

# Metropolitan Pier and Exposition Authority

Basic Financial Statements as of and  
for the Years Ended June 30, 2017 and 2016,  
Required Supplementary Information  
and Independent Auditors' Report

# METROPOLITAN PIER AND EXPOSITION AUTHORITY

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## **INDEPENDENT AUDITORS' REPORT**

To the Board of Directors of  
Metropolitan Pier and Exposition Authority:

### **Report on the Basic Financial Statements**

We have audited the accompanying basic financial statements of the business-type activities and fiduciary activities of the Metropolitan Pier and Exposition Authority (the "Authority") as of and for the years ended June 30, 2017 and 2016, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, as listed in the table of contents.

### **Management's Responsibility for the Basic Financial Statements**

Management is responsible for the preparation and fair presentation of these basic financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of basic financial statements that are free from material misstatement, whether due to fraud or error.

### **Auditors' Responsibility**

Our responsibility is to express opinions on these basic financial statements based on our audits. We did not audit the financial statements of the Metropolitan Pier and Exposition Authority Retirement Plan (the "Plan"), which represent 100% of the assets, additions, and deductions of the fiduciary activities. Those statements were audited by other auditors whose report has been furnished to us, and our opinion, insofar as it relates to the amounts included for the Plan, is based solely on the report of the other auditors. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the basic financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the basic financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the basic financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the basic financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the basic financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

**Opinion**

In our opinion, based on our audits and the report of other auditors, the basic financial statements referred to above present fairly, in all material respects, the financial position of the business-type activities and fiduciary activities of the Authority as of June 30, 2017 and 2016, and the changes in financial position and, where applicable, cash flows for the years then ended, in accordance with accounting principles generally accepted in the United States of America.

**Other Matters*****Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the information in the management's discussion and analysis on pages 3-9, schedules of changes in net pension liability and related ratios on page 51, and schedules of contributions on page 52 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Government Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We and other auditors have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audits of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

*Deloitte & Touche LLP*

November 1, 2017

# **METROPOLITAN PIER AND EXPOSITION AUTHORITY**

## **MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED) AS OF AND FOR THE YEARS ENDED JUNE 30, 2017 AND 2016**

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### **Management's Discussion and Analysis**

As management of the Metropolitan Pier and Exposition Authority (the "Authority" or MPEA), we offer readers of the financial statements this narrative overview and analysis of the Authority's financial performance during the fiscal years ended June 30, 2017 and 2016. Please read it in conjunction with the Authority's financial statements that follow this section.

### **Financial Highlights**

Total operating revenues of \$174 million in fiscal year 2017 surpassed fiscal year 2016 revenues by \$18 million. During fiscal year 2017, the convention center hosted several large rotational events that did not occur in fiscal year 2016. These events, along with other new and repeat events, contributed to increased revenues in exposition facilities, hospitality, guest services and parking. Additionally, during fiscal year 2017, the Authority continued construction of two major projects, a 1,205 room hotel, Marriott Marquis Chicago, and a 10,000-seat Event Center, Wintrust Arena. These projects were completed in early fiscal year 2018.

### **Fiscal Year 2017 Compared to Fiscal Year 2016**

Total assets and deferred outflows at June 30, 2017, of \$2.8 billion were less than total liabilities and deferred inflows of \$4.5 billion for a deficit net position of \$1.7 billion.

Total assets and deferred outflows increased from June 30, 2016 to June 30, 2017, by \$97.2 million. Investments decreased by \$173.5 million to fund ongoing construction of the new hotel and event center, and various capital maintenance projects. Total construction in progress increased \$370.3 million. Accumulated depreciation on capital assets increased approximately \$86.5 million. Deposit for Navy Pier, Incorporated ("NPI") decreased by \$4.1 million as NPI utilized the remaining funds for the implementation of the Navy Pier Framework Plan in accordance with the Lease Agreement between MPEA and NPI (see Note 4). Authority Tax Receivable decreased by \$5.7 million. Cash and cash equivalents decreased by \$0.7 million and Accounts receivable increased by \$0.4 million. Net position decreased by \$121.4 million, which included an operating loss of \$82.0 million and net nonoperating expenses of \$39.5 million.

The Authority's deficit net position of \$1.7 billion includes its net investment in capital assets (land, buildings, etc., less the related debt used to acquire those assets) of \$0.4 billion. The Authority uses its capital assets to fulfill its mission of promoting conventions and tourism in the City of Chicago and the State of Illinois (the "State"). The resources to repay the debt are derived from tax collections and other grants from the State, and not the operating revenue of the Authority.

A portion of the Authority's current assets (\$52.6 million in Authority taxes receivable) represents resources that are subject to restrictions on how they may be used. Such assets are required to be used for debt service.

An allocated portion of the State sales tax is available to service the Authority's Expansion Project Bonds in the event of shortfalls in Authority taxes. Prior to the debt restructuring in October 2010, collections of Authority taxes were inadequate to fund annual debt service transfers as required, thus requiring additional deposits by the State funded with State sales tax revenues. Due to this shortfall, the Authority had a nonreimbursed draw on the State sales tax at June 30, 2010, of \$57.2 million, net of year-end cash balances in the Authority Tax Fund.

The balance due to the State for nonreimbursed draws on the State sales tax was \$42.0 million and \$47.5 million at June 30, 2017, and June 30, 2016, respectively. The Authority repaid \$5.5 million of the amount due to the State in fiscal year 2017 and will repay \$2.7 million of the amount due to the State in fiscal year 2018.

The Authority completed a restructuring of its outstanding debt in October 2010 and July 2012 and, as a result, expects that it will not be necessary to draw on the State sales taxes to cover debt service in future years.

Operating revenues in fiscal year 2017 of \$173.8 million increased by \$18.3 million as compared to fiscal year 2016. This increase is attributable to higher exposition facilities revenues of \$6.5 million, higher hotel revenues of \$5.8 million, higher guest services revenues of \$3.3 million, higher parking revenue of \$1.1 million, higher heating and cooling revenues of \$0.9 million, and higher other revenue of \$0.7 million in 2017 resulting from the cyclical event schedule of the convention center.

Operating expenses in fiscal year 2017 of \$255.8 million increased by \$6.6 million as compared to fiscal year 2016 due to higher outsourced operations of \$3.9 million, higher general and administrative expenses of \$4.4 million, higher supplies, repairs, and maintenance of \$2.0 million, and higher salaries, wages and benefits of \$1.1 million and,. These increased operating expenses were offset by lower depreciation expenses of \$2.3 million, and lower utilities of \$2.5 million.

Outsourced operations consisting of certain expenses incurred under outsourced hotel and parking management contracts increased by \$3.9 million in fiscal year 2017 as compared to fiscal year 2016 primarily due to higher hotel, parking expenses, and guest services expenses related to revenues in the same categories.

The operating loss in fiscal year 2017 of \$82.0 million decreased by \$11.7 million as compared to an operating loss of \$93.7 million in fiscal year 2016.

Nonoperating revenues in fiscal year 2017 of \$184.5 million increased by \$5.5 million as compared to fiscal year 2016 due to an increase in Authority taxes of approximately \$4.4 million.

Nonoperating expenses in fiscal year 2017 of \$224.0 million decreased by \$19.0 million as compared to 2016 primarily due to a decrease in contributions to NPI of \$22.4 million; an increase in interest and amortization expense of \$4.5 million; a decrease in miscellaneous expense of \$0.4 million; and a decrease in loss on disposal of fixed assets of \$1.2 million. The loss on disposal of fixed assets primarily represents assets that have been removed as part of the Hyatt Hotel renovation projects.

### **Fiscal Year 2016 Compared to Fiscal Year 2015**

Total assets and deferred outflows at June 30, 2016, of \$2.7 billion were less than liabilities of \$4.2 billion for a deficit net position of \$1.6 billion.

Total assets and deferred outflows increased from June 30, 2015 to June 30, 2016, by \$166.5 million. \$82.5 million of this amount represents funds received from DePaul University, in accordance with the Anchor Tenant Agreement between DePaul University and MPEA, for future anchor tenant, naming, and participation rights, the proceeds of which were used by MPEA for construction costs related to the event center capital project. Accumulated depreciation on capital assets increased approximately \$66.2 million. The increase in investment balances of \$38.2 million is primarily attributable to proceeds from the September 2015 bond issue in the par amount of \$219.4 million (see Note 5) offset by the use of capital to improve and maintain the Authority's facilities. Deposit for Navy Pier, Incorporated ("NPI") decreased by \$11.5 million as NPI utilized the funds for the implementation of the Navy Pier Framework Plan in accordance with the Lease Agreement between MPEA and NPI (see Note 4). Authority Tax Receivable decreased by \$7.0 million. Cash and cash equivalents decreased by \$5.7 million and Accounts receivable increased by \$5.7 million primarily resulting from an increase in funds due from the State of Illinois Incentive Fund. Net position decreased by \$143.2 million, which included an operating loss of \$95.6 million and net nonoperating expenses of \$62.6 million, offset by \$15 million of capital grant revenue.

The Authority's deficit net position of \$1.6 billion includes its net investment in capital assets (land, buildings, etc., less the related debt used to acquire those assets) of \$0.6 billion. The Authority uses its capital assets to fulfill its mission of promoting conventions and tourism in the City of Chicago and the State of Illinois (the "State"). The resources to repay the debt are derived from tax collections and other grants from the State, and not the operating revenue of the Authority.

A portion of the Authority's current assets (\$58.3 million in Authority taxes receivable) represents resources that are subject to restrictions on how they may be used. Such assets are required to be used for debt service.

An allocated portion of the State sales tax is available to service the Authority's Expansion Project Bonds in the event of shortfalls in Authority taxes. Prior to the debt restructuring in October 2010, collections of Authority taxes were inadequate to fund annual debt service transfers as required, thus requiring additional deposits by the State funded with State sales tax revenues. Due to this shortfall, the Authority had a nonreimbursed draw on the State sales tax at June 30, 2010, of \$57.2 million, net of year-end cash balances in the Authority Tax Fund.

The balance due to the State for nonreimbursed draws on the State sales tax was \$47.5 million and \$57.2 million at June 30, 2016, and June 30, 2015, respectively. The Authority repaid \$9.7 million of the amount due to the State in fiscal year 2016 and will repay \$5.5 million of the amount due to the State in fiscal year 2017.

The Authority completed a restructuring of its outstanding debt in October 2010 and July 2012 and, as a result, expects that it will not be necessary to draw on the State sales taxes to cover debt service in future years.

In September 2015, the Authority issued the Series 2015AB McCormick Place Expansion Project Bonds for an aggregate original par amount of \$219.4 million. Proceeds from the Series 2015A Bonds, issued for an original par amount of \$153.2 million, will cover a portion of the cost of constructing the Authority's new Marriott Marquis Chicago hotel. Proceeds from the Series 2015B Bonds, issued for an original par amount of \$66.2 million, will be used to refund a portion of the Authority's outstanding Expansion Project Bonds.

Operating revenues in fiscal year 2016 of \$155.4 million decreased by \$13.1 million as compared to fiscal year 2015. This decrease is attributable to lower exposition facilities revenues of \$5.6 million, lower guest services revenues of \$5.5 million, lower hotel revenues of \$1.5 million and, lower parking revenue of \$0.7 million in 2016 resulting from the cyclical event schedule of the convention center. These decreases in revenues were offset by slightly higher other revenue of \$0.4 million.

Operating expenses in fiscal year 2016 of \$249.1 million increased by \$1.1 million as compared to fiscal year 2015 due to higher salaries, wages and benefits of \$5.5 million and, higher general and administrative expenses of \$2.9 million. These increased operating expenses were offset by lower depreciation expenses of \$3.9 million, lower supplies, repairs and maintenance of \$2.3 million and lower utilities of \$1.5 million.

Outsourced operations consisting of certain expenses incurred under outsourced hotel and parking management contracts increased by \$0.4 million in fiscal year 2016 as compared to fiscal year 2015 primarily due to higher hotel and parking expenses offset by lower guest services expenses related to revenues in the same categories.

The operating loss in fiscal year 2016 of \$93.7 million increased by \$14.1 million as compared to an operating loss of \$79.6 million in fiscal year 2015.

Nonoperating revenues in fiscal year 2016 of \$179.0 million increased by \$3.5 million as compared to fiscal year 2015 due to an increase in Authority taxes of approximately \$3.5 million.

Nonoperating expenses in fiscal year 2016 of \$243.5 million decreased by \$7.1 million as compared to 2015 primarily due to a decrease in contributions to NPI of \$19.3 million; an increase in interest and amortization expense of \$12.2 million; a decrease in miscellaneous expense of \$1.9 million; and a loss on disposal of fixed assets of \$1.9 million. The loss on disposal of fixed assets primarily represents assets that have been removed as part of the Navy Pier redevelopment project.

## **Basic Financial Statements**

The Authority's basic financial statements are prepared using proprietary fund (enterprise fund) accounting. The Authority is operated under one enterprise fund. Under this method of accounting, an economic resources measurement focus and the accrual basis of accounting is used. Revenue is recorded when earned, and expenses are recorded when incurred. The basic financial statements include statements of net position; statements of revenues, expenses, and changes in net position; statements of cash flows; statements of fiduciary net position; and statements of changes in fiduciary net position. Notes to the basic financial statements are also included.

The statement of net position presents information on the assets, deferred outflows, and liabilities of the Authority. The excess of liabilities over assets and deferred outflows is reported as the Authority's total net position.

The statement of revenues, expenses, and changes in net position reports revenues and expenses of the Authority for the fiscal year. The difference between revenues and expenses (net income or loss) is reported as the change in net position for the fiscal year. The change in net position is added to the beginning-of-year net position to arrive at the net position at the end of the current fiscal year.

The statement of cash flows reports activities in cash and cash equivalents for the fiscal year resulting from operating activities, capital and related financing activities, and investing activities. Net cash flows from these activities account for the change in the Authority's cash and cash equivalents balance during the year.

The notes to the basic financial statements provide required disclosures and other information that are essential to a full understanding of material data provided in the financial statements. The notes present information concerning the Authority's accounting policies, significant account balances and activities, material risks, obligations, commitments, contingencies, and subsequent events.

The Authority's staff prepared the financial statements from the detailed books and records of the Authority. These financial statements were audited as part of the Authority's annual independent external audit process.

Included in the Authority's reporting entity is the Metropolitan Pier and Exposition Authority Retirement Plan (the "Plan"), a single-employer defined benefit plan established under the authority of the board of directors of the Authority. The Plan is reported as a Pension Trust Fund in these financial statements. Separate financial statements and management's discussion and analysis for the Plan can be obtained from the administrative office located at 301 East Cermak Road, Chicago, Illinois 60616.

### **Financial Information (Amounts in Thousands)**

The following schedule presents a summary of business-type activities assets, deferred outflows, liabilities, deferred inflows, and net position as of and for the fiscal years ended June 30, 2017, 2016, and 2015:

	<b>2017</b>	<b>2016</b>	<b>2015</b>
Current and other assets	\$ 256,700	\$ 440,034	\$ 336,698
Capital assets	2,369,526	2,082,698	2,026,725
Deferred outflows	<u>129,074</u>	<u>135,400</u>	<u>128,190</u>
<b>Total assets and deferred outflows</b>	<b><u>\$ 2,755,300</u></b>	<b><u>\$ 2,658,132</u></b>	<b><u>\$ 2,491,613</u></b>
Current liabilities	\$ 434,158	\$ 245,005	\$ 141,008
Noncurrent liabilities	4,019,789	3,992,573	3,785,581
Deferred inflows	<u>4,715</u>	<u>2,467</u>	<u>3,701</u>
<b>Total liabilities and deferred inflows</b>	<b><u>4,458,662</u></b>	<b><u>4,240,045</u></b>	<b><u>3,930,290</u></b>
Net position:			
Net investment in capital assets	(441,252)	(555,594)	(561,418)
Restricted for debt service	69,839	36,969	23,605
Unrestricted	<u>(1,331,949)</u>	<u>(1,063,288)</u>	<u>(900,864)</u>
<b>Total net position</b>	<b><u>(1,703,362)</u></b>	<b><u>(1,581,913)</u></b>	<b><u>(1,438,677)</u></b>
<b>Total liabilities, deferred inflows, and net position</b>	<b><u>\$ 2,755,300</u></b>	<b><u>\$ 2,658,132</u></b>	<b><u>\$ 2,491,613</u></b>

The following schedule presents a summary of business-type activities revenues for the fiscal years ended June 30, 2017, 2016, and 2015:

	<b>2017</b>	<b>2016</b>	<b>2015</b>
Operating revenues	<u>\$173,820</u>	<u>\$155,450</u>	<u>\$168,512</u>
Nonoperating revenues:			
State grants	31,700	31,700	31,700
Contribution	479		
Investment income	806	155	122
Authority taxes	<u>151,526</u>	<u>147,155</u>	<u>143,709</u>
Total nonoperating revenues before capital grant	<u>184,511</u>	<u>179,010</u>	<u>175,531</u>
Capital grant	<u>          </u>	<u>15,000</u>	<u>40,000</u>
Total revenues after capital grant	<u>\$358,331</u>	<u>\$349,460</u>	<u>\$384,043</u>

The following schedule presents a summary of business-type activities expenses for the fiscal years ended June 30, 2017, 2016, and 2015:

	<b>2017</b>	<b>2016</b>	<b>2015</b>
Operating expenses:			
Salaries, wages, and benefits	\$ 48,796	\$ 47,689	\$ 42,226
Supplies, repairs, and maintenance	23,735	21,751	24,096
Outsourced operations	67,861	63,907	63,532
Depreciation	89,024	91,314	95,240
Utilities	14,049	16,597	18,069
General and administrative	<u>12,321</u>	<u>7,891</u>	<u>4,923</u>
Total operating expenses	255,786	249,149	248,086
Nonoperating expenses—Interest and amortization expense and miscellaneous	<u>223,994</u>	<u>243,547</u>	<u>250,634</u>
Total expenses	<u>\$479,780</u>	<u>\$492,696</u>	<u>\$498,720</u>

### **Capital Acquisitions**

During fiscal years 2017 and 2016, the Authority spent \$305.9 million and \$126.1 million, respectively, for capital expenditures. The expenditures for fiscal years 2017 and 2016 primarily relate to the construction for the new Marriott Hotel and the event center.

A summary of changes in fixed assets is included in Note 3 to the basic financial statements.

## **Debt**

In order to allow the Authority to expand and maintain its facilities, the Authority was granted taxing authority to fund annual debt service payments on its bonds (the "MPEA Tax"). The four components of the MPEA Tax are a 1% tax on restaurant sales in a downtown Chicago district, a 2.5% tax on hotel and motel rooms in Chicago, a 6% tax on auto rentals in Cook County, and an airport departure tax at O'Hare and Midway airports. Outstanding expansion debt totaled \$3.7 billion as of June 30, 2017 and June 30, 2016, respectively. Outstanding original issue yields on the Authority's expansion bonds ranged from 0.44% to 6.75% during fiscal years 2017 and 2016.

On September 30, 2016, Standard & Poor's downgraded the credit rating on the Authority's Expansion Project Bonds from BBB/Negative Outlook to BBB-/Negative Outlook. On February 1, 2017, Fitch Ratings downgraded the credit rating on the Authority's Expansion Project Bonds to BBB-/Rating Watch Negative. On June 1, 2017, Standard & Poor's downgraded the credit rating on the Authority's Expansion Project Bonds from BBB-/CreditWatch with negative implications to BB+/CreditWatch with negative implications. On June 1, 2017, Moody's Investors Service downgraded the credit rating on the Authority's Expansion Project Bonds from Baa3/Outlook Negative to Ba1/Outlook Negative. As of June 30, 2017, the credit rating from Standard & Poor's on the Authority's Expansion Project Bonds is BB+/CreditWatch with negative implications, the credit rating from Fitch Ratings on the Authority's Expansion Project Bonds is BBB-/Rating Watch Negative, and the credit rating from Moody's Investors Service on the Authority's Expansion Project Bonds is Ba1/Outlook Negative.

## **Request for Information**

This financial report is designed to provide a general overview of the Authority's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the chief executive officer at 301 East Cermak Road, Chicago, Illinois 60616.

# METROPOLITAN PIER AND EXPOSITION AUTHORITY

## BUSINESS-TYPE ACTIVITIES STATEMENTS OF NET POSITION AS OF JUNE 30, 2017 AND 2016 (Dollars in thousands)

	2017	2016
<b>ASSETS AND DEFERRED OUTFLOWS</b>		
CURRENT ASSETS:		
Cash and cash equivalents—unrestricted	\$ 62,855	\$ 63,512
Cash and cash equivalents—restricted	3,481	3,480
Investments—restricted	55,385	22,326
Accounts receivable—net of allowance for doubtful accounts of \$86 and \$47 at June 30, 2017 and 2016, respectively	32,060	31,617
Prepaid expenses	3,617	3,067
Deposit for NPI		4,102
Authority taxes receivable—restricted	<u>52,588</u>	<u>58,278</u>
Total current assets	<u>209,986</u>	<u>186,382</u>
NONCURRENT ASSETS:		
Investments—restricted	39,748	246,325
Prepaid bond insurance—net of accumulated amortization of \$16,556 and \$16,195 at June 30, 2017 and 2016, respectively	6,966	7,327
Capital assets:		
Land	251,731	250,290
Buildings and improvements	2,860,380	2,858,437
Furniture and fixtures	33,331	33,629
Machinery and equipment	97,994	98,070
Construction in progress	558,444	188,116
Accumulated depreciation	<u>(1,432,354)</u>	<u>(1,345,844)</u>
Capital assets—net	<u>2,369,526</u>	<u>2,082,698</u>
Total noncurrent assets	<u>2,416,240</u>	<u>2,336,350</u>
Total assets	2,626,226	2,522,732
DEFERRED OUTFLOWS	<u>129,074</u>	<u>135,400</u>
TOTAL ASSETS AND DEFERRED OUTFLOWS	<u>\$ 2,755,300</u>	<u>\$ 2,658,132</u>

(Continued)

# METROPOLITAN PIER AND EXPOSITION AUTHORITY

## BUSINESS-TYPE ACTIVITIES STATEMENTS OF NET POSITION AS OF JUNE 30, 2017 AND 2016 (Dollars in thousands)

	<b>2017</b>	<b>2016</b>
<b>LIABILITIES, DEFERRED INFLOWS, AND NET POSITION</b>		
CURRENT LIABILITIES:		
Accounts payable and accrued expenses	\$ 81,887	\$ 46,384
Advance deposits	5,569	8,126
Retainage payable	35,100	11,726
Workers' compensation	610	1,364
Accrued interest	4,843	4,405
Current portion of bonds payable and net premium	90,055	85,001
Amount due to the State of Illinois	2,697	5,496
Short term debt	<u>130,897</u>	<u>          </u>
Total current liabilities	<u>351,658</u>	<u>162,502</u>
NONCURRENT LIABILITIES:		
Workers' compensation	4,646	3,652
Amount due to the State of Illinois	39,304	42,002
Bonds payable	3,638,884	3,590,377
Net premium on bonds payable	333,448	346,904
Net pension liability	3,507	8,137
Other noncurrent liabilities	<u>82,500</u>	<u>84,004</u>
Total noncurrent liabilities	<u>4,102,289</u>	<u>4,075,076</u>
Total liabilities	<u>4,453,947</u>	<u>4,237,578</u>
DEFERRED INFLOWS	<u>4,715</u>	<u>2,467</u>
NET POSITION:		
Net investment in capital assets	(441,252)	(555,594)
Restricted for debt service	69,839	36,969
Unrestricted	<u>(1,331,949)</u>	<u>(1,063,288)</u>
Total net position	<u>(1,703,362)</u>	<u>(1,581,913)</u>
TOTAL LIABILITIES, DEFERRED INFLOWS, AND NET POSITION	<u>\$ 2,755,300</u>	<u>\$ 2,658,132</u>

See accompanying notes to basic financial statements.

(Concluded)

# METROPOLITAN PIER AND EXPOSITION AUTHORITY

## BUSINESS-TYPE ACTIVITIES STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION FOR THE YEARS ENDED JUNE 30, 2017 AND 2016 (Dollars in thousands)

	2017	2016
OPERATING REVENUES:		
Use of exhibition facilities	\$ 54,663	\$ 48,138
Hospitality revenues	65,914	60,101
Guest services	28,795	25,539
Parking	12,530	11,434
Heating and cooling revenues	8,560	7,613
Other	<u>3,358</u>	<u>2,625</u>
Total operating revenues	<u>173,820</u>	<u>155,450</u>
OPERATING EXPENSES:		
Salaries, wages, and benefits	48,796	47,689
Supplies, repairs, and maintenance	23,735	21,751
Outsourced operations:		
Hotel and other	40,074	37,884
Parking	6,990	6,404
Guest service	<u>20,797</u>	<u>19,619</u>
Subtotal—outsourced operations	67,861	63,907
Depreciation	89,024	91,314
Utilities	14,049	16,597
General and administrative	12,321	7,891
Total operating expenses	<u>255,786</u>	<u>249,149</u>
OPERATING LOSS	<u>(81,966)</u>	<u>(93,699)</u>
NONOPERATING REVENUES (EXPENSES):		
State grants	31,700	31,700
Investment income	806	155
Authority taxes	151,526	147,155
Contributions	(3,623)	(26,506)
Interest and amortization expense	(219,226)	(214,729)
Loss on disposal of fixed assets	(666)	(1,939)
Miscellaneous—net	<u>(373)</u>	<u>(373)</u>
Total nonoperating revenues (expenses)—net	<u>(39,483)</u>	<u>(64,537)</u>
CHANGE IN NET POSITION BEFORE CAPITAL GRANTS	(121,449)	(158,236)
CAPITAL GRANTS	<u>15,000</u>	<u>15,000</u>
CHANGE IN NET POSITION	(121,449)	(143,236)
NET POSITION—Beginning of year	<u>(1,581,913)</u>	<u>(1,438,677)</u>
NET POSITION—End of year	<u><u>\$(1,703,362)</u></u>	<u><u>\$(1,581,913)</u></u>

See accompanying notes to basic financial statements.

# METROPOLITAN PIER AND EXPOSITION AUTHORITY

## BUSINESS TYPE ACTIVITIES STATEMENTS OF CASH FLOWS FOR THE YEARS ENDED JUNE 30, 2017 AND 2016 (Dollars in thousands)

	2017	2016
CASH FLOWS FROM OPERATING ACTIVITIES:		
Cash received from customers	\$ 170,820	\$ 151,418
Cash payments for goods and services	(92,643)	(106,658)
Cash payments to or for employees	<u>(48,921)</u>	<u>(47,442)</u>
Net cash flows provided by (used in) operating activities	<u>29,256</u>	<u>(2,682)</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:		
Authority tax receipts and draw on sales tax	151,719	144,481
Grant receipts	31,700	31,700
Capital grant		15,000
Payments for Notes		(100)
Bond proceeds and proceeds from notes	129,396	224,636
Payments for bond refundings		(66,336)
Payment for bond issuance costs		(1,922)
Payment for bond insurance		(1,120)
Bond principal repayments	(72,205)	(63,385)
Interest paid	(109,207)	(104,523)
Contribution	476	82,500
Deposit for NPI	4,102	11,506
Contribution expense—NPI	(4,102)	(26,506)
Payments for capital acquisitions	<u>(336,115)</u>	<u>(128,381)</u>
Net cash (used in) provided by capital and related financing activities	<u>(204,236)</u>	<u>117,550</u>
CASH FLOWS FROM INVESTING ACTIVITIES:		
Investment purchases	(382,593)	(120,711)
Investment sales, maturities and other receipts	556,111	
Receipt of interest and dividends	<u>806</u>	<u>155</u>
Net cash provided by (used in) investing activities	<u>174,324</u>	<u>(120,556)</u>
NET DECREASE IN CASH AND CASH EQUIVALENTS	(656)	(5,688)
CASH AND CASH EQUIVALENTS—Beginning of year	<u>66,992</u>	<u>72,680</u>
CASH AND CASH EQUIVALENTS—End of year	<u>\$ 66,336</u>	<u>\$ 66,992</u>
NONCASH CAPITAL AND RELATED FINANCING ACTIVITIES:		
Accounts payable and accrued expenses for capital acquisitions	<u>\$ 53,327</u>	<u>\$ 20,323</u>
Capitalized interest	<u>\$ 7,399</u>	<u>\$ 4,651</u>
Accreted Interest on Bonds	<u>\$ 125,107</u>	<u>\$ 119,153</u>

(Continued)

# METROPOLITAN PIER AND EXPOSITION AUTHORITY

## BUSINESS TYPE ACTIVITIES STATEMENTS OF CASH FLOWS FOR THE YEARS ENDED JUNE 30, 2017 AND 2016 (Dollars in thousands)

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	2017	2016
RECONCILIATION OF OPERATING INCOME TO NET CASH FROM		
OPERATING ACTIVITIES:		
Operating loss	<u>\$ (81,966)</u>	<u>\$ (93,699)</u>
Adjustments to reconcile operating loss to net cash from operating activities:		
Depreciation	89,024	91,314
Changes in operating assets and liabilities:		
Accounts receivable—increase	(443)	(5,711)
Advance deposits—(increase) decrease	(2,557)	1,679
Prepaid expenses—increase	(550)	(553)
Accounts payable, accrued expenses and other current liabilities	25,873	4,041
Workers compensation liability increase (decrease)	240	(669)
Net pension liability (decrease) increase	<u>(365)</u>	<u>916</u>
Total adjustments	<u>111,222</u>	<u>91,017</u>
NET CASH FROM OPERATING ACTIVITIES	<u>\$ 29,256</u>	<u>\$ (2,682)</u>

See accompanying notes to basic financial statements.

(Concluded)

## **METROPOLITAN PIER AND EXPOSITION AUTHORITY**

### **FIDUCIARY ACTIVITIES—PENSION TRUST FUND— STATEMENTS OF FIDUCIARY NET POSITION— METROPOLITAN PIER AND EXPOSITION AUTHORITY RETIREMENT PLAN AS OF JUNE 30, 2017 AND 2016 (Dollars in thousands)**

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	<b>2017</b>	<b>2016</b>
ASSETS:		
Investments—at fair value:		
Equity mutual funds	\$15,229	\$13,889
Common/collective trusts	52,615	48,127
Fixed income securities—separate account	14,667	14,708
Money market mutual fund—separate account	429	435
Money market mutual funds	<u>958</u>	<u>911</u>
Total investments—at fair value	83,898	78,070
Deposit with paying agent	<u>332</u>	<u>336</u>
NET POSITION RESTRICTED FOR PENSION BENEFITS	<u>\$84,230</u>	<u>\$78,406</u>

See accompanying notes to basic financial statements.

## METROPOLITAN PIER AND EXPOSITION AUTHORITY

### FIDUCIARY ACTIVITIES—PENSION TRUST FUND— STATEMENTS OF CHANGES IN FIDUCIARY NET POSITION— METROPOLITAN PIER AND EXPOSITION AUTHORITY RETIREMENT PLAN AS OF JUNE 30, 2017 AND 2016 (Dollars in thousands)

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	2017	2016
ADDITIONS:		
Investment income (loss):		
Net increase (decrease) in fair value of		
Plan's interest in:		
Equity mutual funds	\$ 3,338	\$ (1,430)
Common/collective trusts	6,387	10
Fixed income separate account	(522)	421
Interest income	493	495
Dividend income	194	278
Other income	24	13
Less investment expense	<u>(210)</u>	<u>(228)</u>
Net investment income (loss)	9,704	(441)
Employer contributions	<u>796</u>	<u>242</u>
Total additions	<u>10,500</u>	<u>(199)</u>
DEDUCTIONS:		
Deductions from net position attributed to:		
Benefits paid to participants	4,624	4,516
Administrative expenses	<u>52</u>	<u>82</u>
Total deductions	<u>4,676</u>	<u>4,598</u>
INCREASE (DECREASE) IN NET POSITION RESTRICTED FOR PENSION BENEFITS	5,824	(4,797)
NET POSITION RESTRICTED FOR PENSION BENEFITS:		
Beginning of year	<u>78,406</u>	<u>83,203</u>
End of year	<u>\$84,230</u>	<u>\$78,406</u>

See accompanying notes to basic financial statements.

# METROPOLITAN PIER AND EXPOSITION AUTHORITY

## NOTES TO BASIC FINANCIAL STATEMENTS AS OF AND FOR THE YEARS ENDED JUNE 30, 2017 AND 2016

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### 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Illinois General Assembly created the Metropolitan Fair and Exposition Authority in 1955 and renamed it as the Metropolitan Pier and Exposition Authority (the "Authority") in 1989 when it was established as a municipal corporation pursuant to the Metropolitan Pier and Exposition Authority Act. The purpose of the Authority is to promote, operate, and maintain fairs, expositions, meetings, and conventions in the Chicago metropolitan area and, in connection therewith, to construct, equip, and maintain buildings for such purposes. In 1998, the Authority began operations at its 800-room convention center hotel, the Hyatt Regency McCormick Place (the "Hotel") and hired Hyatt Hotels Corporation to manage the Hotel. The Authority is also responsible for the recreational, cultural, and commercial development of Navy Pier.

Effective July 1, 2011, the Authority entered into a long-term lease agreement with a not-for-profit entity, Navy Pier, Inc. (NPI), to manage, operate, and develop Navy Pier. Effective August 1, 2011, a private management company, SMG, took over the operation of McCormick Place, taking responsibility for the operation of the Authority's core convention business. Effective October 1, 2011, SAVOR assumed responsibility of the McCormick Place food services operation. Effective July 1, 2016 the operations of the Energy Center were transferred from SMG to MPEA.

To facilitate the understanding of data included in the financial statements, summarized below are the more significant accounting policies.

**Reporting Entity**—As defined by accounting principles generally accepted in the United States of America, the financial reporting entity consists of a primary government, as well as its component units, which are legally separate organizations for which the elected officials of the primary government are financially accountable. Financial accountability is defined as:

- 1) Appointment of a voting majority of the component unit's board and either (a) the ability to impose will by the primary government or (b) the possibility that the component unit will provide a financial benefit to or impose a financial burden on the primary government
- 2) Fiscal dependency on the primary government

Based upon the application of these criteria, the Authority has no component units and is not a component unit of any other entity.

The Authority's reporting entity includes the Metropolitan Pier and Exposition Authority Retirement Plan (the "Plan"), a single employer defined benefit plan established under the authority of the Board of Directors of the Authority. The Plan is reported as a Pension Trust Fund in these basic financial statements. Separate financial statements for the Plan can be obtained from the administrative offices located at 301 East Cermak Road, Chicago, Illinois 60616.

**Basis of Accounting and Financial Statement Presentation**—The basic financial statements provide information about the Authority’s business-type and fiduciary (the Plan) activities. Separate statements for each category—business-type and fiduciary—are presented.

**Business-Type Activities**—The financial statements for the Authority’s business-type activities are used to account for the Authority’s activities that are financed and operated in a manner similar to a private business enterprise. Accordingly, the financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues from operations, investments, and other sources are recorded when earned, and expenses (including depreciation and amortization) are recorded when incurred, regardless of the timing of the related cash flows.

Nonexchange transactions, in which the Authority receives value without directly giving equal value in return, include grants from federal, state, and local governments. On an accrual basis, revenue from state grants is recognized in the fiscal year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the year when the resources are required to be used or the fiscal year when use is first permitted, and expenditure requirements, in which the resources are provided to the Authority on a reimbursement basis. Revenue from Authority taxes is recognized during the period when the exchange transaction on which the tax is imposed occurs.

**Fiduciary Activities**—The financial statements for the fiduciary activities are used to account for the assets held by the Authority in trust for the payment of future retirement benefits under the Plan. The assets of the Plan cannot be used to support Authority operations. The financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Employer contributions to the Plan are recognized when due and the employer has made a formal commitment to provide the contributions. Benefits and refunds are recognized when due and payable in accordance with the Plan.

**Cash and Cash Equivalents**—Cash and cash equivalents consist of cash on hand, demand deposits, and short-term investments with maturities when purchased of three months or less. Restricted cash consists of amounts held for the Authority’s food service reserve funds pursuant to its agreements with two food service providers, whereby the Authority is required to set aside funds for food service equipment and supplies.

**Investments**—Investments, including short-term money market investments, are reported at fair value.

Investments of the fiduciary activities (the Plan) are reported at fair value.

**Capital Assets**—Capital assets are reported at cost. Capital assets are defined as assets that have a useful life of more than one year and a unit cost of more than \$10,000. Group asset purchases (such as construction or renovation projects) are capitalized when the cost exceeds \$50,000 regardless of the cost of individual items. Cost includes major expenditures for improvements and replacements that extend useful lives or increase capacity and interest cost associated with significant capital additions. Interest is capitalized on constructed assets. The amount of interest to be capitalized is calculated by multiplying the amount of capital expenditures by the interest rate of the bonds used to fund the capital projects. The amount of interest capitalized for the years ended June 30, 2017 and 2016 was \$7.4 million and \$4.7 million, respectively.

Depreciation of capital assets is computed using the straight-line method assuming the following useful lives:

	<b>Years</b>
Buildings	25–40
Building improvements	3–25
Furniture and fixtures	7
Machinery and equipment	3–15

**Amount Due to the State of Illinois**—The amount due to the State of Illinois (the “State”) consists of sales taxes borrowed from the State for debt service payments made on the Expansion Project Bonds due to shortages in the collection of Authority taxes.

**Compensated Absences**—Vested or accumulated vacation and compensatory time is recorded as an accrued expense. The Authority’s sick leave policy provides for an accumulation of earned sick leave. Sick leave does not vest and the Authority has no obligation for the accumulated sick leave until it is actually taken. Thus, no accrual for sick leave has been made.

**Pensions**—For the purpose of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Plan and additions to/deductions from the Plan’s fiduciary net position have been determined on the same basis as they are reported by the Plan. For this purpose, benefit payments are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

**Bond Insurance Costs, Bond Premiums, and Deferred Loss on Refunding**—Prepaid bond insurance costs, bond premiums, and losses on refunding transactions are deferred and amortized using the effective interest method over the life of the related debt, except in the case of refunding transactions where the amortization period is over the term of the new debt or refunded debt, whichever is shorter. Deferred loss on refunding of \$123.8 million and \$128.1 million as of June 30, 2017 and 2016, respectively, are recorded as deferred outflows on the statements of net position.

**Capital Grants**—The Authority reports capital grants as revenue on the statements of revenues, expenses, and changes in net position. Capital grants are received on a reimbursement basis and revenues are recognized to the extent of the allowable expenditures incurred.

**Net Position**—Net position is categorized as follows:

**Net Invested in Capital Assets**—This consists of capital assets, net of accumulated depreciation, less the outstanding debt that is attributable to the acquisition, construction, or improvement of those assets.

**Restricted**—This consists of net position that is legally restricted by outside parties or by law through constitutional provisions or enabling legislation. When both restricted and unrestricted resources are available for use, generally it is the Authority’s policy to use restricted resources first, and then unrestricted resources when they are needed.

**Unrestricted**—This consists of net position that does not meet the definition of “restricted” or “net invested in capital assets.”

**Authority Tax Revenue**—Authority tax revenue consists of Authority taxes collected (restaurant, hotel, car rental, and airport departure) by the City of Chicago, Illinois (the “City”) and the State and held by the State in the Authority Tax Fund as funds available to pay future debt service for the 1992A, 1994, 1996A, 1998, 2002, 2010, 2012, and 2015 Expansion Project Bonds. Amounts recognized but not received are reported as restricted, as amounts are to be used to fund debt service for the above noted bonds, subject to annual appropriation by the State. The taxes receivable balance is classified as current as it is expected to be received within one year. If the Authority taxes are not sufficient to pay the debt service payments for the Expansion Project Bonds and cash is not available in the reserve balance, the Authority is authorized to draw on state sales tax from the State, which is repaid when the Authority taxes begin to generate a surplus again.

The Authority considers the Authority taxes to be derived tax revenues as defined by Governmental Accounting Standards Board (GASB) Statement No. 33, *Accounting and Financial Reporting for Nonexchange Transactions*. Accordingly, the Authority recognizes the Authority tax revenue in the period when the exchange transaction on which the tax is imposed occurred.

**State Grant Revenue**—State grant revenue consists of revenues received from the State of Illinois used for the payment of debt service. The funds are derived from sales taxes as specified in State statute.

**Classification of Revenue and Expenses**—Revenues from space rental, utility services, food and beverage, parking, and other recurring activities are reported as operating revenues in the basic financial statements. Salaries, wages, and benefits; supplies, repairs, and maintenance; outsourced operations; depreciation; utilities; and other general and administrative expenses related to Authority operations are reported as operating expenses. Transactions that are related to financing, investing, intergovernmental agreements, taxes, and other nonoperating events are reported as nonoperating revenues and/or expenses.

**Management’s Use of Estimates**—The preparation of basic financial statements in conformity with accounting principles generally accepted in the United States of America (GAAP) requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the basic financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results may differ from those estimates.

**New Accounting Pronouncements**—In March 2016, the GASB issued Statement No. 82, *Pension Issues an Amendment of GASB Statements No. 67, No. 68 and No. 73*. This statement addresses certain issues that have been raised with respect to Statements No. 67, *Financial Reporting for Pension Plans*, No. 68, *Accounting and Financial Reporting for Pensions*, and No. 73, *Accounting and Financial Reporting for Pensions and Related Assets That Are Not within the Scope of GASB Statement 68, and Amendments to Certain Provisions of GASB Statements 67 and 68*. Specifically, this Statement addresses issues regarding (1) the presentation of payroll-related measures in required supplementary information, (2) the selection of assumptions and the treatment of deviations from the guidance in an Actuarial Standard of Practice for financial reporting purposes, and (3) the classification of payments made by employers to satisfy employee (plan member)

contribution requirements. The Authority implemented this statement during the fiscal year ended June 30, 2017. The implementation of this statement had no impact on the Authority's financial statements.

In November 2016, the GASB issued Statement No. 83, *Certain Asset Retirement Obligations*. This Statement establishes criteria for determining the timing and pattern of recognition of a liability and a corresponding deferred outflow of resources for asset retirement obligations. This Statement also requires that recognition occur when the liability is both incurred and reasonably estimable and requires disclosure of information about the nature of a government's asset retirement obligations, the methods and assumptions used for the estimates of the liabilities, and the estimated remaining useful life of the associated tangible capital assets. This Statement is effective for the Authority beginning with its year ending June 30, 2019. The Authority has not yet determined the impact, if any, on its financial statements or disclosures.

In January 2017, the GASB issued Statement No. 84, *Fiduciary Activities*. The objective of this Statement is to improve guidance regarding the identification of fiduciary activities for accounting and financial reporting purposes and how those activities should be reported. This Statement is effective for the Authority beginning with its year ending June 30, 2020. The Authority has not yet determined the impact, if any, on its financial statements or disclosures.

In March 2017, the GASB issued Statement No. 85, *Omnibus 2017*. The objective of this Statement is to address practice issues that have been identified during implementation and application of certain GASB Statements. This Statement addresses a variety of topics including issues related to blending component units, goodwill, fair value measurement and application, and postemployment benefits. This Statement is effective for the Authority beginning with its year ending June 30, 2018. The Authority has not yet determined the impact, if any, on its financial statements or disclosures.

In May 2017, the GASB issued Statement No. 86, *Certain Debt Extinguishment Issues*. The primary objective of this Statement is to improve consistency in accounting and financial reporting for in-substance defeasance of debt by providing guidance for transactions in which cash and other monetary assets acquired with only existing resources—resources other than the proceeds of refunding debt—are placed in an irrevocable trust for the sole purpose of extinguishing debt. This Statement also improves accounting and financial reporting for prepaid insurance on debt that is extinguished and notes to financial statements for debt that is defeased in substance. This Statement is effective for the Authority beginning with its year ending June 30, 2018. The Authority has not yet determined the impact, if any, on its financial statements or disclosures.

In June 2017, the GASB issued Statement No. 87, *Leases*. This Statement requires recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities. This Statement is effective for the Authority beginning with its year ending June 30, 2021. The Authority has not yet determined the impact, if any, on its financial statements or disclosures.

## 2. CASH, CASH EQUIVALENTS, AND INVESTMENTS

A summary of cash, cash equivalents, and investments as of June 30, 2017 and 2016 is as follows (amounts are in thousands):

	<b>2017</b>	<b>2016</b>
Business-type activities:		
Cash and demand deposits	\$ 66,336	\$ 66,992
Government money market funds	52,158	268,651
U.S. treasury securities	<u>42,975</u>	<u>          </u>
Total business-type activities	<u>161,469</u>	<u>335,643</u>
Fiduciary activities:		
Equity mutual funds	15,229	13,889
Common/collective trusts	52,615	48,127
Fixed income securities—separate account	14,667	14,708
Money market mutual fund—separate account	429	435
Money market mutual funds	<u>958</u>	<u>911</u>
Total fiduciary activities	<u>83,898</u>	<u>78,070</u>
Deposit with paying agent	<u>332</u>	<u>336</u>
Total cash, cash equivalents, and investments	<u>\$245,699</u>	<u>\$414,049</u>

### **Business-Type Activities**

**Investment Policy**—Authority investments are made in accordance with the Public Funds Investment Act (30 ILCS 235/1) (the “Act”) and, as required under the Act, the Authority’s Investment Policy (the Investment Policy). The Investment Policy does not apply to the Plan, which is directed by the Investment Policy of the Retirement Plan as established by the plan trustees.

In accordance with the Act and the Investment Policy, the Authority may invest in the following types of securities:

1. United States Treasury Securities (Bonds, Notes, Certificates of Indebtedness, and Bills). The Authority may invest in obligations of the United States government, which are guaranteed by the full faith and credit of the United States of America as to principal and interest.
2. United States Agencies. The Authority may invest in bonds, notes, debentures, or other similar obligations of the United States or its agencies. Agencies include: (a) federal land banks, federal intermediate credit banks, banks for cooperative, federal farm credit bank, or other entities authorized to issue debt obligations under the Farm Credit Act of 1971, as amended; (b) federal home loan banks and the federal home loan mortgage corporation; and (c) any other agency created by an act of Congress.

3. Bank Deposits. The Authority may invest in interest-bearing savings accounts, interest-bearing certificates of deposit, or interest-bearing time deposits or other investments constituting direct obligations of any bank as defined by the Illinois Banking Act (205 ILCS 5/1 et seq.), provided that any such bank must be insured by the Federal Deposit Insurance Corporation (the FDIC).
4. Commercial Paper. The Authority may invest in short-term obligations (commercial paper) of corporations organized in the United States with assets exceeding \$500 million, provided that: (a) such obligations are at the time of purchase at the highest classification established by at least two standard rating services and which mature not later than 180 days from the date of purchase; and (b) such purchases do not exceed 10% of the corporation's outstanding obligations.
5. Mutual Funds. The Authority may invest in mutual funds which invest exclusively in United States government obligations and agencies.
6. Discount Obligations. The Authority may invest in short-term discount obligations of the Federal National Mortgage Association.
7. Investment Pool. The Authority may invest in a Public Treasurers' Investment Pool created under Section 17 of the State Treasurer Act (15 ILCS 505/17).
8. Investment Certificates. The Authority may invest in investment certificates issued by FDIC-insured savings banks or FDIC-insured savings and loan associations.

***Custodial Credit Risk—Deposits***—Custodial credit risk for deposits is the risk that, in the event of a financial institution failure, the Authority's deposits may not be returned. The Authority's investment policy requires that deposits which exceed the amount insured by the FDIC be collateralized, at the rate of 102% of such deposits, by bonds, notes, certificates of indebtedness, treasury bills, or other securities, which are guaranteed by the full faith and credit of the U.S. government.

***Interest Rate Risk***—Interest rate risk is the risk that the fair value of the Authority's investments will decrease as a result of an increase in interest rates. The Authority's investment policy does not limit investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates. The Authority manages interest rate exposure by matching the maturities of investments with its expected cash flow needs. For investments intended to be used for operations and capital maintenance, the Authority purchases investments so that the maturity dates are in line with anticipated cash flow needs. For investments restricted for capital projects, the Authority invests in maturities that meet the projected draw schedule for the related project.

The maturities for the Authority's fixed-income investments as of June 30, 2017 are as follows (in thousands of dollars):

	Fair Value	Investment Maturities (Years)			
		Less than 1	1-5	6-10	More than 10
Government money market funds	\$52,158	\$52,158	\$ -	\$ -	\$ -
U.S. treasury securities	<u>42,975</u>	<u>42,975</u>	<u>          </u>	<u>          </u>	<u>          </u>
	<u>\$95,133</u>	<u>\$95,133</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

The maturities for the Authority's fixed-income investments as of June 30, 2016 are as follows (in thousands of dollars):

	Fair Value	Investment Maturities (Years)			
		Less than 1	1-5	6-10	More than 10
Government money market funds	<u>\$268,651</u>	<u>\$268,651</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**Concentration of Credit Risk**—Concentration of credit risk is the risk of loss attributed to the magnitude of investment in any one single issuer. The Authority's policy does not limit the amounts that it may invest in any one issuer. The Authority is considered to have a concentration of credit risk if its investment in any one single issuer is greater than 5% of the total fixed-income investments. As of June 30, 2017 and 2016, the Authority did not have any investments subject to concentration of credit risk.

**Credit Risk**—Credit risk is the risk that the Authority will not recover its investments due to the failure of the counterparty to fulfill its obligation. State law limits investments in commercial paper and corporate bonds to the top three ratings issued by nationally recognized statistical rating organizations (NRSROs). It is the Authority's policy to limit its investments in these investment types to the top two ratings issued by NRSROs. As of June 30, 2017 and 2016, the Authority held no commercial paper. The Authority's investments in money market funds were rated AAA by S&P Global Ratings and the U.S. treasuries were rated AA+ by S&P Global Ratings.

**Custodial Credit Risk—Investments**—Custodial credit risk is the risk that, in the event of the failure of the counterparty, the Authority will not be able to recover the value of its investments or collateral securities that are in the possession of a third party. The Investment Policy requires that investment securities be held by an authorized custodial bank pursuant to a written custodial agreement.

**Fair Value of Investments**—The Authority measures and records its investments using the fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy, as follows:

*Level 1*—Quoted prices for identical investments in active markets;

*Level 2*—Observable inputs other than quoted market prices; and

*Level 3*—Unobservable inputs.

As of June 30, 2017 of the Authority's investments, \$52.2 million consists of money market mutual funds, classified in Level 1 of the fair value hierarchy and \$42.9 million consists of U.S. treasury securities, classified in Level 2 of the fair value hierarchy. In 2016, all of the Authority's investments, which consist of money market mutual funds, are generally classified in Level 1 of the fair value hierarchy.

### **Fiduciary Activities**

**Investment Policy**—The Plan's investments are made in accordance with the Investment Policy of the Plan as established by the Plan Trustees. The Pension Trust Fund investments are invested according to the targeted investment mix in the investment policy of the Plan. These long-term targets seek to achieve the Plan's assumed rate of return in conjunction with the overall asset/liability structure of the Plan.

**Interest Rate Risk**—Interest rate risk is the risk that the fair value of the Plan's investments will decrease as a result of an increase in interest rates. The Plan's investment policy does not limit investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates. The fixed-income portfolio has an effective duration of 5.75 years and 5.66 years at June 30, 2017 and 2016, respectively.

**Concentration of Credit Risk**—Concentration of credit risk is the risk of loss attributed to the magnitude of investment in any one single issuer. The Plan's policy limits investments of any single issuer (except for U.S. government and agency securities) to 5% of the Plan's fixed-income market value. Securities in any one industry may not exceed 25% of the fixed-income portfolio. The Plan is considered to have a concentration of credit risk if its investment in any one single issuer is greater than 5% of the total fixed-income investments. The Plan does not have any concentration of credit risk as of June 30, 2017 and 2016.

**Credit Risk**—Credit risk is the risk that the Plan will not recover its investments due to the failure of the counterparty to fulfill its obligation. The Plan's policy limits securities falling below a credit rating of BBB from Standard and Poor's and/or Baa from Moody's to 10% of the fixed-income portfolio. The Plan's government money market mutual funds were unrated as of June 30, 2017 and 2016. The ratings of the Plan's investments in the fixed-income separate account are as follows at June 30, 2017 (in thousands of dollars):

<b>Credit Ratings</b>	<b>Corporate Bonds</b>	<b>Government Securities</b>	<b>Municipal Obligations</b>	<b>Money Market</b>	<b>Total</b>
Aaa/AAA	\$ 638	\$	\$217	\$	\$ 855
Aa/AA	682	7,122	218		8,022
A/A	3,418		45		3,463
Baa/BBB	2,326				2,326
Not rated	_____	_____	_____	429	429
Total	<u>\$7,064</u>	<u>\$7,122</u>	<u>\$480</u>	<u>\$429</u>	<u>\$15,095</u>

The ratings of the Plan's investments in the fixed-income separate account are as follows at June 30, 2016 (in thousands of dollars):

<b>Credit Ratings</b>	<b>Corporate Bonds</b>	<b>Government Securities</b>	<b>Municipal Obligations</b>	<b>Money Market</b>	<b>Total</b>
Aaa/AAA	\$ 379	\$ -	\$226	\$ -	\$ 605
Aa/AA	603	7,193	163		766
A/A	2,436		46		2,482
Baa/BBB	3,594		68		3,662
Not rated				435	435
Total	<u>\$7,012</u>	<u>\$7,193</u>	<u>\$503</u>	<u>\$435</u>	<u>\$15,143</u>

**Custodial Credit Risk—Investments**—Custodial credit risk is the risk that, in the event of the failure of the counterparty, the Plan will not be able to recover the value of its investments or collateral securities that are in the possession of a third party. The Investment Policy requires that investment securities be held by an authorized custodial bank pursuant to a written custodial agreement.

**Deposit with Paying Agent**—The amount reflected as Deposit with Paying Agent represents funds deposited with the Plan's payroll processor as of June 30, 2017 and 2016, for the purpose of paying retirement benefits due on July 1, 2017 and 2016.

**Fair Value of Investments**—The Plan measures and records its investments using the fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy, as follows:

*Level 1*—Quoted prices for identical investments in active markets;

*Level 2*—Observable inputs other than quoted market prices; and

*Level 3*—Unobservable inputs.

Money market mutual fund securities classified in Level 1 of the fair value hierarchy are valued using the net asset value (NAV) per share quoted in active markets for those securities. U.S. Treasury securities classified in Level 2 of the fair value hierarchy are valued using quoted prices for identical and similar securities in active markets.

The Authority has the following recurring fair value measurements as of June 30, 2017:

**Investments Measured at Fair Value  
(\$ Actual)  
6/30/2017**

<b>Investments by fair value level</b>	<b>6/30/2017</b>	<b>Fair Value Measurements Using</b>		
		<b>Level 1</b>	<b>Level 2</b>	<b>Level 3</b>
Government money market mutual funds	<u>\$ 52,158,458</u>	<u>\$ 52,158,458</u>	<u>\$ -</u>	<u>\$ -</u>
Total money market mutual funds	<u>\$ 52,158,458</u>	<u>\$ 52,158,458</u>	<u>\$ -</u>	<u>\$ -</u>
Debt securities				
U.S. treasury securities	<u>42,974,410</u>	<u>                    </u>	<u>42,974,410</u>	<u>                    </u>
Total debt securities	<u>42,974,410</u>	<u>-</u>	<u>42,974,410</u>	<u>-</u>
Total investments by fair value level	<u>\$ 95,132,868</u>	<u>\$ 52,158,458</u>	<u>\$ 42,974,410</u>	<u>\$ -</u>

The Authority has the following recurring fair value measurements as of June 30, 2016:

**Investments Measured at Fair Value  
(\$ Actual)  
6/30/2016**

<b>Investments by fair value level</b>	<b>6/30/2016</b>	<b>Fair Value Measurements Using</b>		
		<b>Level 1</b>	<b>Level 2</b>	<b>Level 3</b>
Government money market mutual funds	<u>\$ 268,651,226</u>	<u>\$ 268,651,226</u>	<u>\$ -</u>	<u>\$ -</u>
Total investments by fair value level	<u>\$ 268,651,226</u>	<u>\$ 268,651,226</u>	<u>\$ -</u>	<u>\$ -</u>

The Plan has the following recurring fair value measurements as of June 30, 2017:

<b>Investments Measured at Fair Value (\$ Actual)</b>	<b>June 30, 2017</b>	<b>Fair Value Measurements Using</b>		
		<b>Level 1</b>	<b>Level 2</b>	<b>Level 3</b>
Investments by fair value level:				
Money market mutual fund	<u>\$ 1,386,121</u>	<u>\$ 1,386,121</u>	<u>\$ -</u>	<u>\$ -</u>
Total money market mutual funds	<u>1,386,121</u>	<u>1,386,121</u>	<u>-</u>	<u>-</u>
Equity securities:				
Equity mutual funds	<u>15,229,403</u>	<u>15,229,403</u>	<u>-</u>	<u>-</u>
Total equity securities	<u>15,229,403</u>	<u>15,229,403</u>	<u>-</u>	<u>-</u>
Debt securities:				
U.S. treasuries	2,054,466		2,054,466	
Government agencies	5,068,045		5,068,045	
Corporate bonds	7,064,439		7,064,439	
Muni obligations	<u>480,411</u>	<u>-</u>	<u>480,411</u>	<u>-</u>
Total debt securities	<u>14,667,361</u>	<u>-</u>	<u>14,667,361</u>	<u>-</u>
Total investments by fair value level	<u>31,282,885</u>	<u>\$ 16,615,524</u>	<u>\$ 14,667,361</u>	<u>\$ -</u>
Investments measured at the net asset value (NAV):				
Common/collective trust—equity securities	37,093,876			
Common/collective trust—fixed income	<u>15,521,216</u>			
Total investments measured at the NAV	<u>52,615,092</u>			
Total investments measured at fair value	<u>\$ 83,897,977</u>			

The Plan has the following recurring fair value measurements as of June 30, 2016:

Investments Measured at Fair Value (\$ Actual)	June 30, 2016	Fair Value Measurements Using		
		Level 1	Level 2	Level 3
Investments by fair value level:				
Money market mutual fund	\$ 1,345,394	\$ 1,345,394	\$ -	\$ -
Total money market mutual funds	<u>1,345,394</u>	<u>1,345,394</u>	<u>-</u>	<u>-</u>
Equity securities:				
Equity mutual funds	<u>13,889,189</u>	<u>13,889,189</u>		
Total equity securities	<u>13,889,189</u>	<u>13,889,189</u>	<u>-</u>	<u>-</u>
Debt securities:				
U.S. treasuries	2,047,617		2,047,617	
Government agencies	5,145,172		5,145,172	
Corporate bonds	7,012,469		7,012,469	
Muni obligations	<u>502,561</u>		<u>502,561</u>	
Total debt securities	<u>14,707,819</u>	<u>-</u>	<u>14,707,819</u>	<u>-</u>
Total investments by fair value level	<u>29,942,402</u>	<u>\$ 15,234,583</u>	<u>\$ 14,707,819</u>	<u>\$ -</u>
Investments measured at the net asset value (NAV):				
Common/collective trust—equity securities	32,539,522			
Common/collective trust—fixed income	<u>15,587,908</u>			
Total Investments measured at the NAV	<u>48,127,430</u>			
Total investments measured at fair value	<u>\$ 78,069,832</u>			

Money market mutual fund securities and mutual fund securities classified in Level 1 of the fair value hierarchy are valued using the net asset value (NAV) per share quoted in active markets for those securities. Debt and equity securities classified in Level 2 of the fair value hierarchy are valued using the following approaches:

- U.S. Treasuries: Quoted prices for identical and similar securities in active markets;
- Government agencies and Corporate bonds: Pricing is determined using a matrix pricing technique from a third party pricing service. Matrix pricing creates a bullet, non-call spread scale for each issuer for maturities up to 40 years based on a number of factors including the new issue market, secondary trading, dealer quotes, and option adjusted spreads. Final spreads are then added to the closing U.S. Treasury curve to calculate prices; and
- Municipal bonds: Pricing is determined using a matrix pricing technique from a third party pricing service. Municipal bonds with similar characteristics are grouped together in market sectors and each day, yield curves are adjusted based on trades, other pertinent market information, and a number of other factors including pricing levels on bellweather issues, established trading spreads between similar issuers, historical trading spreads over market benchmarks, and new issue scales.

Investments measured at the net asset value (NAV) as of June 30, 2017 are presented in the following table.

<b>Investments Measured at the NAV (\$ Actual)</b>	<b>Fair Value</b>	<b>Unfunded Commitments</b>	<b>Redemption Frequency (if Currently Eligible)</b>	<b>Redemption Notice Period</b>
Investments measured at the NAV:				
Common/collective trust—equity securities <sup>(1)</sup>	\$ 37,093,876	\$ -	Daily	None to 15 business days
Common/collective trust—fixed income <sup>(2)</sup>	<u>15,521,216</u>		Daily	None
Total investments measured at the NAV	<u>\$ 52,615,092</u>			

Investments measured at the net asset value (NAV) as of June 30, 2016 are presented in the following table.

<b>Investments Measured at the NAV (\$ Actual)</b>	<b>Fair Value</b>	<b>Unfunded Commitments</b>	<b>Redemption Frequency (if Currently Eligible)</b>	<b>Redemption Notice Period</b>
Investments measured at the NAV:				
Common/collective trust—equity securities <sup>(1)</sup>	\$ 32,539,522	\$	Daily	None to 15 business days
Common/collective trust—fixed income <sup>(2)</sup>	<u>15,587,908</u>		Daily	None
Total investments measured at the NAV	<u>\$ 48,127,430</u>			

<sup>(1)</sup> *Common/Collective Trust—Equity Securities.* This type includes investments in five common / collective trusts that seek to maximize long-term capital growth by investing in equity securities across a broad capitalization range. Seventy-two percent (72%) of the value of the investments of this type invest in U.S. equity securities while 28% of the value of the investments of this type invest in non-U.S. equity securities. The fair values of the investments of this type have been determined using the NAV per unit. The NAV per unit of the trusts is calculated on each business day by dividing the total value of assets, less liabilities, by the number of units outstanding. The trust declarations for three of the funds, representing 70% of the value of the investments of this type, require the trustee to pay the proceeds of a withdrawal in no case more than 10 business days after such trade date for any of the funds. The trustee for two of the funds, representing 56% of the value of the investments of this type, in its discretion, may require the participating plan to send a withdrawal notice up to 15 business days before the withdrawal date. While there are currently no redemption restrictions, the trust declaration for one of the funds representing 16% of the value of investments of this type gives the trustee the discretion to delay the redemption of the participating trust's interest if, in the opinion of the trustee, such redemption would disrupt the management of the fund or otherwise not be in the best interest of the remaining participants of the fund.

<sup>(2)</sup> *Common/Collective Trust—Fixed Income.* This type includes an investment in a common / collective trust with an objective of seeking high total investment return through a combination of current income and capital appreciation by investing in public or private debt obligations issued or guaranteed by U.S. or foreign issuers. At least 80% of the market value of the fund will be invested in investment grade fixed income securities as determined at the time of purchase, counting cash and cash equivalents toward such percentage. The fair values of the investments of this type have been determined using the NAV per unit. The NAV per unit of the trust is calculated on each business day by dividing the total value of assets, less liabilities, by the number of units outstanding. The declaration of trust states that for a withdrawal of all or substantially all of the assets of a participating trust in the fund, payment of the withdrawal may be made up to four business days after the date of withdrawal.

### 3. CAPITAL ASSETS

Changes in capital assets for the year ended June 30, 2017 are as follows (in thousands of dollars):

	<b>Balance June 30, 2016</b>	<b>Additions/ Accruals</b>	<b>Deletions</b>	<b>Balance June 30, 2017</b>
Capital assets not being depreciated:				
Land	\$ 250,290	\$ 1,441	\$ -	\$ 251,731
Construction in progress	<u>188,116</u>	<u>374,104</u>	<u>(3,776)</u>	<u>558,444</u>
Total capital assets not being depreciated	<u>438,406</u>	<u>375,545</u>	<u>(3,776)</u>	<u>810,175</u>
Capital assets being depreciated:				
Buildings and improvements	2,858,437	2,770	(827)	2,860,380
Furniture and fixtures	33,629		(298)	33,331
Machinery and equipment	<u>98,070</u>	<u>1,977</u>	<u>(2,053)</u>	<u>97,994</u>
Total capital assets being depreciated	<u>2,990,136</u>	<u>4,747</u>	<u>(3,178)</u>	<u>2,991,705</u>
Less accumulated depreciation:				
Buildings and improvements	(1,238,326)	(84,503)	220	(1,322,609)
Furniture and fixtures	(18,732)	(2,931)	311	(21,352)
Machinery and equipment	<u>(88,786)</u>	<u>(1,590)</u>	<u>1,983</u>	<u>(88,393)</u>
Total accumulated depreciation	<u>(1,345,844)</u>	<u>(89,024)</u>	<u>2,514</u>	<u>(1,432,354)</u>
Total capital assets being depreciated—net	<u>1,644,292</u>	<u>(84,277)</u>	<u>(664)</u>	<u>1,559,351</u>
Total capital assets, net	<u>\$ 2,082,698</u>	<u>\$ 291,268</u>	<u>\$(4,440)</u>	<u>\$ 2,369,526</u>

Changes in capital assets for the year ended June 30, 2016 are as follows (in thousands of dollars):

	<b>Balance June 30, 2015</b>	<b>Additions/ Accruals</b>	<b>Deletions</b>	<b>Balance June 30, 2016</b>
Capital assets not being depreciated:				
Land	\$ 249,824	\$ 466	\$ -	\$ 250,290
Construction in progress	<u>63,529</u>	<u>148,503</u>	<u>(23,916)</u>	<u>188,116</u>
Total capital assets not being depreciated	<u>313,353</u>	<u>148,969</u>	<u>(23,916)</u>	<u>438,406</u>
Capital assets being depreciated:				
Buildings and improvements	2,851,945	21,753	(15,261)	2,858,437
Furniture and fixtures	32,590	1,681	(642)	33,629
Machinery and equipment	<u>108,494</u>	<u>739</u>	<u>(11,163)</u>	<u>98,070</u>
Total capital assets being depreciated	<u>2,993,029</u>	<u>24,173</u>	<u>(27,066)</u>	<u>2,990,136</u>
Less accumulated depreciation:				
Buildings and improvements	(1,168,301)	(84,948)	14,923	(1,238,326)
Furniture and fixtures	(16,419)	(2,922)	609	(18,732)
Machinery and equipment	<u>(94,937)</u>	<u>(3,259)</u>	<u>9,410</u>	<u>(88,786)</u>
Total accumulated depreciation	<u>(1,279,657)</u>	<u>(91,129)</u>	<u>24,942</u>	<u>(1,345,844)</u>
Total capital assets being depreciated—net	<u>1,713,372</u>	<u>(66,956)</u>	<u>(2,124)</u>	<u>1,644,292</u>
Total capital assets, net	<u>\$ 2,026,725</u>	<u>\$ 82,013</u>	<u>\$(26,040)</u>	<u>\$ 2,082,698</u>

In fiscal year 2014, the Authority began planning, design, and preconstruction activities for a new 1206-room headquarters hotel and a 10,000-seat event center. The total cost of land additions was approximately \$1.4 million and \$0.5 million in fiscal years 2017 and 2016, respectively. Construction in progress includes planning, design, preconstruction, and construction costs related to these projects of approximately \$365.2 million and \$141.9 million in fiscal years 2017 and 2016, respectively. Approximately, \$8.9 million and \$6.6 million in fiscal years 2017 and 2016, respectively, is also included in construction in progress for the renovation of certain public area space within the convention center.

#### 4. LEASE AGREEMENT/DEPOSIT FOR NPI

Effective July 1, 2011, the Authority entered into a long-term lease agreement (the Lease Agreement) with NPI to manage, operate, and develop Navy Pier. Accordingly, beginning July 1, 2011, the financial activity of Navy Pier is no longer reflected in the accompanying basic financial statements. The Authority retains ownership of Navy Pier and NPI has the authority to make key decisions related to the operations, maintenance, and the implementation of the Pier's revitalization. These activities are defined as "Approved Operations" in the Lease Agreement, and are summarized as follows:

- (a) implementation of the Framework Plan (defined hereafter),

- (b) maintaining, repairing, operating, designing, financing, subleasing, licensing, developing, redeveloping, and/or demolishing the grounds, buildings and facilities consistent with the Framework Plan, and
- (c) supporting and benefiting the Authority through developing and operating Navy Pier for the achievement of the Authority's governmental purposes.

The "Framework Plan" is a comprehensive long-term plan to maintain Navy Pier as a high-profile public attraction and to guide the redevelopment of Navy Pier. The Framework Plan sets forth business objectives (including the intent to maintain the public nature of Navy Pier), a master land use plan, investment priorities, development costs and potential sources of private and public funding along with the conditions to be satisfied by NPI in order to maintain public funding. The Framework Plan was developed during the transition period (from approximately February 2011 until the effective date of the lease of July 1, 2011) and can be amended by the parties throughout the lease term in accordance with the provisions of the Lease Agreement.

Significant terms of the Lease Agreement are as follows:

- The Lease Agreement term is from July 1, 2011 through June 30, 2036, with four renewal options of 20 years each, for a total possible term of 105 years. The Lease Agreement requires NPI to pay the Authority rent of \$1 per year and to operate Navy Pier in accordance with the Framework Plan.
- The Authority shall deposit a mutually agreed-upon amount into an account established by NPI for the sole and exclusive benefit, and under the sole and exclusive control of NPI to be used for the implementation of the Approved Operations as defined in the Lease Agreement. The mutually agreed-upon amount shall not be more than \$75 million and not less than \$60 million dependent upon the amount of the Authority's available funds after determining the costs of certain Authority improvements and other expenses. The Authority may also make its bonding capacity available to NPI or to consent to financing the Approved Operations with debt obligations that extend beyond the term of the Lease Agreement.
- The Authority will loan NPI \$5,000,000 to help fund the initial operating costs.
- Ownership of all personal property located on Navy Pier will be transferred to NPI. Accordingly, the Authority contributed to NPI parking, food service, theater, computer, and other miscellaneous equipment totaling approximately \$37 thousand and \$2.2 million during the years ended June 30, 2013 and 2012, respectively.
- NPI can terminate the Lease Agreement at any time. The Authority can terminate the agreement only upon default by NPI. Events of default include (a) failure by NPI to comply in any material respect with the Framework Plan, or with the terms of the Lease Agreement (if failure is not remedied within 90 days after written notice); (b) failure by NPI to pay the Promissory Note when due, and such failure continues for more than 60 days; (c) NPI abandons the premises; or (d) NPI is bankrupt or insolvent.
- At termination, all assets, including the premises and revenues from all sources, must be returned to the Authority. If donations cannot be legally transferred due to the intention of the donor, NPI and the Authority must mutually agree to the disposition.

The Authority has accounted for the Lease Agreement with NPI as an operating lease. As of June 30, 2012, the Authority deposited \$60 million into a capital improvement account established by NPI. As of June 30, 2015, the Authority deposited an additional \$60 million into a capital improvement account established by NPI. Approximately \$4.1 million and \$26.5 million has been spent by NPI during the years ended June 30, 2017 and 2016, respectively, for expenses related to the implementation of the Framework Plan. These amounts are reflected as contributions to NPI in the accompanying statement of revenues, expenses, and changes in net assets for the year ended June 30, 2017 and 2016. A deposit for NPI totaling approximately \$0.0 million and \$4.1 million is reflected in the accompanying statement of net position as of June 30, 2017 and 2016, respectively. As of June 30, 2017 all funds have been expended by NPI. All leasehold improvements made to Navy Pier during the term of the Lease Agreement are recorded on NPI's financial statements.

## 5. DEBT

Long-term debt outstanding at June 30, 2017 and 2016 is as follows (in thousands of dollars):

	2017	2016
Expansion project bonds:		
Series 1992A McCormick Place Expansion Project Bonds, maturing June 2027, some subject to prior redemption, bearing stated interest at 4.35% to 50.00% (yielding 4.35% to 6.75%); bonds with 50% stated rate were issued at a premium of approximately four times face value.	\$ 154,003	\$ 168,833
Series 1994A and B McCormick Place Expansion Project Bonds, maturing June 2029, some subject to prior redemption, bearing stated interest at 4.25% to 50.00% (yielding 4.25% to 6.70%); bonds with 50% stated interest rate were issued at a premium of approximately four times face value.	136,407	138,293
Series 1996A McCormick Place Expansion Refunding Bonds, maturing June 2027, some subject to prior redemption, bearing stated interest at 4.05% to 6.25%	251,578	252,903
Series 1998A and B McCormick Place Expansion Refunding Bonds, maturing June 2029, some subject to prior redemption, bearing stated interest at 4.50% to 50.00% (yielding 4.325% to 5.040%), payable semiannually; bonds with 50% stated interest rate were issued at a premium of approximately five times face value.	102,495	105,380
Series 2002 A, B, and C McCormick Place Expansion Project Bonds, maturing June 2042, some subject to prior redemption, bearing stated interest at 4.375% to 5.75% (yielding 3.68% to 6.08%).	769,023	719,597
Series 2010 McCormick Place Expansion Project Bonds, maturing June 2050, some subject to prior redemption, bearing stated interest at 5.00% to 5.50% (yielding 4.98% to 6.25%), payable semiannually.	1,218,736	1,201,145
Series 2012 McCormick Place Expansion Project Bonds, maturing June 2052, some subject to prior redemption, bearing stated interest at 0.44% to 5.00% (yielding 0.44% to 5.73%), payable semiannually.	861,414	856,025
Series 2015 McCormick Place Expansion Project Bonds, maturing June 2053, some subject to prior redemption, bearing stated interest at 5.00% to 5.50% (yielding 4.47% to 6.00%), payable semiannually.	<u>221,828</u>	<u>220,406</u>
Total expansion project bonds	3,715,484	3,662,582
Less current portion	<u>(76,600)</u>	<u>(72,205)</u>
Bonds payable—noncurrent	<u>\$ 3,638,884</u>	<u>\$ 3,590,377</u>

Changes in long-term obligations for the year ended June 30, 2017 are as follows (in thousands of dollars):

	Balance June 30, 2016	New Issuance/ Refunding		(Amortization)/ Accretion— Net	Principal Payments	Balance June 30, 2017	Due within One Year
		Additions	Deletions				
Bonds payable	\$ 3,662,582	\$ -	\$ -	\$ 125,107	\$(72,205)	\$ 3,715,484	\$ 76,600
Net premium on bonds payable	359,700			(12,797)		346,903	13,455
Amount due to State	<u>47,498</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>(5,496)</u>	<u>42,001</u>	<u>2,697</u>
Total long-term obligations	<u>\$ 4,069,780</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 112,310</u>	<u>\$(77,701)</u>	<u>\$ 4,104,388</u>	<u>\$ 92,752</u>

Changes in long-term obligations for the year ended June 30, 2016 are as follows (in thousands of dollars):

	Balance June 30, 2016	New Issuance/ Refunding		Accretion— Net	Principal Payments	Balance June 30, 2017	Due within One Year
		Additions	Deletions				
Bonds payable	\$ 3,445,501	\$ 219,370	\$(58,057)	\$ 119,153	\$(63,385)	\$ 3,662,582	\$ 72,205
Net premium on bonds payable	367,740	3,820	(573)	(11,287)		359,700	12,796
Amount due to State	<u>57,219</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>(9,721)</u>	<u>47,498</u>	<u>5,496</u>
Total long-term obligations	<u>\$ 3,870,460</u>	<u>\$ 223,190</u>	<u>\$(58,630)</u>	<u>\$ 107,866</u>	<u>\$(73,106)</u>	<u>\$ 4,069,780</u>	<u>\$ 90,497</u>

A summary of interest and amortization expense for the years ended June 30, 2017 and 2016 is as follows (in thousands of dollars):

	2017	2016
Interest incurred	\$102,246	\$102,311
Bond accretion—capital appreciation bonds	125,107	119,153
Amortization of deferred loss on bond refunding	4,309	4,199
Amortization of bond issuance costs	361	353
Amortization of bond premium (discount)—net	<u>(12,797)</u>	<u>(11,287)</u>
Total interest and amortization expense	<u>\$219,226</u>	<u>\$214,729</u>

**Annual Requirements**—Total debt principal of \$3.7 billion (and unamortized accretion on capital appreciation bonds of \$4.8 billion) and \$2.7 billion interest due on bonds during the next five years and in subsequent five-year periods at June 30, 2017 are as follows (in thousands of dollars):

<b>Year(s) Ending June 30</b>	<b>Principal</b>	<b>Interest</b>
2018	\$ 76,600	\$ 116,228
2019	105,215	115,670
2020	118,470	114,415
2021	134,790	111,093
2022	151,275	108,611
2023–2027	876,725	482,220
2028–2032	1,199,930	388,786
2033–2037	1,297,415	374,357
2038–2042	1,302,885	368,891
2043–2047	1,355,045	316,729
2048–2052	1,516,911	154,866
2053	<u>325,025</u>	<u>6,834</u>
	<u>\$8,460,286</u>	<u>\$2,658,700</u>

The 1992A, 1994, 1996A, 1998, 1999, 2002, 2004A, 2010, 2012, and 2015 Expansion Project Bonds (the Expansion Project Bonds) are serviced with the proceeds of four taxes (collectively, Authority taxes). Components of Authority taxes include restaurant tax, car rental tax, hotel tax, and airport departure tax. The Authority is also authorized to receive certain surplus funds, if any, generated by the Illinois Sports Facilities Authority.

In addition, the State of Illinois established and holds an Authority Tax Fund with balances of \$35.4 million and \$41.0 million at June 30, 2017 and 2016, respectively, which consist of cash collected for Authority taxes not yet remitted to the Authority. These balances in the Authority Tax Fund are included in the Authority taxes receivable line items in the statements of net position as of June 30, 2017 and 2016, respectively.

An allocated portion of the State of Illinois sales tax is also available to service the Expansion Project Bonds in the event of shortfalls in Authority taxes. Beginning in fiscal year 2008, collections of Authority taxes were inadequate to fund annual debt service requirements for the Expansion Project Bonds, and the Authority began to draw funding from the state sales tax. The amount due to the State of Illinois for the years ended June 30, 2017 and 2016, was \$42.0 million and \$47.5 million, respectively, net of year-end cash balances in the Authority Tax Fund. The Authority plans to repay \$2.7 million of the amount due to the State of Illinois during fiscal 2018. The remaining balance of \$39.3 million is reflected as a long-term liability in the statements of net position.

In accordance with the Third Supplemental Indenture of Trust (the Indenture) applicable to the McCormick Place Expansion Project Bonds and the McCormick Place Expansion Project Refunding Bonds, the Authority, during fiscal year 1995, entered into two Debt Service Deposit Agreements.

The Indenture also called for the establishment of an "Excess Revenue Reserve Subaccount" to meet applicable debt service requirements in the event that adequate funds to meet such requirements are not otherwise available. The "Excess Revenue Reserve Subaccount" was established from the proceeds of the Debt Service Deposit Agreements. The remaining proceeds were used to finance the Authority's ongoing construction activities.

The Authority has refunded all or a portion of various bond issues by depositing U.S. government securities in irrevocable trusts to provide for future debt service payments on the refunded bonds. As a result, such bonds are considered to be defeased and the liability for these bonds has been removed from the statements of net position. The original balances and the related escrow funds for refunded outstanding bonds as of June 30, 2017 are as follows (in thousands of dollars):

	<b>Series</b>	<b>Original Issue</b>	<b>Outstanding</b>	<b>Escrow</b>
Description:				
1999 refunding of McCormick Place Hospitality Facilities Revenue Bonds	1996A	\$ 127,420	\$ 69,560	\$ 73,385
2002 refunding of McCormick Place Expansion Project Bonds	1992A, 1994 1996, 1998, 1999	196,228	32,793	57,192
2012 refunding of McCormick Place Expansion Project Bonds	1992A, 2002	767,045	2,905	15,599
2015 refunding of McCormick Place Expansion Project Bonds	1992A, 1994, 1998, 2002, 2012	<u>31,506</u>	<u>10,995</u>	<u>19,497</u>
		<u>\$ 1,122,199</u>	<u>\$ 116,253</u>	<u>\$ 165,673</u>

The original balances and the related escrow funds for refunded outstanding bonds as of June 30, 2016 are as follows (in thousands of dollars):

	<b>Series</b>	<b>Original Issue</b>	<b>Outstanding</b>	<b>Escrow</b>
Description:				
1999 refunding of McCormick Place Hospitality Facilities Revenue Bonds	1996A	\$ 127,420	\$ 69,560	\$ 73,908
2002 refunding of McCormick Place Expansion Project Bonds	1992A, 1994 1996, 1998, 1999	196,228	36,418	62,800
2012 refunding of McCormick Place Expansion Project Bonds	1992A, 2002	767,045	6,778	34,961
2015 refunding of McCormick Place Expansion Project Bonds	1992A, 1994, 1998, 2002, 2012	<u>31,506</u>	<u>30,382</u>	<u>60,346</u>
		<u>\$ 1,122,199</u>	<u>\$ 143,138</u>	<u>\$ 232,015</u>

**Short-term debt**—In May 2015, the Authority issued a Hotel Construction Loan Note, Series 2015A, (“Note”) for the purpose of financing a portion of the construction of the Marriott Marquis Chicago. The Note was issued for an amount not to exceed \$250 million and the stated maturity date of the Note is February 1, 2018. The Authority drew \$129.0 million and \$1.5 million during the years ended June 30, 2017 and 2016, respectively. The balance on the Note is \$130.5 million and \$1.5 million as of June 30, 2017 and June 30, 2016, respectively. The Authority intends to repay the Note with the issuance of Expansion Project Bonds prior to its stated maturity date.

## 6. PENSION PLAN

**Pension Plan**—The following description of the Plan is provided for general information purposes only. Participants should refer to the Plan document for more complete information.

### (a) Plan Description

The Authority adopted and established the Plan effective July 1, 1985. The Plan is a single-employer, defined benefit pension plan which provides benefits for all full-time, non-represented employees, and certain union-represented employees. The Plan was established under the authority of the Board of Directors of the Authority. During fiscal year 2012, the Authority restructured its organization and dramatically reduced the number of Authority employees. As a result, MPEA elected to freeze participation in the Plan and transition participants to the 401(a) Plan. Effective February 29, 2012, the Plan stopped accruing new benefits and remaining Authority employees began participating in the 401(a) Plan on March 1, 2012.

The Authority may amend and restate the Plan pursuant to the Plan’s trust agreement Section 7.1 subject to authorization by the Authority’s Board of Directors. The Plan was restated and adopted on January 28, 2014. The amended Plan incorporates all prior amendments. The Internal Revenue Service has determined and informed the Plan by a letter dated December 2, 2014, that the Plan and related trust are designed in accordance with applicable sections of the Internal Revenue Code.

On of January 27, 2015, the Plan was amended to change the Plan name to the “Metropolitan Pier and Exposition Authority Retirement Plan and Trust.” Other amendments included clarification of the type of plan, additional references to Internal Revenue Code sections, and expanded definitions. On January 26, 2016, the Plan was amended to state that Special Retirees, as defined per the Plan document, will continue to accrue benefits for earnings after February 12, 2012. The Plan issues a publicly available financial report that can be obtained at the Authority’s corporate offices at 301 East Cermak Road, Chicago, IL 60616.

### (b) Benefits Provided

Employees hired before July 1, 2009, were eligible for the Plan on the first day of the month after attaining age 21 and completing one year of service. Employees are 100% vested after five years of service or after attaining age 55. Effective February 29, 2012, the Authority amended the Plan to cease all further benefit accruals under the Plan, except that Special Retirees will continue to accrue benefits for Earnings after February 29, 2012, per the January 26, 2016 amendment.

Employees earn a basic annual pension benefit equal to 1.5% of earnings for each year of service after July 1, 1978, plus any pension benefits accrued prior to July 1, 1978. After completing 10 years of service, employees are eligible for a minimum pension benefit equal to 3.33% of their highest average earnings times years of service, up to a maximum of 15 years. Employees eligible for the minimum pension always receive the greater of their basic pension or their minimum pension. Normal retirement under the plan is age 65, but employees are eligible for an early retirement pension upon attaining age 55. Early retirement pensions are reduced to reflect a longer expected payment period.

If the amount of base retirement benefit payable to the retired employee or his beneficiary is less than \$75 per month (\$20 prior to June 2, 1986) a single sum payment of the employee's entire nonforfeitable benefit will be made in lieu of monthly benefit payments, provided the present value of such benefit is not in excess of \$5,000; a single sum payment will be made only with the consent or acceptance of the payee. Otherwise, the employee shall receive their benefits as a life annuity payable monthly upon retirement.

(c) Employees Covered by Benefit Terms

The following employees were covered by the benefit terms as of June 30, 2017 and 2016:

	<b>2017</b>	<b>2016</b>
Inactive employees or beneficiaries currently receiving benefits	236	235
Inactive employees entitled to but not yet receiving benefits	403	411
Active employees	<u>17</u>	<u>19</u>
Total	<u>656</u>	<u>665</u>

(d) Contributions

The Plan's trust agreement provides the Authority with the authorization to establish and amend the Plan's funding policy. The Plan's funding policy is to provide for periodic employer contributions that approximate actuarially determined amounts. These contributions are designed to accumulate sufficient assets to pay benefits when due. The Authority contributed \$796 thousand and \$242 thousand to the Plan for years ended June 30, 2017 and 2016, respectively.

**Net Pension Liability**—The Authority's net pension liability was measured as of June 30, 2017 and 2016. The total pension liability used to calculate the net pension liability was determined by actuarial valuations as of July 1, 2017 and 2016.

**Actuarial Assumptions**—The following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.50 percent
Salary increases	5.00 percent for Special Retirees and 0 percent for all other retirees; salaries were frozen as of February 29, 2012
Investment rate of return	7.0 percent
Mortality	RP-2000 Combined Healthy Mortality Table projected to valuation date with Scale BB

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation as of June 30, 2017 and 2016 are summarized in the following tables:

<b>As of June 30, 2017</b>	<b>Target</b>	<b>Long-Term Expected</b>
<b>Asset Class</b>	<b>Allocation</b>	<b>Real Rate of Return</b>
Large cap domestic equity	38 %	5.8 %
Small cap domestic equity	10	6.6
International equity	12	6.0
Fixed income securities	38	1.5
Cash	<u>2</u>	0.0
	<u>100 %</u>	

<b>As of June 30, 2016</b>	<b>Target</b>	<b>Long-Term Expected</b>
<b>Asset Class</b>	<b>Allocation</b>	<b>Real Rate of Return</b>
Large cap domestic equity	38 %	5.8 %
Small cap domestic equity	10	6.7
International equity	12	5.9
Fixed income securities	38	1.3
Cash	<u>2</u>	0.0
	<u>100 %</u>	

**Discount Rate**—The discount rate used to measure the total pension liability was 7.00% for the years ended June 30, 2017 and 2016. The ratio of the actuarial value of assets to the total actuarial liability is 96.0% and 90.6% as of June 30, 2017 and 2016, respectively. The projection of cash flows used to determine the discount rate assumed that sponsor contributions will be made at rates equal to the actuarially determined contribution rates. Based on these assumptions, the Plan’s projected fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefits payments to determine the total pension liability. The changes in net pension liability for the year ended June 30, 2017, are as follows (in thousands of dollars):

	<b>Increase (Decrease)</b>		
	<b>Total Pension Liability (a)</b>	<b>Plan Fiduciary Net Position (b)</b>	<b>Net Pension Liability (a) - (b)</b>
Balances at June 30, 2016	<u>\$86,543</u>	<u>\$78,406</u>	<u>\$8,137</u>
Changes for the year:			
Interest	5,896		5,896
Differences between expected and actual experience	(78)		(78)
Contributions—employer		796	(796)
Net investment income		9,704	(9,704)
Benefit payments, including refunds of employee contributions	(4,624)	(4,624)	-
Administrative expense	<u>          </u>	<u>(52)</u>	<u>52</u>
Net changes	<u>1,194</u>	<u>5,824</u>	<u>(4,630)</u>
Balances at June 30, 2017	<u>\$87,737</u>	<u>\$84,230</u>	<u>\$3,507</u>

The changes in net pension liability for the year ended June 30, 2016, are as follows (in thousands of dollars):

	<b>Increase (Decrease)</b>		
	<b>Total Pension Plan Liability (a)</b>	<b>Fiduciary Net Position (b)</b>	<b>Net Pension Liability (a) - (b)</b>
Balances at June 30, 2015	<u>\$85,094</u>	<u>\$83,203</u>	<u>\$1,891</u>
Changes for the year:			
Interest	5,799		5,799
Differences between expected and actual experience	(679)		(679)
Changes of benefit terms	845		845
Contributions—employer		242	(242)
Net investment income		(441)	441
Benefit payments, including refunds of employee contributions	(4,516)	(4,516)	
Administrative expense	<u>          </u>	<u>(82)</u>	<u>82</u>
Net changes	<u>1,449</u>	<u>(4,797)</u>	<u>6,246</u>
Balances at June 30, 2016	<u>\$86,543</u>	<u>\$78,406</u>	<u>\$8,137</u>

**Sensitivity of the Net Pension Liability to Changes in the Discount Rate**—The following presents the net pension liability of the Authority, calculated using the discount rate of 7.00% as well as what the Authority’s net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.00%) or 1-percentage-point higher (8.00%) than the current rate as of June 30, 2017 and 2016:

<b>2017 (in thousands)</b>	<b>1% Decrease (6.00%)</b>	<b>Current Discount Rate (7.00%)</b>	<b>1% Increase (8.00%)</b>
Authority’s net pension liability (asset)	<u>\$14,730</u>	<u>\$3,507</u>	<u>\$(5,758)</u>
<b>2016 (in thousands)</b>	<b>1% Decrease (6.00%)</b>	<b>Current Discount Rate (7.00%)</b>	<b>1% Increase (8.00%)</b>
Authority’s net pension liability (asset)	<u>\$19,446</u>	<u>\$8,137</u>	<u>\$(1,168)</u>

**Pension Plan Fiduciary Net Position**—Detailed information about the pension plan’s fiduciary net position is available in the separately issued Plan financial report.

**Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pension**—For the years ended June 30, 2017 and 2016, the Authority recognized a pension expense of \$0.4 million and \$1.2 million, respectively. At June 30, 2017 and 2016, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources (in thousands of dollars):

	<b>2017</b>	
	<b>Deferred Outflows of Resources</b>	<b>Deferred Inflows of Resources</b>
Net difference between projected and actual earnings on pension plan investments	<u>\$5,256</u>	<u>\$4,715</u>
Total	<u>\$5,256</u>	<u>\$4,715</u>
	<b>2016</b>	
	<b>Deferred Outflows of Resources</b>	<b>Deferred Inflows of Resources</b>
Net difference between projected and actual earnings on pension plan investments	<u>\$7,273</u>	<u>\$2,467</u>
Total	<u>\$7,273</u>	<u>\$2,467</u>

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows (in thousands of dollars):

<b>Years Ended June 30</b>	
2018	\$ (87)
2019	1,146
2020	352
2021	(870)
2022	
Thereafter	

## **7. OTHER DEFINED CONTRIBUTION PLANS**

The Authority's total payroll was \$21.6 million and \$19.7 million for fiscal years 2017 and 2016, respectively. Total payroll includes employees covered under a number of separate multi-employer union plans. The Authority contributed to 28 separate multi-employer pension, retirement, and annuity plans in both fiscal years 2017 and 2016. Contributions under all plans are based on collective bargaining agreements with the various trade unions. Total pension and related contributions under the collective bargaining agreements approximated \$3.4 million and \$3.1 million for fiscal years 2017 and 2016, respectively.

The Authority also offers its nonunion employees a defined contribution plan (Contribution Plan) created in accordance with Internal Revenue Code Sections 401(a) and 415. The Authority is the administrator of the Contribution Plan. Effective July 1, 2009, all new hires (nonrepresented employees) were automatically enrolled in the Contribution Plan. Effective February 29, 2012, the Authority stopped accruing new benefits in the Plan and made the Contribution Plan available to all nonrepresented employees (effective March 1, 2012). The Authority established a discretionary employer contribution consisting of an automatic 3% of employee compensation and a 50% match of up to 8% of compensation on contributions made by the employee to the deferred compensation plan (described more fully in note 8 below). The contributions are not available to employees until termination, retirement, death, or unforeseeable emergency. All assets of the Contribution Plan are held in a trust in the name of the Contribution Plan and are used exclusively to pay benefits to the participants and their beneficiaries. As such, the Authority does not report plan assets and liabilities in the financial statements. The assets of the Contribution Plan, consisting primarily of open-ended mutual funds, approximated \$1.1 million and \$0.8 million as of June 30, 2017 and 2016, respectively. The Authority contributed \$325 thousand and \$224 thousand to the Contribution Plan during fiscal years 2017 and 2016, respectively.

## **8. DEFERRED COMPENSATION PLAN**

The Authority offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The deferred compensation plan (457 plan), available to all Authority employees, permits them to defer a portion of their salaries until future years. The deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergency. All assets of the deferred compensation plan are held in a trust in the name of the Plan and are used exclusively to pay benefits to the participants and their beneficiaries. As such, the Authority does not report plan assets and liabilities in the financial statements.

## **9. LEASE COMMITMENTS**

The Authority's East Exposition Building (Lakeside Center) and the adjoining underground parking facility are constructed on land leased from the Chicago Park District. Total expenses recorded under this operating lease were \$897,000 and \$847,000 for the years ended June 30, 2017 and 2016, respectively. The future minimum lease payments for operating non-cancelable leases through December 31, 2042 are as follows (in thousands of dollars):

<b>Year(s) Ending June 30</b>	<b>Amount</b>
2018	\$ 951
2019	1,008
2020	1,069
2021	1,133
2022	1,201
2023-2027	7,174
2028-2032	8,767
2033-2037	11,107
2038-2042	<u>14,285</u>
	<b><u>\$ 46,695</u></b>

## **10. RISK MANAGEMENT**

The Authority is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; business interruption; errors and omissions; injuries to customers, employees, contractors, or vendors; and natural disasters. The Authority utilizes a comprehensive insurance program for its property and casualty coverage provided by commercial insurance carriers. Insurance settlements have not exceeded coverage in any of the last three years.

Effective January 1, 2014, the Authority began participating in an Incurred Retrospective program for workers compensation coverage. This program differs from the most recent program, a Loss Sensitive Rating Program, in that the Authority's maximum exposure for any one loss is \$300,000 and the Authority's maximum annual premium is \$1.9 million for fiscal year 2017 and \$1.5 million for fiscal year 2016. The Authority participated in a Loss Sensitive Rating Program through the Illinois Assigned Risk Pool from January 1, 2012 through December 31, 2013. Under both programs, individual claims are processed by an insurance carrier. The Authority is required to pay a premium based on estimated payroll amounts multiplied by the rates per classification code, as established in the contract between the Authority and the insurance carrier, adjusted for estimated losses. The insurance carrier is required to perform a one-time audit of the actual payroll amounts for each calendar year of coverage. The audited payroll amounts are used as the basis for determining the final premium amount. Additionally, the insurance carrier must provide an annual valuation of losses for four consecutive years. The results of the fourth valuation determine the final total incurred loss amount for each calendar year of coverage. The combination of the audited payroll amounts and the estimated value of losses represent the total estimated premium amount, up to the maximum premium amount.

Based on the audited payroll amounts through June 30, 2016 and the estimated payroll amounts for fiscal year 2017, plus estimated losses, the Authority established a reserve amount of \$2.6 million as of June 30, 2017. The Authority established a reserve amount of \$1.1 million as of June 30, 2016 based on audited payroll amounts through June 30, 2015 and estimated payroll amounts for fiscal year 2016, plus estimated losses.

Prior to January 1, 2012, the Authority had a self-insurance program for workers' compensation for individual claims up to \$750 thousand and was fully insured for claims in excess of \$750 thousand up to the State of Illinois statutory limit.

Currently, the Authority's third-party administrator calculates the claims liabilities amount required for workers' compensation claims outstanding prior to January 1, 2012. The liability and expenses are recognized when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated.

Changes in the total claims liabilities related to individual workers' compensation claims in the amount of \$750,000 or less during the past two years are as follows (in thousands of dollars):

	<b>2017</b>	<b>2016</b>
Balance—beginning of year	\$3,941	\$ 4,891
Claims and changes in estimates during year	(336)	(498)
Claims paid during year	<u>(927)</u>	<u>(452)</u>
Balance—end of year	<u>\$2,678</u>	<u>\$ 3,941</u>

## **11. RISKS AND UNCERTAINTIES**

Investment securities, in general, are exposed to various risks, such as interest rate, credit, and overall market volatility. Due to the level of risk associated with certain investment securities, it is reasonably possible that changes in the values of investment securities will occur in the near term and such changes could affect the amounts reported in the basic financial statements.

## **12. COMMITMENTS AND CONTINGENCIES**

In 1998, the Authority began operations at the Hyatt Regency McCormick Place hotel and entered into a management agreement with Hyatt Hotels Corporation to manage the daily operations of the hotel. This agreement was amended and restated effective July 1, 1999. The management agreement was for a period commencing with the opening of the Hotel and expired on June 30, 2009. On July 1, 2009, the Authority entered into a new agreement for 15 years expiring on June 30, 2024.

In April 2011, the Authority entered into a management agreement with SMG to promote, operate, manage, and maintain the McCormick Place complex. The management term began August 1, 2011, and ended June 30, 2016, with a five year extension granted through June 30, 2021.

In April 2011, the Authority entered into a lease agreement with NPI. The lease agreement required NPI to establish a capital improvement account on or before the lease commencement date. The lease agreement also required the Authority to deposit a mutually agreed-upon amount into the account established by NPI for the sole and exclusive benefit, and under the sole and exclusive control of NPI. Funds from this account may be used for the implementation of Approved Operations, including deferred maintenance and capital improvements, and for other rights of NPI as set forth in the lease agreement.

In October 2011, the Authority entered into an agreement with SAVOR to manage the McCormick Place Food Service operations. The Authority established a reserve of 10% of gross food service receipts primarily for the replacement of smallwares and equipment used in the food service operation. Under the previous agreement, the required reserve percentage was 7% through September 30, 2011. The funds can also be used for funding certain other foodservice related activities. The balance in the reserve account as of June 30, 2017 and 2016, was approximately \$6.9 million and \$4.4 million, respectively, and is included in restricted investments.

On June 25, 2013, the Authority awarded a contract for architectural and engineering services for McCormick Place Hotel development. The architectural and engineering firm will work with the Authority, the Authority's hotel operator, and the Authority's other consultants to develop the bridging design documents for a new 1,206-room headquarters hotel. The bridging documents include the building program, schematic design documents, critical design details, and the performance criteria for the mechanical and structural components of the building that shall be the basis for the Authority soliciting design/build team proposals for the hotel's final design and maintenance. Construction of the new hotel began in the summer of 2015. Completion is expected during the fall of 2017.

On September 13, 2013, the Authority awarded a contract for construction consulting services to assist the Authority in oversight and overall management of the planning, design, and construction activities for the McCormick Place Development projects. The projects include the development of the 1,206-room headquarters hotel, the event center, and possibly a privately developed mixed-use entertainment district adjacent to the event center. On September 13, 2013, MPEA also awarded a contract to operate the new headquarters hotel. The term of the contract will be 10 years, starting from the opening date of the hotel.

On November 25, 2014, the Authority awarded a contract for Design/Build services to build a 1,206-room headquarters hotel and a 10,000-seat event center. Construction of the new hotel began in July 2015. Construction of the event center began in October 2015. Completion of the projects is expected during the fall of 2017.

On April 17, 2015, the Authority entered into an Anchor Tenant Agreement with DePaul University to acquire, develop, design, construct, own and operate a multi-purpose events center for a term of 50 years. The agreement provides DePaul University, the anchor tenant, preferential scheduling rights, naming rights, and a right to participate in the future value of the property at the conclusion of the agreement. The Authority received \$82.5 million from the anchor tenant for these rights in fiscal year 2016. The Authority deferred recognition of revenue associated with the granting of these rights until the revenue was estimable and earned and therefore has recorded the entire amount as "Other Liabilities" in the statement of financial position as of June 30, 2017 and June 30, 2016, respectively. The Event Center opened in October 2017. The Authority will begin recognition of the portion of the participation rights associated with naming rights beginning in fiscal year 2018, and continue recognition over a 50-year period. The term of the agreement shall end at the conclusion of the 50th contract year following the date of substantial completion of the project at which time the Authority will have a liability to the anchor tenant for 50% of the Event Center and the land.

The Authority is required to reserve 4% of gross receipts of the hotel, as defined by the management agreement, for replacement of and additions to furnishings and equipment. The balance in the reserve as of June 30, 2017 and 2016, was approximately \$4.6 million and \$7.5 million, respectively. During 2017, approximately \$3.7 million was funded to this account based on Hotel gross receipts and approximately \$6.7 million was expended for furnishings and equipment for the Hotel.

The Authority has bond funds that are committed to be spent primarily for capital improvements in accordance with the underlying indentures. As of June 30, 2017, bond proceeds of \$31,331,450 remain to be spent.

In connection with the purchase of the Energy Center in September 2005, the Authority assumed certain long-term contracts from the Energy Center. In addition to supplying chilled water and steam for cooling and heating, respectively, for the McCormick Place campus, the Energy Center has six contracts to provide services to six outside customers at the Lakeside Technology Center located adjacent to the Energy Center. Under five of the contracts, the Energy Center has commitments to provide chilled water services. Under two of the contracts, the Energy Center has commitments to provide hot water services. The rates for these services are based on actual usage and are defined in the contracts. Under one of these agreements, the Authority is obligated to pay a facilities space fee of approximately \$124,000 per year with a 3% annual increase.

The Authority has certain contingent liabilities resulting from litigation, claims, and commitments incident to the ordinary course of business. Also, state grant programs are subject to audit and the potential disallowance of costs. Management expects that final resolution of any such contingencies will not have a material effect on the financial position of the Authority.

### **13. SUBSEQUENT EVENTS**

On July 12, 2017, Standard & Poor's revised the rating outlook on the Authority's Expansion Project Bonds from CreditWatch with negative implications to Stable. As of July 12, 2017, the credit rating from Standard & Poor's on the Authority's Expansion Project Bonds is BB+/Stable.

On October 17, 2017, the stated maturity date of the Hotel Construction Loan Note, Series 2015A, was changed to March 1, 2018 from February 1, 2018. Additionally, the interest rate on the Note was changed from SIFMA plus 3% to SIFMA plus 0.50% while the commitment fee on the unused balance of the Note was changed from SIFMA plus 0.75% to SIFMA plus 0.50%.

On October 17, 2017, the MPEA Board approved Ordinance No. MPEA 17-01 authorizing the issuance of up to \$293 million par value Expansion Project bonds and up to \$275 million par value Expansion Project Refunding bonds ("2017-2018 Bonds"). The MPEA Board authorized the use of the bond proceeds to repay the construction loan used to fund the new hotel project, to fund additional capital improvements related to the new hotel project, to pay the unpaid portion of the 2010 deficiency amount due to the State of Illinois and to pay any necessary reserves and such other costs, including capitalized interest, as may be permitted under the MPEA Act. The Ordinance also allows MPEA to issue bonds to refund, at or in advance of their stated maturity, certain outstanding MPEA indebtedness consisting of prior bonds, funding any necessary reserves and funding certain interest and issuance costs on the bonds. The projected timeline is to close the Series 2017 bonds by early December 2017 and the Series 2018 bonds, if any, by mid-June 2018.

Management has evaluated all subsequent events through November 1, 2017, which is the date the financial statements were available to be issued and concluded no additional subsequent events have occurred that would require recognition that have not already been recognized or that require disclosure that have not already been disclosed.

\* \* \* \* \*

**REQUIRED SUPPLEMENTARY INFORMATION**

**METROPOLITAN PIER AND EXPOSITION AUTHORITY  
RETIREMENT PLAN AND TRUST**

**SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS  
REQUIRED SUPPLEMENTARY INFORMATION  
AS OF JUNE 30, 2017, 2016 AND 2015 \*  
(Unaudited)**

	2017	2016	2015	2014
Total pension liability				
Service cost	\$ -	\$ -	\$ -	\$ -
Interest	5,896,144	5,798,514	5,763,944	5,903,917
Changes of benefit terms		845,366		
Differences between expected and actual experience	(77,914)	(679,191)	(570,338)	(773,763)
Changes of assumptions			(264,626)	4,951,781
Benefit payments	<u>(4,623,874)</u>	<u>(4,516,085)</u>	<u>(4,354,152)</u>	<u>(4,281,701)</u>
Net change in total pension liability	1,194,356	1,448,604	574,828	5,800,234
Total pension liability—beginning	<u>86,542,559</u>	<u>85,093,955</u>	<u>84,519,127</u>	<u>78,718,893</u>
Total pension liability—ending (a)	<u>87,736,915</u>	<u>86,542,559</u>	<u>85,093,955</u>	<u>84,519,127</u>
Plan fiduciary net position				
Contributions—employer	795,515	242,139	139,281	225,036
Net investment income	9,704,261	(441,044)	1,872,152	11,566,393
Benefit payments	(4,623,874)	(4,516,085)	(4,354,152)	(4,281,701)
Administrative expense	(51,906)	(82,569)	(75,227)	(58,598)
Other				
Net change in plan fiduciary net position	5,823,996	(4,797,559)	(2,417,946)	7,451,130
Plan fiduciary net position—beginning	<u>78,405,742</u>	<u>83,203,301</u>	<u>85,621,247</u>	<u>78,170,117</u>
Plan fiduciary net position—ending (b)	<u>84,229,738</u>	<u>78,405,742</u>	<u>83,203,301</u>	<u>85,621,247</u>
Net pension liability (asset)—ending (a) - (b)	<u>\$ 3,507,177</u>	<u>\$ 8,136,817</u>	<u>\$ 1,890,654</u>	<u>\$ (1,102,120)</u>
Plan fiduciary net position as a percentage of the total pension liability	<u>96.0 %</u>	<u>90.6 %</u>	<u>97.8 %</u>	<u>101.3 %</u>
Covered-employee payroll	<u>\$ 1,816,738</u>	<u>\$ 2,122,537</u>	<u>\$ 2,219,248</u>	<u>\$ 2,107,218</u>
Net pension liability as a percentage of covered-employees payroll	<u>193.1 %</u>	<u>383.4 %</u>	<u>85.2 %</u>	<u>(52.3)%</u>

Changes of benefit terms: In 2016, the Plan was amended to include salary increases in the accrued benefits of the Special Retirees. A salary scale of 5.00% was added to value the future salary increases for Special Retirees.

Changes of assumptions: In 2015, amounts reported as changes of assumptions resulted primarily from the following:

1. Retirement rates were updated to better reflect anticipated experience;
2. The mortality assumption was updated from the RP2000 Combined Healthy Mortality Table, projected to 2014 with Scale AA to the RP-2000 Combined Healthy Mortality Table, projected to 2015, 2016 and 2017 using Scale BB;
3. An explicit administrative assumption was added to more accurately reflect expenses being paid from the trust;
4. An explicit measurement of death benefits available for current active and terminated vested members was added to the liabilities.

\* Note - 10 years will be presented when available.

**METROPOLITAN PIER AND EXPOSITION AUTHORITY  
RETIREMENT PLAN AND TRUST**

**SCHEDULE OF CONTRIBUTIONS  
REQUIRED SUPPLEMENTARY INFORMATION  
FOR THE YEARS ENDED JUNE 30, 2017, 2016, 2015 AND 2014\*  
(Unaudited)**

	2017	2016	2015	2014
Actuarially determined contributions	\$ 784,142	\$ 238,112	\$ -	\$ 48,566
Employer contribution in relation to actuarially determined contributions	<u>795,515</u>	<u>242,139</u>	<u>139,281</u>	<u>225,036</u>
Contribution deficiency (excess)	(11,373)	(4,027)	(139,281)	(176,470)
Covered-employer payroll	<u>1,816,738</u>	<u>2,122,537</u>	<u>2,219,248</u>	<u>1,796,530</u>
Employer contribution as a percentage of covered-employee payroll	<u>43.79</u> %	<u>11.41</u> %	<u>(6.28)</u> %	<u>12.53</u> %

**Notes to Schedule**

Valuation date: July 1, 2016 July 1, 2015 July 1, 2014 July 1, 2013

Actuarially determined contribution rates are calculated as of July 1, of the year in which the contributions are reported.

Methods and assumptions used to determine contribution rates:

Funding method	Entry age normal
Amortization method	Level dollar
Remaining amortization period	23 years (as of 7/1/2016)
Asset valuation method	Fair market value
Inflation	2.50% per year
Cost of living increase	2.25% per year
Salary increases	5% salary scale assumption for Special Retirees in fiscal year 2017 and 0% for all other Active employees; assumed to cease their participation in the Plan as of February 12, 2012.
Payroll growth	None
Interest rate	7.00% per year computed annually, net of investment related expenses
Retirement age	100% at age 70
Termination rates	None
Disability rates	None
Mortality	Assumed life expectancies are based on the RP-2000 Combined Healthy Mortality Table, projected to the valuation date with Scale BB (2017, 2016 and 2015) and Scale AA (2014).

\*Note - 10 Years will be presented when available.