



**Metropolitan Pier and Exposition Authority
Virtual Board Meeting Minutes
August 25, 2020 9:00 A.M.**

Board Members Present via Videoconference: Brett Hart, Chairman; Don Villar, Vice Chairman; Jorge Ramirez, Secretary/Treasurer; Dr. Sonat Birnecker Hart; Nina Grondin; Roger J. Kiley; Terrance B. McGann; Sherman Wright

Others Present via Videoconference: Larita Clark, Chief Executive Officer; David Winters, Chief Operations Officer; David Causton, ASM Global/McCormick Place; Matthew Simmons, General Counsel; Pat Allen, Director of Labor Relations; Dao Ngo, Director of Procurement; Stephanie Lovelace-Nieves, Controller; Samina Kapadia, Assistant General Counsel; Jason Bormann, Acting Chief Financial Officer; Molly Kievit, Senior Director of Campus Sales; Irma Guerrero, Project Coordinator; Cynthia McCafferty, Hawthorne Strategy Group, Inc.; John Gair, SDI Presence LLC; Jill Jaworski, PFM Financial Advisors; William Mack, Morgan Stanley; Clarence Bourne, Loop Capital Markets; Lewis Greenbaum, Katten Muchin Rosenmann; Maria Calderon, Compliance Officer and Board Administrator

The public was able to watch the virtual board meeting through Microsoft Teams – Live Event, a live streaming service. A total of twenty-three public members watched anonymously.

General Matters:

- A1. Roll Call: MPEA Chairman Hart, called the meeting to order at 9:00 a.m. and Ms. Calderon called roll.
- A2. Approval of Minutes: Chairman Hart called for the approval of the minutes of the Regular Board Meeting of the July 28, 2020.

Moved by Member Villar, seconded by Member Birnecker Hart, and the remaining members present voted approving item A2.

Roll call vote. Record as:

Brett Hart, Chairman - Yes	Nina Grondin – Yes
Don Villar, Vice Chairman – Yes	Roger J. Kiley – Yes
Jorge Ramirez, Secretary/Treasurer – Yes	Terrance B. McGann – Yes
Dr. Sonat Birnecker Hart – Yes	Sherman Wright – Yes

The motion passed.

- A3. Public Comment.

There was no Public Comment.

Report from CEO: Ms. Clark reported thirty individuals applied for the position of Chief Financial Officer and she interviewed the finalists. Ms. Clark reported Mr. Bormann has been selected for the Chief Financial Officer position because he brings strengths and qualities that outweighed the others. Ms. Clark reported that the Authority is keeping expenses to a minimum and ensuring staff's health benefits are available during this health crisis. Ms. Clark stated she asked Mr. Winters to report on the reopening health and safety plan and Ms. Kievit to report on the Collection at McCormick Square. Ms. Clark noted that Mr. Causton had exciting news to report.



Report from Controller: Ms. Lovelace-Nieves presented the financial results for July 2020.

Report from Acting Chief Financial Officer: Mr. Bormann presented the tax collections for July and Preliminary August 2020.

Report from McCormick Place: Mr. Causton reported McCormick Place participated in a virtual Road Show that was presented by Choose Chicago. Mr. Causton stated McCormick Place was one of the presenters regarding the reopening plan and others on the call were representatives from airports, airlines, the hotel industry, and special event catering with over three-hundred participants. Mr. Causton stated there is a lot of interest on what Chicago is doing for their reopening plan. Mr. Causton reported that a video regarding the executive summary of the reopening plan has been placed on McCormick Place's website. Mr. Causton reported the virtual tour project of McCormick Place had been completed with Choose Chicago which started before Covid-19. Mr. Causton reported the virtual tour of McCormick Place had been placed on McCormick Place and Choose Chicago's websites. Mr. Causton reported the virtual tour covers all campus spaces and has been used to do site inspections during Covid-19. Mr. Causton stated the virtual tour has been embedded in the new website of the Collection at McCormick Place. Mr. Causton reported twenty-two presentations have been conducted with various customers for the first and second quarters of 2021 for the reopening plan. Mr. Causton reported the Global Biorisk Advisory Council (GBAC) certification which consisted of over five-hundred pages had been submitted. Mr. Causton reported McCormick Place learned yesterday it had obtained their star from GBAC and MPEA had asked Hyatt Regency McCormick Place and Marriott Marquis Chicago to apply for their certifications. Member Birnecker Hart asked Mr. Causton about an overlay on the virtual tour. Mr. Causton stated the overlay could be done in various locations on the virtual tour by pressing a button to show how cleaning is being done in those areas and possibly show a restroom with HVAC. Member Birnecker Hart asked if HVAC airflow could be added to the virtual tour. Mr. Causton stated McCormick Place would explore possibilities on how to include it for public spaces at the end of the virtual tour.

Summary of Reopening Health and Safety Plan: Mr. Winters stated staff had spoken to Board members in pairs regarding the details of the reopening health and safety plan. Mr. Winters thanked Ms. McCaffery and Hawthorne Strategy for their assistance with the formatting of the reopening plan and making it more user friendly. Mr. Winters reported the reopening plan is still in draft mode because the Authority is waiting for feedback and/or comments from the Illinois Department of Public Health and the Chicago Department of Public Health. Mr. Winters reported the Authority continues to monitor the departments of health, CDC and whomever else in government is weighing in on Covid-19, and other venues across the country and world to incorporate any new information in the reopening plan.

Update on the Collection at McCormick Square: Ms. Kievit reported the Collection at McCormick Square combines the collective power of each business unit on campus to create a single experience for mid-size groups with attendance of 1,200 to 3,000 attendees for over 2,900 guest rooms on the campus including the Hiltons. Ms. Kievit reported the Collection allows the team to compete effectively against mega hotels and second tier cities for mid-size groups that are seeking an experience all under one roof. Ms. Kievit reported one of the key priorities is to fill the valley between the large city-wide events to fill traditional periods such as January, February, July, August and December with short term business. Ms. Kievit reported the role of the Collection is to optimize the performance of the hotels and to optimize the brand performance by packaging their investments. Ms. Kievit reported a key initiative moving forward is actively working on future business and mentioned that sales efforts have not stopped. Ms. Kievit reported two separate automotive corporate events, representing 1,000 to 2,500 attendees each have been confirmed for the campus in the next twenty-four months, one in October 2021 and the other in May 2022. Ms. Kievit reported the concurrent work with cancellations and future bookings, the team has made changes from their marketing and branding standpoint that will benefit the Collection. Ms. Kievit reported the launch of a new website, "The Collection at McCormick Square," with a much greater focus on group business. Ms. Kievit reported the launch of a LinkedIn page for the Collection understanding that their customers live in LinkedIn and it provides the Collection a great opportunity to share their story and stay connected with their customers. Ms. Kievit reported the Collection is creating tools to support their sales teams



with Collection brochures, developing a Collection standard proposal, presentations and customer site visit templates. Ms. Kievit reported Hyatt Regency McCormick Place, Marriott Marquis Chicago and ASM/Global McCormick Place are collaborating more than ever and are holding regular business reviews to collectively strategize on moving business forward. Ms. Kievit reported the Collection is creating shared customer presentations to host virtual round tables and educating the hotel global sales organizations along with Hyatt Regency McCormick Place and Marriott Marquis Chicago to expand the brand awareness and to activate their networks. Ms. Kievit reported the Collection members are leveraging the brand more than ever through presenting the Collection as a team and working on specifically presenting the Hyatt Regency McCormick Place and the Marriott Marquis Chicago under the Collection brand as opposed to two separate hotel companies.

Executive Session: Chairman Hart asked for a motion to convene in Executive Session to discuss item C1 and employee matters. Upon motion duly made by Member Birnecker Hart, seconded by Member McGann, and the remaining members present unanimously voted to convene in Executive Session.

Roll call vote. Record as:

Brett Hart, Chairman - Yes	Nina Grondin – Yes
Don Villar, Vice Chairman – Yes	Roger J. Kiley – Muted
Jorge Ramirez, Secretary/Treasurer – Yes	Terrance B. McGann – Yes
Dr. Sonat Birnecker Hart – Yes	Sherman Wright – Yes

The motion passed.

Upon return from Executive Session, item C1 was presented for consideration and discussion.

Review of Covered Actions and Eligible Agreements:

- C1. Consideration of Approval of Executive Session Minutes of the June 23, 2020 Regular Board Meeting.

Moved by Member Kiley, seconded by Member Villar, and the remaining members present voted approving item C1.

Roll call vote. Record as:

Brett Hart, Chairman - Yes	Nina Grondin – Yes
Don Villar, Vice Chairman – Yes	Roger J. Kiley – Yes
Jorge Ramirez, Secretary/Treasurer – Yes	Terrance B. McGann – Yes
Dr. Sonat Birnecker Hart – Yes	Sherman Wright – Yes

The motion passed.

- D1. Consideration of Approval of Ordinance Authorizing the Issuance, Sale and Delivery of the MPEA's McCormick Place Expansion Project Bonds and Refunding Bonds – Ordinance No. MPEA 20-01.

Moved by Member Villar, seconded by Member McGann, and the remaining members present voted approving item D1.

Roll call vote. Record as:



Brett Hart, Chairman - Yes	Nina Grondin – Yes
Don Villar, Vice Chairman – Yes	Roger J. Kiley – Yes
Jorge Ramirez, Secretary/Treasurer – Yes	Terrance B. McGann – Yes
Dr. Sonat Birnecker Hart – Yes	Sherman Wright – Yes

The motion passed.

D2. Consideration of Approval of Collective Bargaining Agreement: Teamsters Local 727 Receiving.

Moved by Member Villar, seconded by Member Kiley, and the remaining members present voted approving item D2.

Roll call vote. Record as:

Brett Hart, Chairman - Yes	Nina Grondin – Yes (muted, gave thumbs up)
Don Villar, Vice Chairman – Yes	Roger J. Kiley – Yes
Jorge Ramirez, Secretary/Treasurer – Yes	Terrance B. McGann – Yes
Dr. Sonat Birnecker Hart – Yes	Sherman Wright – Yes

The motion passed.

D3. Consideration of Approval of Collective Bargaining Agreement: Sprinkler Fitters Local 281.

Moved by Member McGann, seconded by Member Villar, and the remaining members present voted approving item D3.

Roll call vote. Record as:

Brett Hart, Chairman - Yes	Nina Grondin – Yes (muted, gave thumbs up)
Don Villar, Vice Chairman – Yes	Roger J. Kiley – Yes
Jorge Ramirez, Secretary/Treasurer – Yes	Terrance B. McGann – Yes
Dr. Sonat Birnecker Hart – Yes	Sherman Wright – Yes

The motion passed.

D4. Consideration of Authorization to Negotiate One (1) Year Sole Source Contract – Management Agreement for McCormick Place Complex.

Moved by Member Kiley, seconded by Member Villar, and the remaining members present voted approving item D4.

Roll call vote. Record as:

Brett Hart, Chairman - Yes	Nina Grondin – Yes
Don Villar, Vice Chairman – Yes	Roger J. Kiley – Muted
Jorge Ramirez, Secretary/Treasurer – Yes	Terrance B. McGann – Yes
Dr. Sonat Birnecker Hart – Yes	Sherman Wright – Yes



The motion passed.

- D5. Consideration of Authorization to Negotiate One (1) Year Sole Source Contract – Foodservice Management at McCormick Place.

Moved by Member McGann, seconded by Member Ramirez, and the remaining members present voted approving item D5.

Roll call vote. Record as:

Brett Hart, Chairman - Yes	Nina Grondin – Yes
Don Villar, Vice Chairman – Yes	Roger J. Kiley – Yes
Jorge Ramirez, Secretary/Treasurer – Yes	Terrance B. McGann – Yes
Dr. Sonat Birnecker Hart – Yes	Sherman Wright – Yes

The motion passed.

- D6. Consideration of Approval of Two (2) Year Contract Extension for Overhead Door and Emergency Services.

Moved by Member Ramirez, seconded by Member McGann, and the remaining members present voted approving item D6.

Roll call vote. Record as:

Brett Hart, Chairman - Yes	Nina Grondin – Yes
Don Villar, Vice Chairman – Yes	Roger J. Kiley – Yes
Jorge Ramirez, Secretary/Treasurer – Yes	Terrance B. McGann – Yes
Dr. Sonat Birnecker Hart – Yes	Sherman Wright – Yes

The motion passed.

Adjournment

Chairman Hart moved to adjourn the meeting moved by Member McGann, seconded by Member Grondin, and the meeting was adjourned by unanimous vote of the Board.

Roll call vote. Record as:

Brett Hart, Chairman - Yes	Nina Grondin – Yes
Don Villar, Vice Chairman – Yes	Roger J. Kiley – Yes
Jorge Ramirez, Secretary/Treasurer – Yes	Terrance B. McGann – Yes
Dr. Sonat Birnecker Hart – Yes	Sherman Wright – Yes

The motion passed.

DocuSigned by:

Jorge Ramirez

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Secretary/Treasurer or Assistant Secretary

Approved: September 22, 2020