



**Metropolitan Pier and Exposition Authority
Regular Board Meeting Minutes
October 26, 2021 9:00 A.M.**

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

*Teleconference

Others Present: Larita Clark, Chief Executive Officer; Matthew Simmons, General Counsel; Jason Bormann, Chief Financial Officer; Pat Allen, Senior Director of Labor Relations and Campus Operations; Stephanie Lovelace-Nieves, Controller; Dao Ngo, Deputy General Counsel; Hilary Barker Director of Procurement; Tiffany Wright, Business Diversity Program Manager; Marilynn Rubio, Senior Manager, Community Engagement and Special Events; Nicol Chervenak, Director of Planning and Program Manager; Joseph Scheper, ASM Global/McCormick Place; Irma Guerrero, Project Coordinator; Cynthia McCafferty, Hawthorne Strategy Group; Pat Doerr, Hospitality Business Association of Chicago; Rufus Purnell, Public; Scott Goodman, Farpoint/GRIT; Zeb McLaurin, McLaurin Development Partners/GRIT; Doug Bradley, Savor/McCormick Place; Ed De La Garza, Savor/McCormick Place; Maria Calderon, Compliance Officer and Board Administrator

General Matters: Chairman Bethke asked for a motion to permit Members Grondin, McGann and Ramirez to participate via teleconference. Upon motion duly made by Member Kiley and seconded by Member Villar, the remaining members present unanimously voted passing the motion.

- A1. Roll Call: MPEA Chairman Bethke, called the meeting to order at 9:00 a.m. and Ms. Calderon called roll.
- A2. Approval of Minutes: Chairman Bethke called for the approval of the minutes of the Regular Board Meeting of the September 28, 2021.

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

Roll call vote. Record as:

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

The motion passed.

- A3. Public Comment.

There was no public comment.

- A4. Consideration of Approval of the 2022 MPEA Board Meetings Schedule.

Moved by Member Wright, seconded by Member Birnecker Hart, and the remaining members present voted approving item A4.

Roll call vote. Record as:



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

The motion passed.

Report from CEO: Ms. Clark reported the Chicago Sky are the 2021 WNBA champions and was thrilled to celebrate and congratulate the Chicago Sky on their first WNBA title. Ms. Clark reported staff participated in the rally and parade for the Chicago Sky and is looking forward to another season. Ms. Clark reported the Governor, the Mayor (season ticket holder) and legislators attended Chicago Sky games during this historic season. Ms. Clark reported the Tipoff luncheon for DePaul basketball was taking place later in the day at the Wintrust Arena. Ms. Clark reported the legislative tour took place earlier in the month and Representative Lamont J. Robinson, Senator Cristina Castro and legislative staff attended. Ms. Clark reported they toured the campus, rooftop garden, and the National Association of Convenience Stores (NACS) show. Ms. Clark stated the purpose of the legislative tours are to provide an opportunity to familiarize legislators with the campus and to inform them of the importance of the campus to the State and City. Ms. Clark reported Mr. Causton had to attend to a family matter, and she would give his monthly report. Ms. Clark reported the American Society for Radiation Oncology (ASTRO) was hosting their show in the West Building and had 5,000 attendees. Ms. Clark reported the Chicagoland Sports Hall of Fame Induction Ceremony was sold out and would take place in the Wintrust Arena. Ms. Clark reported the Millennium Tour and the Chicago R&B Fest were sold out at Wintrust Arena. Ms. Clark reported the Sweetest Day Comedy Jam at Arie Crown sold out and additional times were added to the schedule. Ms. Clark reported the following shows will host their events in November: Process Expo; the Hot Chocolate Race (packet pick-up); USA CBD Expo; and the Radiological Society of North America (RSNA) which will have international attendees.

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

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

Report from Bronzeville Lakefront: Mr. Simmons provided a timeline of the joint RFP with the City regarding the redevelopment of the Michael Reese site. Mr. Goodman and Mr. McLaurin presented an update on the Bronzeville Lakefront project. Mr. Goodman reported the team was awarded the RFP to redevelop the Michael Reese site and they want to create the healthy community of the future. Mr. Goodman reported the team consists of: Farpoint Development; McLaurin Development Partners; Loop Capital Management; Draper & Kramer; Chicago Neighborhood Initiatives; and Bronzeville Community Development Partnership. Mr. Goodman stated the project will create an estimated 75,000 jobs directly and indirectly. Mr. Goodman reported the team has worked closely with Alderperson Sophia King's Michael Reese Advisory committee over the past five years and have met over seventy times. Mr. Goodman reported the Chicago Arc Innovation Center will be built on the proven model of Sheba Medical Center to provide sustainable health equity solutions and an impact for a healthy Chicago. Mr. McLaurin reported on the community benefits of the project which include a goal of 65% MBE in contracting and workforce; 30% and 10% for M/WBE; and 10% of commercial retail space will be allotted for local and minority businesses with a 20% discount on rent to market. Mr. McLaurin reported the project will create three new parks and are working with Metra for a possible station on 31st Street. Mr. Goodman stated the logistics center needs to be figured out during phase II and the Marshalling Yards could be developed overtime during phase III. Mr. Goodman reported the only building currently left on the property is the Singer Pavilion and will become one of the most sustainable buildings and will provide for community and office spaces.



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

Roll call vote. Record as:

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

The motion passed.

Upon return from Executive Session, item E1 was presented for consideration and discussion. Member Ramirez left the teleconference beginning at 10 a.m.

Review of Covered Actions and Eligible Agreements:

- D1. Consideration of Approval of Resolution No. MPEA 21-05 – Amending and Restating the Procedures and Guidelines for Public Comment at MPEA Public Meetings.

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

Roll call vote. Record as:

Jeffrey Bethke, Chairman – Yes	Roger Kiley, Jr. – Yes
Don Villar, Vice Chairman – Yes	Terrance McGann – Yes
Dr. Sonat Birnecker Hart – Yes	Sherman Wright – Yes
Nina Grondin – Yes	

The motion passed.

- D2. Consideration of Approval of New Contract – Roofing Repair and Emergency Services.

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

Roll call vote. Record as:

Jeffrey Bethke, Chairman – Yes	Roger Kiley, Jr. – Yes
Don Villar, Vice Chairman – Yes	Terrance McGann – Yes
Dr. Sonat Birnecker Hart – Yes	Sherman Wright – Yes
Nina Grondin – Yes	

The motion passed.

- D3. Consideration of Approval of Sole Source Contract – Maintenance of Building Automation System: North Building.



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

Roll call vote. Record as:

Jeffrey Bethke, Chairman – Yes	Roger Kiley, Jr. – Yes
Don Villar, Vice Chairman – Yes	Terrance McGann – Yes
Dr. Sonat Birnecker Hart – Yes	Sherman Wright – Yes
Nina Grondin – Yes	

The motion passed.

- D4. Consideration of Approval of Sole Source Contract – Maintenance of Building Automation System: South Building.

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

Roll call vote. Record as:

Jeffrey Bethke, Chairman – Yes	Roger Kiley, Jr. – Yes
Don Villar, Vice Chairman – Yes	Terrance McGann – Yes
Dr. Sonat Birnecker Hart – Yes	Sherman Wright – Yes
Nina Grondin – Yes	

The motion passed.

- D5. Consideration of Approval of Sole Source Contract – Maintenance of Building Automation System: East Building.

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

Roll call vote. Record as:

Jeffrey Bethke, Chairman – Yes	Roger Kiley, Jr. – Yes
Don Villar, Vice Chairman – Yes	Terrance McGann – Yes
Dr. Sonat Birnecker Hart – Yes	Sherman Wright – Yes
Nina Grondin – Yes	

The motion passed.

- D6. Consideration of Approval of Sole Source Contract – Maintenance of Building Automation System: Corporate Center.

Moved by Member Wright, seconded by Member Birnecker Hart, and the remaining members present voted approving item D6.

Roll call vote. Record as:



Jeffrey Bethke, Chairman – Yes	Roger Kiley, Jr. – Yes
Don Villar, Vice Chairman – Yes	Terrance McGann – Yes
Dr. Sonat Birnecker Hart – Yes	Sherman Wright – Yes
Nina Grondin – Yes	

The motion passed.

- D7. Consideration of Approval of Sole Source Contract – Maintenance of Building Automation System: Energy Center.

Moved by Member Villar, seconded by Member Birnecker Hart, and the remaining members present voted approving item D7.

Roll call vote. Record as:

Jeffrey Bethke, Chairman – Yes	Roger Kiley, Jr. – Yes
Don Villar, Vice Chairman – Yes	Terrance McGann – Yes
Dr. Sonat Birnecker Hart – Yes	Sherman Wright – Yes
Nina Grondin – Yes	

The motion passed.

- D8. Consideration of Approval of Sole Source Contract – Maintenance of Building Automation System: Wintrust Arena.

Moved by Member Birnecker Hart, seconded by Member Wright, and the remaining members present voted approving item D8.

Roll call vote. Record as:

Jeffrey Bethke, Chairman – Yes	Roger Kiley, Jr. – Yes
Don Villar, Vice Chairman – Yes	Terrance McGann – Yes
Dr. Sonat Birnecker Hart – Yes	Sherman Wright – Yes
Nina Grondin – Yes	

The motion passed.

- E1. Consideration of Approval of Executive Session Minutes of the September 28, 2021 Regular Board Meeting.

Moved by Member Wright, seconded by Member Birnecker Hart, and the remaining members present voted approving item E1.

Roll call vote. Record as:

Jeffrey Bethke, Chairman – Yes	Roger Kiley, Jr. – Yes
Don Villar, Vice Chairman – Yes	Terrance McGann – Yes
Dr. Sonat Birnecker Hart – Yes	Sherman Wright – Yes
Nina Grondin – Yes	

The motion passed.



E2. New Business.

There was no new business introduced.

Adjournment

Chairman Bethke 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:

Jeffrey Bethke, Chairman – Yes	Roger Kiley, Jr. – Yes
Don Villar, Vice Chairman – Yes	Terrance McGann – Yes
Dr. Sonat Birnecker Hart – Yes	Sherman Wright – Yes
Nina Grondin – Yes	

The motion passed.

Approved: November 16, 2021



Secretary/Treasurer or Assistant Secretary