Bruce Meckler to participate via teleconference, due to a business conflict. Member Goldman moved and Member O'Brien seconded the motion to approve the participation of Member Meckler via teleconference, as requested. The motion was adopted by the unanimous vote of all Board members present.*

**MPEA Staff Present:** *Juan A. Ochoa, Chief Executive Officer; Larry Mulcrone, Chief of Staff; John Belcik, Chief Financial Officer; Renee Benjamin, General Counsel; Djenne Clayton, Assistant General Counsel; Josie Gough, Deputy General Counsel; Sherry Brticevich, Senior Manager Research and Planning; Dale Morrison, Business Diversity Manager; David Causton, General Manager-McCormick Place; Richard Oldshue, Director-Treasury & Capital Management; Nonda Harris, Sr. Director-Development; Mike Degan, Assistant General Manager-Navy Pier; Ellen Barry, Chief Information Officer; Jeanine Gillen, Acting Sr. Director-Human Resources; Maribel Hopgood, Chief of Marketing & Communications; Rose Trotter, Workforce Diversity Administrator; Bridget O'Connell Koconis-Director-Property Management; Vickee Danz, Contractor Administrator-Development; Martha Farrell, Controller; Richard Piotrowski, Director-Technical Services-I/S; Josie Gough, Deputy General Counsel; Tony Camarillo, Sr. Director-Sales & Events; Colleem McShane, Sr Director-Community Relations; Paul Johnson, Director of Construction Operations; Dan Cozzi, Assistant Director-Fire Safety; Alfredo Gomez, Purchasing Agent; and Vikki L. McKenzie, Custodian of Corporate Records*

**Others Present:** *Mark Theis and Tim Roby of CCTB; Jaime Torres and Rob Natke of Urban Works; Lourdes Gonzalez of Primera; Sandi Torrre of Advent; Kevin Guell of Porodgem; Brad Winick and Jon Dellius of URS; Ann Carroll of Mesirow Financial; Christine Williams of Goodman Williams Group; C. Johns*

## **MINUTES**

*The Chairman called for the approval of the Minutes of the May 5, 2009 Regular Board meeting, as distributed. Member Riley moved and Member Hernandez seconded the motion for approval of the Minutes of the May 5, 2009 Regular Board meeting, as distributed. The motion was adopted by the unanimous vote of all Board members present. The Chairman called for the approval of the Minutes of the May 8, 2009 Rescheduled Board meeting, as distributed. Member Hernandez moved and Member Toia seconded the motion for approval of the Minutes of the May 8, 2009 Rescheduled Board meeting, as distributed. The motion was adopted by the unanimous vote of all Board members present. Chairman Tetzlaff called for the consideration of approval of the matters as listed below.*

## **McCORMICK PLACE COMMITTEE REPORT**

- Item B1      Termination of Contract and Award of New Contract for Doors and Door Hardware, Category 10  
**Chicago United Industries***
  
- Item B2      Contract Renewal for Water Treatment Chemicals and Services  
**HOH Chemicals, Inc.***
  
- Item B3      Contract Extension for Relaxation Station  
**3D Billboards, LLC***
  
- Item B4      Sole Source Contract for Repair Parts and Maintenance Services-Fountain  
**Wet Design***
  
- Item B5      Contract Renewal for Electrical Fuses*

***Evergreen Supply Company***

- Item B6*      *Sole Source Contract for McCormick Place Voice Portal/Conversant Upgrade*  
***Avaya, Inc.***
- Item B7*      *Purchase Order – Additional Spend for Arie Crown/Skyline Stage Advertisement*  
***Pollstar Magazine***
- Item B8*      *Contract Extension for Roof Repairs and Emergency Service*  
***G.E. Riddiford***  
***James Mansfield & Sons***
- Item B9*      *New Contract for Parts & Accessories for Various Tractors and Utility Vehicles*  
***Buck Bros, Inc., Categories 1 & 2***  
***Chicago United Industries, Ltd., Categories 6 & 7***
- Item B10*     *New Contract for Oils & Lubricants*  
***Palm Petroleum, Inc., Categories 1-6***  
***Chicago United Industries, Category 9***

*(Member Alisa Starks joined the meeting, and participated thereafter.)*

- Item B11*      *Contract Extension for Glass Replacement, Glazing, Materials, and Board Up Services*  
***Hillside Industries, Inc. dba MTH Industries***

*Member Toia moved and Member Goldman seconded to approve Item B1-B11 of the McCormick Place Financial Agenda, as previously distributed. Member Riley recused himself from the vote on Item B11. The motion was adopted by the unanimous vote of all non-recusing Board members present.*

*Mr. David Causton, General Manager, McCormick Place, advised the Board members that the Spring had been a busy season for the facilities which hosted the National Restaurant Association, Urological, Candy, and Wind Energy.*

**NAVY PIER COMMITTEE REPORT**

- Item C1      Contract Renewal for Ambulance Services  
                 Superior Ambulance Services*
  
- Item C2      Emergency Purchase Order for Navy Pier West Garage Elevator  
                 Control Room Fire  
                 Schindler Elevator Company*
  
- Item C3      Multi-Year Non-Exclusive Deals Under \$10,000 Per Year for  
                 Sponsorships at Navy Pier*
  
- Item C4      Work for Navy Pier South Grand Staircase Beam Repair  
                 Universal Iron Works, Inc.*

*Member Riley moved and Member Starks seconded to approve Item C1-C4 of the Navy Pier Financial Agenda, as previously distributed. The motion was adopted by the unanimous vote of all Board members present. Mr. Tetzlaff offered his sympathy and regrets to the family of Marilyn Gardner as he advised the membership of the passing of her father. He noted that the services would be held tomorrow.*

**AFFIRMATIVE ACTION COMMITTEE REPORT**

- Item D1      Recommendation to MPEA Board the Delegation of Authority to the  
                 Affirmative Action Committee to Review, Approve, and Adopt Fiscal Year  
                 2010 MPEA Affirmative Action Plan with Delegation of Authority to  
                 Execute the Plan to the Chief Executive Officer, Subject to Review by the  
                 General Counsel*

*Ms. Trotter, Workforce Diversity Administrator, reminded the Board members that the request for approval as described in the report is in support of the need for the Authority to file the FY2010 Affirmative Action Plan with the General Assembly by September 1. As Ms. Starks pointed out this request has been made in the past due in light of the Board's meeting schedule. Ms. Trotter indicated that Berkshire Associates Inc, a WBE company would assist with the analyses required. Member Hernandez moved and Member Starks seconded to approve Item D1 of the Affirmative Action Committee Report, as previously distributed. The motion was adopted by the unanimous vote of all Board members present.*

**APRIL 2009 FINANCIAL RESULTS**

*Using a power point presentation to report net contribution to budget for the month of April 2009, Mr. John Belcik, Chief Financial Officer reported the following.*

<b><u>McCormick Place</u></b>	<i>Actual</i>	<i>Sales</i>	\$7,606
		<i>Contribution Margin</i>	\$3,646
		<i>Operating Income</i>	(\$1,009)
	<i>Focus One Sales</i>	<i>Actual</i>	\$4,672
	<i>Year-to-Date</i>		
	<i>Actual</i>	<i>Sales</i>	\$88,898
		<i>Operating Income</i>	(\$9,121)
	<i>Focus One Sales</i>	<i>Actual</i>	\$49,354
<b><u>Navy Pier</u></b>	<i>Actual</i>	<i>Sales</i>	\$2,417

*Contribution Margin* \$1,268  
*Operating Income* (\$451)

*Focus One Sales Actual* \$215

*Year-to-Date Actual*  
*Sales* \$35,059  
*Operating Income* \$656

*Focus One Sales Actual* \$2,142

**Hyatt Hotel**

*Actual*  
*Sales* \$5,283  
*Contribution Margin* \$2,903  
*Operating Income* \$1,731

*Hotel Occupancy* 57%  
*Average Daily Rate* \$219

*Year-to-Date (Actual)*  
*Sales* \$47,993  
*Operating Income* \$14,246

*Hotel Occupancy* 62%  
*Average Daily Rate* \$189

**Energy Center**

*Actual*  
*Revenues* \$279  
*Total Expenses* \$430  
*Operating Income* \$210

*Year-to-Date Actual*  
*Operating Income* \$1,780

**Corporate Center**

*Year-to-Date*  
*Total Expenses* \$1,280

**MPEA Combined**

*Actual*  
*Sales* \$15,585

<i>Year-to-Date</i>		
<i>Actual</i>	<i>Sales</i>	\$175,660
	<i>Contribution Margin</i>	\$93,347
	<i>Operating Income</i>	(\$5,089)

**MAY TAX COLLECTIONS**

*Mr. Belcik directed Board members' attention to the FY09 Debt Service & Collections Information:*

<b><u>MAY</u></b>	
<i>Actual Totals</i>	\$6.0
<i>Cal. Debt Service</i>	\$8.8
<i>Variance</i>	(\$2.8)
<i>Shortfall</i>	(32.1%)
<b><i>Year-to-Date</i></b>	
<i>Actual Totals</i>	\$102.5
<i>Cal. Debt Service</i>	\$120.9
<i>Variance</i>	(\$18.4)
<i>Shortfall</i>	(15.2%)
<i>Balance June 30, 2008</i>	\$1.79
<i>2009 Debt Service</i>	(\$131)
<i>Projected Collections</i>	<u>\$110</u>
<i>Projected Balance June 30, 2009</i>	(\$19.3)

**FINANCE AND AUDIT COMMITTEE REPORT**

*Item E3      Contract Extension for Worker's Compensation Claim Administration Services  
Gallagher Bassett Services, Inc.*

*Member Hernandez moved and Member Riley seconded to approve Item E3-Contract Extension*

*to Gallagher Bassett Services, Inc. for Worker's Compensation Claim Administration Services, as distributed. The motion was adopted by the unanimous vote of all Board members present.*

*Item E4           New Contract for Insurance Brokerage Services  
                      **Mesirow Insurance Services, Inc.***

*This matter was deferred to Executive Session.*

*Item E5           Insurance Proposal for 2009-2010*

*Member Starks moved and Member Riley seconded to approve Item E5-Insurance Proposal for 2009-2010, as distributed. The motion was adopted by the unanimous vote of all Board members present.*

*Item E6           Pre-Qualified Vendors for MPEA Natural Gas Supply and Delegation of  
                      Authority for Contract Award  
                      **BP Canada Energy Marketing Corp.**  
                      **Energy USA - TPC***

*Member Starks moved and Member Riley seconded to approve Item E6-Pre-Qualified Vendors of BP Canada Energy Marketing Corp. and Energy USA-TPC for MPEA Natural Gas Supply and the delegation of authority to the CEO for final contract award based upon the best final pricing. Member Hernandez recused himself from the vote. The motion was adopted by the unanimous vote of all non-recusing Board members present. The Chairman of the MPEA Board and the Members of the Finance & Audit Committee will be notified of the pricing and selected vendor prior to the contract award.*

*Item E7        New Contract for Websense Security Gateway, June 2009-April 2011*  
***Burwood Group, Inc.***

*Member Toia moved and Member Riley seconded to approve Item E7-New Contract to Burwood Group, Inc. for Websense Security Gateway, June 2009-April 2011, as distributed. The motion was adopted by the unanimous vote of all Board members present.*

*Item E8        Sole Source Contract for Executive Program Membership Renewal*  
***Gartner Group***

*Member Goldman moved and Member Starks seconded to approve Item E8-Sole Source Contract to Gartner Group for Executive Program Membership Renewal, as distributed. The motion was adopted by the unanimous vote of all Board members present.*

*Item E9        New Contract for OmniTicket Annual Software and Hardware Maintenance, Self-Service Ticketing Kiosk Purchase, Online Ticketing Services, and Miscellaneous Hardware*  
***VGS Systems Engineering USA, Inc.(dba OmniTicket Network, OmniTicket Network USA)***

*Member Goldman moved and Member Starks seconded to approve Item E9-New Contract to VGS Systems Engineering USA, Inc.(dba OmniTicket Network, OmniTicket Network USA) for OmniTicket Annual Software and Hardware Maintenance, Self-Service Ticketing Kiosk Purchase, Online Ticketing Services, and Miscellaneous Hardware, as distributed. The motion was adopted by the unanimous vote of all Board members present.*

*Item E10       Second Amendment to Amended and Restated Retirement Plan*  
*and Trust for        Employees of the Metropolitan Pier and Exposition*

*Authority*

*Renee Benjamin, General Counsel, reminded the Board members of the memorandum that was previously submitted to the Board Members which outlined the need for the amendment as a result of the Furlough Program to be implemented in FY2010. Member Toia moved and Member O'Brien seconded to approve Item E10- Second Amendment to Amended and Restated Retirement Plan and Trust for Employees of the Metropolitan Pier and Exposition Authority, as distributed. The motion was adopted by the unanimous vote of all Board members present.*

### **EXECUTIVE SESSION**

*The Chairman then stated the Board would convene in Executive Session to discuss the Executive Session matters listed on the agenda.*

### **GENERAL SESSION RECONVENED**

*Item F1      New Position Classifications of Program Manager and Director of Business and Administration-Navy Pier General Manager's Office; and Request for Deviation from Procedure for Filling Vacancies*

*Member O'Brien moved and Member Novelle seconded to approve Item F1-New Position Classifications of Program Manager and Director of Business and Administration-Navy Pier General Manager's Office and Request for Deviation from Procedure for Filling Vacancies, as presented in Executive Session. The motion was adopted by the unanimous vote of all Board members present.*

*Item F2      Department Restructuring-Procurement*

*Item F3      New Position Classifications: Procurement Administrator; Compliance*

*Administrator; Buyer; and Purchase Compliance Manager*

*Item F5 MPEA Board Meeting Executive Session Minutes  
May 5, 2009*

*Item F6 Destruction of Audio Recording of MPEA Board Meeting Executive Session  
Minutes of December 7, 2007, Pursuant to the Illinois Open Meetings Act*

*Member Toia moved and Member O'Brien seconded to approve Items F2-F3 and F5-F6, as presented in Executive Session. The motion was adopted by the unanimous vote of all Board members present.*

**ADJOURNMENT**

*There being no further business, the Chairman adjourned the meeting.*

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*Chairman*

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*Secretary/Treasurer*