



**Metropolitan Pier and Exposition Authority  
Virtual Board Meeting Minutes  
February 23, 2021 9:00 A.M.**

**Board Members Present via Videoconference:** Don Villar, Vice Chairman; Jorge Ramirez, Secretary/Treasurer; Dr. Sonat Birnecker Hart; Nina Grondin; Roger J. Kiley, Jr.; Terrance B. McGann; Juan Morado, Jr.; 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; Dao Ngo, Director of Procurement; Stephanie Lovelace-Nieves, Controller; Jason Bormann, Chief Financial Officer; Pat Allen, Director of Labor Relations and Campus Operations; Samina Kapadia, Assistant General Counsel; Irma Guerrero, Project Coordinator; Cynthia McCafferty, Hawthorne Strategy Group, Inc.; Derri Drake, UniteHere, Local 1; Marissa Levendis, UniteHere Local 1; 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-one members of the public watched anonymously.

**General Matters:**

- A1. Roll Call: MPEA Vice Chairman Villar, called the meeting to order at 9:00 a.m. and Ms. Calderon called roll.
- A2. Approval of Minutes: Vice Chairman Villar called for the approval of the minutes of the Regular Board Meeting of the December 15, 2020.

Moved by Member Kiley, seconded by Member Morado, and the remaining members present voted approving item A2.

Roll call vote. Record as:

Don Villar, Vice Chairman – Yes	Roger J. Kiley, Jr. – Yes
Jorge Ramirez, Secretary/Treasurer – Not Present	Terrance B. McGann – Yes
Dr. Sonat Birnecker Hart – Yes	Juan Morado, Jr. – Yes
Nina Grondin – Yes	Sherman Wright – Yes

The motion passed.

- A3. Public Comment.

Mr. Drake stated he wanted to address the Board regarding the right to recall employees of Savor-McCormick Place. Mr. Drake stated he has worked for Savor-McCormick Place for over twenty years in the warehouse as a lead. Mr. Drake stated he grew up around the Bronzeville area and now is raising his three children in that neighborhood. Mr. Drake stated he remembers his first day of work at McCormick Place many years ago and is proud of being part of the work done at McCormick Place. Mr. Drake stated that he and his co-workers are addressing MPEA to find a solution to their right to call which is set to end July 1, 2021. Under the labor agreement the employees have a guaranteed right to be recalled for one year and if they are not called back to work by June 30, 2021 many of his co-workers and himself will not have the guaranteed right. Mr. Drake stated the employees fear not being able to take care of their families. Mr. Drake stated many of the workers



have been employed at McCormick Place between twenty to thirty years. A video was played which highlighted the issue and some of the employees.

Vice Chairman Villar thanked Mr. Drake and all the employees for making McCormick Place a great place and stated they would look into the issue.

**Report from CEO:** Ms. Clark stated that MPEA entered into a new partnership with a non-for-profit organization called Fight2Feed to help serve local communities in need. Ms. Clark stated she worked with board members, Grondin and Birnecker Hart, to identify an opportunity for MPEA to help the community. She credited Dr. Birnecker Hart with introducing MPEA to Fight2Feed. Ms. Clark stated Fight2Feed is an organization that rescues food from local restaurants, distributors, and others to turn them into hot meals and pantry bags that are distributed through local community organizations and directly to those in need. Ms. Clark stated that Fight2Feed has been cooking in various kitchens moving from location to location, which has hampered their ability to store food they rescue. The organization focuses on reducing food waste and feeding the hungry and serving anyone in need of a meal. Ms. Clark stated the Lakeside Center kitchen was available and a pilot program with Fight2Feed will provide the needed capacity to store perishable and nonperishable foods and provide a commercial kitchen space for food preparation. Ms. Clark stated the relationship between MPEA, Savor and Fight2Feed is pioneering a socially conscious business model of how cities, businesses and community organizations can work together for the good of their community.

**Report from Controller:** Ms. Lovelace-Nieves presented the financial results for January 2021.

**Report from Chief Financial Officer:** Mr. Bormann presented the tax collections for January 2021.

**Communications Update:** Ms. McCafferty presented an overview of Hawthorne Strategy Group's communication plan for campus reopening.

**Executive Session:** Vice Chairman Villar asked for a motion to convene in Executive Session to discuss item C1, litigation update and Chairman vacancy. Upon motion duly made by Member Birnecker Hart, seconded by Member Kiley, and the remaining members present unanimously voted to convene in Executive Session.

Roll call vote. Record as:

Don Villar, Vice Chairman – Yes	Roger J. Kiley, Jr. – Yes
Jorge Ramirez, Secretary/Treasurer – Yes	Terrance B. McGann – Yes
Dr. Sonat Birnecker Hart – Yes	Juan Morado, Jr. – Yes
Nina Grondin – 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 December 15, 2020 Regular Board Meeting.

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



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

Roll call vote. Record as:

The motion passed.

- D1. Consideration of Approval of New One (1) Year Sole Source Agreement – Management Agreement for McCormick Place Complex.

Moved by Member Kiley, seconded by Member Grondin, and the remaining members present voted approving item D1.

Roll call vote. Record as:

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

The motion passed.

- D2. Consideration of Approval of New One (1) Year Sole Source Agreement – Foodservice Management at McCormick Place.

Moved by Member McGann, seconded by Member Ramirez, and the remaining members present voted approving item D2.

Roll call vote. Record as:

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

The motion passed.

- D3. Consideration of Approval of Memorandum of Understanding with City of Chicago – Lake Shore Drive Parcels.

Moved by Member Kiley, seconded by Member Morado, and the remaining members present voted approving item D3.



Roll call vote. Record as:

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

The motion passed.

- D4. Consideration of Approval of Amendment to Existing Contract – Architectural and Engineering Services for McCormick Place Hotel Development.

Moved by Member McGann, seconded by Member Grondin, and the remaining members present voted approving item D4.

Roll call vote. Record as:

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

The motion passed.

- D5. Consideration of Approval of Amendment to Existing Contract – Construction Manager at Risk for The Tap.

Moved by Member Grondin, seconded by Member Birnecker Hart, and the remaining members present voted approving item D5.

Roll call vote. Record as:

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

The motion passed.

- D6. Consideration of Approval of New Contract for Electricity and Report Pricing.

No voted needed for item D6.

- D7. Consideration of Approval of Collective Bargaining Agreement with Local 110 Projectionists.

Moved by Member Ramirez, seconded by Member Kiley, and the remaining members present voted approving item D7.



Roll call vote. Record as:

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

The motion passed.

- D8. Consideration of Approval of Agreement in Settlement of Metropolitan Pier and Exposition Authority v. Martorina Family LLC et al.

Moved by Member Ramirez, seconded by Member Kiley, and the remaining members present voted approving item D8.

Roll call vote. Record as:

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

The motion passed.

- D9. Consideration of Approval of Acknowledgement and Reaffirmation of Tri-Party Agreement.

Moved by Member Kiley, seconded by Member Wright, and the remaining members present voted approving item D9.

Roll call vote. Record as:

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

The motion passed.

- D10. Consideration of Approval of Two (2) Year Contract Extension for Air Filters.

Moved by Member McGann, seconded by Member Birnecker Hart, and the remaining members present voted approving item D10.

Roll call vote. Record as:



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

The motion passed.

E2. Consideration of Resolution No. MPEA 21-01 Honoring Brett J. Hart.

Moved by Member Birnecker Hart, seconded by Member Ramirez, and the remaining members present voted approving E2.

Roll call vote. Record as:

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

The motion passed.

E3. Issues Related to Board Governance / Appointment of Board Chairman.

Creation of Executive Committee of the Board

Moved by Member Kiley, seconded by Member Birnecker Hart, and the remaining members present voted approving E3.

Roll call vote. Record as:

Don Villar, Vice Chairman – Yes	Roger J. Kiley, Jr. – Yes
Jorge Ramirez, Secretary/Treasurer – Yes	Terrance B. McGann – Yes
Dr. Sonat Birnecker Hart – Yes	Juan Morado, Jr. – Yes
Nina Grondin – Yes	Sherman Wright – Did not vote due to technical issues

The motion passed.

Consideration of Resolution No. MPEA 21-02 Appointment of Chairman of the Board.

Moved by Member Birnecker Hart, seconded by Member McGann, and the remaining members present voted approving E3.

Roll call vote. Record as:

Don Villar, Vice Chairman – Yes	Roger J. Kiley, Jr. – Yes
Jorge Ramirez, Secretary/Treasurer – Yes	Terrance B. McGann – Yes
Dr. Sonat Birnecker Hart – Yes	Juan Morado, Jr. – Yes
Nina Grondin – Yes	Sherman Wright – Did not vote due to technical issues

The motion passed.



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**Adjournment**


Vice Chairman Villar moved to adjourn the meeting moved by Member Kiley, seconded by Member Villar, and the meeting was adjourned by unanimous vote of the Board.

Roll call vote. Record as:

Don Villar, Vice Chairman – Yes	Roger J. Kiley, Jr. – Yes
Jorge Ramirez, Secretary/Treasurer – Yes	Terrance B. McGann – Yes
Dr. Sonat Birnecker Hart – Yes	Juan Morado, Jr. – Yes
Nina Grondin – Yes	Sherman Wright – Did not vote due to technical issues

The motion passed.

*Approved: March 30, 2021*

DocuSigned by:  
  
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 Secretary/Treasurer or Assistant Secretary