

**METROPOLITAN PIER AND EXPOSITION AUTHORITY**  
**Minutes of Meeting of September 1, 2009**

*The regular monthly meeting of the Board of the Metropolitan Pier and Exposition Authority (“MPEA”) was held at 8:30 AM on Tuesday, September 1, 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: 12**

*Louis Carr*

*Steven Hernandez*

*John R. Walter*

*Alisa Starks*

*Robert Novelle*

*Peter J. O’Brien*

*Isaac Goldman*

*Bruce R. Meckler*

*(Via Teleconference)*

*James Riley*

*John Gates*

*Sam Toia\**

*Theodore R. Tetzlaff, Chairman*

*\*Arrived Late*

**Members Absent: 1**

*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 Starks 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; 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; Richard Piotrowski, Director-Technical Services-I/S; Mark Thompson, Senior Director-Marketing; Nonda Harris, Sr. Director-Development; Gina Kirchner, Risk Management Analyst; Ellen Barry, CIO; Jim Sheahan, Chief of External Relations; Colleen McShane, Sr Director-Community Relations; Michael Fountain, Sr. Director-Intergovernmental Affairs; Marilyn Gardner, General Manager-Navy Pier; Rick Boultinghouse, Acting Sr. Director-Entertainment; Rose Trotter, Workforce Diversity Administrator; Natalie Pedraza, Director-Business Diversity; Dan Blondin, Staff Attorney; Martha Farrell, Controller; Mary Kay Marquisos, Senior Director-Communications; and Vikki L. McKenzie, Custodian of Corporate Records*

***Others Present:*** *Mark Theis of CCTB; Bob Doepel of Chicago Scenic Studios; A. Stock; and R, Concepcion*

## **MINUTES**

*The Chairman called for the approval of the Minutes of the July 7, 2009 Regular Board meeting, as previously distributed. Member Novelle moved and Member Starks seconded the motion for approval of the Minutes of the July 7, 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 Shuttle Bus Services  
                  O'Hare Wisconsin Limousine Inc. d/b/a O'Hare Express Inc.*

*Member Riley moved and Member Starks seconded to approve Item B1-New Contract to O'Hare Wisconsin Limousine Inc. d/b/a O'Hare Express Inc. for Shuttle Bus Services, as distributed. The motion was adopted by the unanimous vote of all Board members present.*

*Item B2        New Contract for Security Cameras for the MPEA Corporate Center  
                  Pentegra Systems LLC*

*Member O'Brien moved and Member Riley seconded to approve Item B2-New Contract to Pentegra Systems LLC for Security Cameras for the MPEA Corporate Center, as distributed. The motion was adopted by the unanimous vote of all Board members present.*

*Item B3        New Contract for Plumbers and Pipefitters  
                  T&J Plumbing  
                  Anchor Mechanical  
                  Marke Plumbing  
                  The American Group (TAG)*

*Member Riley moved and Member Starks seconded to approve Item B3-New Contract to T&J Plumbing, Anchor Mechanical, Marke Plumbing, The American Group (TAG) for Plumber and Pipefitters, as distributed. The motion was adopted by the unanimous vote of all Board members present.*

*Item B4        New Contract for Hardware & Fasteners  
Fort Dearborn*

*Item B5        New Contract for Glass Replacement, Glazing, and Materials  
Midwest Contract Glazing, Inc.*

*Item B6        New Contract for Duct Repair and Replacement at McCormick Place  
AMS Mechanical*

*Item B7        New Contract for Automotive Parts  
Alko Automotive, inc.  
Aetna Truck Parts, Inc.  
Chicago Parts & Sound, LLC  
Fleet Distributors, Inc. d/b/a Douglas Truck Parts*

*Member O'Brien moved and Member Riley seconded to approve Items B4-B7 of the McCormick Place Committee Report, as distributed. The motion was adopted by the unanimous vote of all Board members present.*

### **NAVY PIER COMMITTEE REPORT**

*Item C1        New Contract for Winter Scenic/Décor Services for Navy Pier*

*This matter was deferred for pricing information for all proposers.*

*Item C2        Sole Source Contract for Wave Swing Ride Equipment and Maintenance Services  
Zierer Karussell Und.*

*Member Riley moved and Member Novelle seconded to approve Item C2, Sole Source Contract*



*Member O'Brien moved and Member Riley seconded to approve Item C6, Contract/Task Order to AMS Mechanical Systems, Inc., for Navy Pier Telecom Room Cooling Upgrades, as distributed. The motion was adopted by the unanimous vote of all Board members present.*

*Item C7      Report on Navy Pier East End Concrete Repairs Project*

*Using a power point presentation, Mr. Nonda Harris, Senior Director-Development, summarized the progress of the Navy Pier East End Plaza Deck Construction. He cited the following: replacement of 67,800 sq ft of 12" concrete structural/topping slab constituting the "East End Plaza" with new flag poles, loading ramps, stars, masonry planters, replacement of existing handicap ramps and new handicap ramps; and repair to existing pile caps.*

*(Member Toia arrived and participated thereafter.)*

*Item C1      New Contract for Winter Scenic/Décor Services for Navy Pier  
Chicago Scenic/Ravenswood Project, Joint Venture*

*After receiving the Price Proposal Summary for Winter Scenic/Décor Services for Navy Pier, Member Novelle moved and Member Riley seconded to approve Item C1, New Contract to Chicago Scenic/Ravenswood Project, Joint Venture for Winter Scenic/Décor Services for Navy Pier, as distributed. The motion was adopted by the unanimous vote of all Board members present.*

**AFFIRMATIVE ACTION COMMITTEE REPORT**

*Item D1      Update of Approval and Adoption of Fiscal Year 2010 MPEA Affirmative  
Action Plan*

*Ms. Rose Trotter updated Board Members as follows: (1) the Affirmative Action Committee approved and adopted the Fiscal Year 2010 Affirmative Action Plan on August 26; and (2) the plan was filed with the Illinois General Assembly on August 31, 2009, in accordance with the MPEA Act.*

**COMMUNITY & LOCAL GOVERNMENT RELATIONS COMMITTEE REPORT**

*Item E1      Short-Term Contract (Sole Source) for Public Relations Consulting Services  
Jascula-Terman & Associates (JT), in partnership with Avis LaVelle  
Consulting (Lavelle)*

*Discussion ensued regarding the RFP process and interviews for the new contract. Member Gates asked what was the value of the current contract. Ms. Hopgood stated currently the contract is valued at \$240,000. Member Toia and Member Starks will be invited to sit in on interviews of proposers. Member Starks moved and Member Toia seconded to approve Item E1- Short-Term Contract (Sole Source) to Jascula-Terman & Associates (JT), in partnership with Avis LaVelle Consulting (LaVelle) 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 F1      Proposed New Position Classification  
Chief Estimator, Development Department*

*This matter was deferred.*

*Item F2      Proposed New Position Classification  
                 Chief Administrative Officer (“CAO”), Chief Executive Office*

*This matter was deferred to Executive Session. Member Goldman recommended that the Job Description be rewritten. Chairman Tetzlaff recommended that staff present this matter to the Personnel Committee for review and consideration. Member Gates asked that this position be put in context with the overall organization and presented with an updated MPEA organizational chart. Chairman Tetzlaff commended staff for putting job description together on such short notice.*

**JUNE 2009 FINANCIAL RESULTS**

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

<b><u>McCormick Place</u></b>	<i>Actual</i>	<i>Sales</i>	\$8,379
		<i>Contribution Margin</i>	\$3,544
		<i>Operating Income</i>	(\$1,157)
<b><u>Navy Pier</u></b>	<i>Actual</i>	<i>Sales</i>	\$4,466
		<i>Contribution Margin</i>	\$3,029
		<i>Operating Income</i>	\$898
<b><u>Hyatt Hotel</u></b>	<i>Actual</i>	<i>Sales</i>	\$4,811
		<i>Operating Income</i>	\$1,586
		<i>Hotel Occupancy</i>	67%
		<i>Average Daily Rate</i>	\$193

<i>B/(W) Budget</i>	<i>Hotel Occupancy</i>	<i>(15%)</i>
	<i>Average Daily Rate</i>	<i>(\$38)</i>

<i>B/(W) Last Year</i>	<i>Hotel Occupancy</i>	<i>(19%)</i>
	<i>Average Daily Rate</i>	<i>(\$30)</i>

<b><u>Energy Center</u></b>	<i>Actual</i>	<i>Revenues</i>	<i>\$382</i>
		<i>Operating Income</i>	<i>\$379</i>

<b><u>Corporate Center</u></b>	<i>Year-to-Date</i>	<i>Total Expenses</i>	<i>\$15,562</i>
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<b><u>MPEA Combined</u></b>	<i>Actual</i>	<i>Sales</i>	<i>\$68,038</i>
		<i>Operating Income</i>	<i>\$634</i>

**JULY TAX COLLECTIONS**

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

<b>JULY</b>	
<i>Actual Totals</i>	<i>\$8.6</i>
<i>Cal. Debt Service</i>	<i>\$10.9</i>
<i>Variance</i>	<i>(\$2.3)</i>
<i>Shortfall</i>	<i>(21.0%)</i>

<i>Balance June 30, 2009</i>	<i>(\$18.8)</i>
<i>2010 Debt Service</i>	<i>(\$138.9)</i>
<i>Projected Collections</i>	<u><i>\$105</i></u>
<i>Projected Balance June 30, 2010</i>	<i>(\$52.7)</i>

*Member Goldman stated that the projected balance is an optimistic estimate. Chairman Tetlaff Stated this underscores the need to address restructuring of MPEA's debt.*

*Item G3        New Contract for Worker's Compensation Claims Administration Services  
                  **Canon Cochran Management Services, Inc.***

*Member Toia moved and Member Hernandez seconded to approve Item G3-New Contract to Canon Cochran Management Services, Inc. for Worker's Compensation Claims Administration Services, as distributed. The motion was adopted by the unanimous vote of all Board members present.*

*Item G4        Contract Award Amendment for Required Single Audit Review  
                  **KPMG, LLP***

*Member Hernandez moved and Member Goldman seconded to approve Item G4-Contract Award Amendment to KPMG, LLP for Required Single Audit Review, 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 and deferred Items C5 and F2.*

### **GENERAL SESSION RECONVENED**

*Item C5        New Contract for Navy Pier Beverage Sponsorship*

*The matter was referred back to the Navy Pier Committee.*

*Item H1      Short List-RFP 2008-29*

*Member Goldman moved and Member O'Brien seconded to approve Item H1-Short List-RFP 2008-29, as distributed. The motion was adopted by the unanimous vote of all Board members present.*

*Item H2      Acting Chief of Staff Appointment*

*Member Toia moved and Member Riley seconded to approve Item H2-Acting Chief of Staff Appointment, as distributed. The motion was adopted by the unanimous vote of all Board members present.*

*Item H3      Employee Compensation Outside of Classification Salary Range*

*Member Toia moved and Member Gates seconded to approve Item H3-Employee Compensation Outside of Classification Salary Range, as distributed. The motion was adopted by the unanimous vote of all Board members present.*

*Item H5      MPEA Board Meeting Executive Session Minutes, July 7, 2009*

*Item H6      Destruction of Audio Recording of MPEA Board Meeting Executive Session Minutes of March 4, 2008 and April 1, 2008, Pursuant to the Illinois Open Meetings Act*

*Member Toia moved and Member Starks seconded to approve items H5-H6, 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*