

**METROPOLITAN PIER AND EXPOSITION AUTHORITY**  
**Minutes of Meeting of October 6, 2009**

*The regular monthly meeting of the Board of the Metropolitan Pier and Exposition Authority (“MPEA”) was held at 8:30 AM on Tuesday, October 6, 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**

*Devon C. Bruce*

*Louis Carr*

*(Via Teleconference)*

*Steven Hernandez*

*John R. Walter*

*Alisa Starks\**

*Peter J. O’Brien*

*James Riley*

*John Gates*

*Sam Toia*

*Theodore R. Tetzlaff, Chairman*

*\*Arrived Late*

**Members Absent: 3**

*Thomas Villanova*

*Isaac Goldman*

*Robert Novelle*

*Pursuant to the Illinois Open Meetings Act, Ms. Vikki L. McKenzie, Custodian of Corporate Records communicated the request of Member Louis Carr to participate via teleconference, due to a business conflict. Member Toia moved and Member Hernandez seconded the motion to approve the participation of Member Carr 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; Carlos Ponce, 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; Mike Degnan, Assistant General Manager-Navy Pier; Jeanine Gillen, Acting Sr. Director-Human Resources; Maribel Hopgood, Chief of Marketing & Communications; Ellen Barry, CIO; Jim Sheahan, Chief of External Relations; Colleen McShane, Sr Director-Community Relations; Michael Fountain, Sr. Director-Intergovernmental Affairs; Marilynn Gardner, General Manager-Navy Pier; Vickee Danz, Contract Compliance Administrator; Jeanette Swan, Internal Auditor; Rose Trotter, Workforce Diversity Administrator; Natalie Pedraza, Director-Business Diversity; Dan Blondin, Staff Attorney; Martha Farrell, Controller; Mary Kay Marquisos, Senior Director-Communications; Shaunda Davis, Assistant Director-Security Services; Anthony Camarillo, Sr. Director-Sales & Events; Bridget O'Connell Koconis, Director-Property Management; Chuck Sansone, Director-Desktop Services; Paul Johnson, Director-Construction Operations; Alfredo Gomez, Purchasing Compliance Manager; Jospheh Cummings, Director-Sales Festival Hall; and Vikki L. McKenzie, Custodian of Corporate Records*

***Others Present:*** *Tim Roby and Mark Theis of CCTB; Craig Wenokor and Michael Borgstrom of Chicago Water Taxi (Wendella); Jon Scoznik and*

*Elliott Mallen of United Here Local 1; Jung Lee of Chinatown Chambers; and Stephanie Donovan of Franczek Radelet PC*

**MINUTES**

*The Chairman called for the approval of the Minutes of the September 1, 2009 Regular Board meeting, as previously distributed. Member Hernandez moved and Member Gates seconded the motion for approval of the Minutes of the September 1, 2009 Regular 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        New Contract for Roof Repair and Emergency Services  
                  **G.E. Riddiford Roofing Company***

*Member Riley moved and Member Gates seconded to approve Item B1, New Contract to G. E. Riddiford Roofing Company for Roof Repair and Emergency Services, as distributed. The motion was adopted by the unanimous vote of all Board members present.*

*Item B2        New Contract for Miscellaneous Industrial Gases  
                  **Progressive Industrial Gases***

*Member Toia moved and Member Riley seconded to approve Item B2, New Contract to Progressive Industrial Gases for Miscellaneous Industrial Gases, as distributed. The motion was adopted by the unanimous vote of all Board members present.*

*Item B3        New Contract for Inspection, Maintenance and Repair of High Voltage  
                  Equipment for McCormick Place  
                  **Aldridge Electric, Inc.***

*Member O'Brien moved and Member Riley seconded to approve Item B3, New Contract to Aldridge Electric Inc for Inspection, Maintenance, Repair of High Voltage Equipment for McCormick Place, as distributed. The motion was adopted by the unanimous vote of all Board members present.*

*Item B4        New Contract for Hardware and Fasteners, Group G  
                  **Lawson Products***

*Member Hernandez moved and Member Toia seconded to approve Items B4, New Contract to Lawson Products for Hardware and Fasteners, Group G, as distributed. The motion was adopted by the unanimous vote of all Board members present.*

#### **NAVY PIER COMMITTEE REPORT**

*Item C1        New Contract for General Contractor and Audio Visual Contractor Services  
                  **GES Exposition Services**  
                  **Production Resource Group, LLC***

*Member O'Brien moved and Member Riley seconded to approve Item C1, New Contract to GES Exposition Services and Production Resource Group, LLC for General Contractor and Audio Visual Contractor Services, as distributed. The motion was adopted by the unanimous vote of all Board members present.*

*Item C2        New Contract for Special Events Contractor Services  
                  **Events Exposition Services, Inc.***

*Member Toia moved and Member Riley seconded to approve Item C2, New Contract to Events Exposition Services, Inc. for Special Events Contractor Services, as distributed. The motion was adopted by the unanimous vote of all board members present.*

**COMMUNITY & LOCAL GOVERNMENT RELATIONS COMMITTEE REPORT**

*Item D1        New Contract for Public Relations Consulting Services  
Public Relations Consulting Services*

*Member Hernandez moved and Member O'Brien seconded to approve Item D1, New Contract to Public Relations Consulting Services for Public Relations Consulting Services, as distributed. The motion was adopted by the unanimous vote of all Board members present.*

**PERSONNEL, COMPENSATION & BENEFITS COMMITTEE REPORT**

*Item E1        New Contract-Qualified Pool for Executive Search and  
Recruitment Services  
David Gomez & Associates Inc.  
The Hollins Group  
Qualified Consultants LLC  
Sharon Krohn Consulting & Executive Search  
William E. Hay & Co.  
A Personnel Commitment  
Elsko Executive Search  
Executive Options, Ltd  
The Mercer Group, Inc.  
City Staffing  
Staff Management*

*Member Hernandez moved and Member Riley seconded to approve Item E1, New Contract-Qualified Pool to David Gomez & Associates Inc., The Hollins Group, Qualified Consultants LLC, Sharon Krohn Consulting & Executive Search, William E. Hay & Co., A Personnel Commitment, Elsko*

*Executive Search, Executive Options, Ltd, The Mercer Group, Inc., City Staffing, and Staff Management for Executive Search and Recruitment Services, as distributed. The motion was adopted by the unanimous vote of all Board members present.*

**AUGUST 2009 FINANCIAL RESULTS**

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

<b><u>McCormick Place</u></b>	<i>Actual</i>	<i>Sales</i>	<i>\$1,487</i>
		<i>Contribution Margin</i>	<i>\$264</i>
		<i>Operating Income</i>	<i>(\$4,144)</i>

<b><u>Navy Pier</u></b>	<i>Actual</i>	<i>Sales</i>	<i>\$4,966</i>
		<i>Contribution Margin</i>	<i>\$3,781</i>
		<i>Operating Income</i>	<i>\$1,840</i>

<b><u>Hyatt Hotel</u></b>	<i>Actual</i>	<i>Sales</i>	<i>\$2,964</i>
		<i>Operating Income</i>	<i>\$6</i>
		<i>Hotel Occupancy</i>	<i>57%</i>
		<i>Average Daily Rate</i>	<i>\$117</i>
	<i>B/(W) Budget</i>	<i>Hotel Occupancy</i>	<i>3%</i>
		<i>Average Daily Rate</i>	<i>(\$20)</i>
	<i>B/(W) Last Year</i>	<i>Hotel Occupancy</i>	<i>(20%)</i>
		<i>Average Daily Rate</i>	<i>(\$25)</i>

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

<b><u>Energy Center</u></b>	<i>Actual</i>	<i>Revenues</i>	<i>\$119</i>
		<i>Operating Income</i>	<i>\$139</i>

<b><u>Corporate Center</u></b>	<i>Year-to-Date</i>	<i>Total Expenses</i>	2,711
<b><u>MPEA Combined</u></b>	<i>Actual</i>	<i>Sales</i>	\$9,536
		<i>Operating Income</i>	(\$3,514)

**SEPTEMBER TAX COLLECTIONS**

*Mr. Belcik directed Board members' attention to the FY10 Debt Service & Collections Information:*

<b>SEPTEMBER</b>	
<i>Actual Totals</i>	\$9.2
<i>Cal. Debt Service</i>	\$12.7
<i>Variance</i>	(\$3.5)
<i>Shortfall</i>	(27.3%)
<i>Balance June 30, 2009</i>	(\$18.8)
<i>2010 Debt Service</i>	(\$138.9)
<i>Projected Collections</i>	<u>\$105</u>
<i>Projected Balance June 30, 2010</i>	(\$52.7)

*Item F3      Task Assignment Under Pre-Qualified Pool Contract for Financial Advisory Services  
                  **Scott Balice Strategies/Gardner, Underwood & Bacon (Joint Venture)***

*Member Toia moved and Member Starks seconded to approve Item F3, Task Assignment under Pre-Qualified Pool Contract to Scott Balice Strategies/Gardner, Underwood & Bacon (Joint Venture), as distributed. The motion was adopted by the unanimous vote of all Board members present.*

*Item F4      Sole Source Contract for Software/Hardware Maintenance*

***Omniticket Network USA***

*Member Riley moved and Member Toia seconded to approve Item F4, Sole Source Contract to Omniticket Network USA for Software/Hardware Maintenance, as distributed. The motion was adopted by the unanimous vote of all Board members present.*

*Item F5        New Contract for Novell/Groupwise Software, Licenses and Support  
                  **Matrix Systems Group, Inc.***

*Member Gates moved and Member O'Brien seconded to approve Item F5, New Contract to Omniticket Network USA for Software/Hardware Maintenance, as distributed. The motion was adopted by the unanimous vote of all Board members present.*

*Item F6        Sole Source Contract for Hardware and Software Maintenance  
                  **International Business Machines (IBM)***

*Member O'Brien moved and Member Starks seconded to approve Item F6, Sole Source Contract to International Business Machines (IBM) for Hardware and Software Maintenance, as distributed. The motion was adopted by the unanimous vote of all Board members present.*

*Item F7        New Contract for Compellent SAN Storage Upgrade  
                  **Transcendent, LLC***

*Member Hernandez moved and Member Riley seconded to approve Item F7, New Contract to Transcendent, LLC for Compellent SAN Storage Upgrade, as distributed. The motion was adopted by the unanimous vote of all Board members present.*

*Item F8      New Contract for Cisco Annual Maintenance  
AT&T, Inc.*

*Member Starks moved and Member Riley seconded to approve Item F8, New Contract to AT&T, Inc. for Cisco Annual Maintenance, 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 matters as listed on the Agenda.*

### **GENERAL SESSION RECONVENED**

*Upon return from Executive Session, there were seven matters for consideration.*

*Item G1      New Tenant Lease Agreement for Navy Pier*

*Member Toia moved and Member O'Brien seconded to approve Item G, New Tenant Lease Agreement with I Love Chicago, Inc. d/b/a Candylicious, as presented in Executive Session. The motion was adopted by the unanimous vote of all Board members present.*

*Item G2      Appointment of Acting Senior Director of Security & Safety*

*Member Riley moved and Member Starks seconded to approve Item G2, Appointment of Shaunda Davis as Acting Senior Director of Security & Safety, as presented in Executive Session. The motion was adopted by the unanimous vote of all Board members present.*

*Item G3      Transfer of Administrative Assistant I Position from Guest Services to Chief Executive Office*

*Member O'Brien moved and Member Toia seconded to approve Item G3, Transfer of Administrative Assistant I Position from Guest Services to Chief Executive Office, as presented in Executive Session. The motion was adopted by the unanimous vote of all Board members present*

*Item G5      Settlement of Worker's Compensation Claim*

*Member Riley moved and Member Goldman seconded to approve Item G5, Settlement of Worker's Compensation Claim, as presented in Executive Session. The motion was adopted by the unanimous vote of all Board members present.*

*Item G6      Destruction of Audio Recording of MPEA Board Meeting Executive Session Minutes of May 6, 2008, Pursuant to the Illinois Open Meetings Act*

*Member Toia moved and Member Starks seconded to approve Item G6, destruction of Audio Recordings of MPEA Board Meeting Executive Session Minutes of May 6, 2008, pursuant to the Illinois Open Meetings Act, as presented in Executive Session. The motion was adopted by the unanimous vote of all Board members present.*

*Item G7      Separation Agreement and General Release*

*This matter was deferred to the Personnel, Compensation & Benefits Committee.*

**ADJOURNMENT**

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

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*Chairman*

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*Secretary/Treasurer*