



**Metropolitan Pier and Exposition Authority
Regular Board Meeting Minutes
August 30, 2022 9:00 A.M.**

Board Members Present: Jeffrey Bethke, Chairman; Don Villar, Vice Chairman; Jorge Ramirez**, Secretary/Treasurer; Dr. Sonat Birnecker Hart; Nina Grondin*; Terrance McGann; Michelle Mills Clement***; Juan Morado

*Teleconference **Joined at 9:13 a.m. ***Arrived at 9:19 a.m.

Others Present: Larita Clark, Chief Executive Officer; Matthew Simmons, General Counsel; Pat Allen, Senior Director of Labor Relations and Campus Operations; Jason Bormann, Chief Financial Officer; Stephanie Lovelace-Nieves, Controller; Dao Ngo, Deputy General Counsel; Hilary Barker, Director of Procurement; Jill Kolinski, Assistant General Counsel; Gloria Juarbe, Director of Human Resources; Molly Kievit, Senior Director of Campus Sales; Tiffany Wright, Business Diversity Program Manager; Kelsey Rubin, Director of Collection Sales; David Causton, ASM Global/McCormick Place; Mary Hough, ASM Global/McCormick Place; Cynthia McCafferty, Hawthorne Strategy Group; Doug Bradley, Savor/McCormick Place; Alberto Bonilla, Savor/McCormick Place; Bob Durkin, Taxpayer; Jim Meyer, Choose Chicago; Dustin Arnheim, Choose Chicago; Pat Doerr, HBAC; Maria Calderon, Compliance Officer and Board Administrator

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

- A1. Roll Call: MPEA Chairman Bethke, called the meeting to order at 9:04 a.m. and Ms. Calderon called roll.
- A2. Approval of Minutes: Chairman Bethke called for the approval of the minutes of the June 28, 2022 Regular Board meeting.

Moved by Member McGann, seconded by Member Villar, 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	Terrance McGann – Yes
Dr. Sonat Birnecker Hart – Yes	Juan Morado – Yes

The motion passed.

- A3. Public Comment.

There was no public comment.

Report from CEO: Ms. Clark stated the board meeting was being held at the West Building’s Roof Top Garden which produces 8,000 pounds of food used for catering. Ms. Clark reported the fiscal year-end results were phenomenal compared to budget. Ms. Clark introduced Mr. Bradley from Savor/McCormick Place who introduced Chef Michael



Kingsley who has been with Savor/McCormick Place for seven years. Mr. Kingsley reported the food being served included products purchased from local vendors as well as honey, cherries, and vegetables from the Roof Top Garden. Mr. Bradley reported Savor/McCormick Place uses WMBE vendors, including Brown Sugar and Poppie's Dough.

Report from Controller: Ms. Lovelace-Nieves presented the financial results for preliminary June 2022 and July 2022.

Report from Chief Financial Officer: Mr. Bormann presented the tax collections for preliminary June 2022 and July 2022.

Report from McCormick Place General Manager: Mr. Causton reported the first quarter of the fiscal year was strong. It included Chicago Comic & Entertainment Expo (C2E2), which was moved to August due to Covid-19. The show will be back in the Spring. Mr. Causton reported the National Association of Letter Carriers (NALC) Convention was held in the West Building; The Black Women's Expo was held in the North Building; Ace Hardware was held in the North and South Buildings; Amazon Web Services was held in the North and South Buildings; and the American Chemical Society met at the McCormick Place campus after a fifteen year absence. Mr. Causton reported the International Manufacturing Technology Show (IMTS) was moving in to all four buildings with one million net square feet sold. The event is expecting around 100,000 attendees. Mr. Causton reported IMTS will host their show for five days from September 12-17. Mr. Causton reported the Chicago Federation of Labor's annual luncheon will take place at Lakeside's Terrance tomorrow. Mr. Causton reported Wintrust Arena will be hosting the Chicago Sky for the WNBA's semifinals, and the American Academy of Ophthalmology will be moving in at the end of September. Mr. Causton introduced McCormick Place's Director of Security, Ms. Hough, who started in November. Mr. Causton reported Ms. Hough has over twenty-five years of experience in security and is a board certified protection professional. Mr. Causton reported Ms. Hough has worked at multibuilding and multistate locations and was recognized by Security Magazine as one of thirteen women on the frontline of security.

Report from McCormick Place Director of Security: Ms. Hough reported a layered approach is used for security at the campus. Ms. Hough reported there is a 24/7 command center; 1,400 cameras surveilling public and exterior areas; and meeting room security using alarms and locking systems. Ms. Hough reported the Building Entry and Exit Procedures (BEEP) is used to move trades faster through the buildings. Ms. Hough reported there are full time officers serving during each shift and supervisors in every building and a pool of part-time officers. Ms. Hough reported security meets with the hotels monthly or more frequently depending on the activity of the campus. Ms. Hough reported there is a dedicated police vehicle on campus and a Chicago Police Department Bike Unit based on campus that patrols District One's outer areas. Ms. Hough reported using geofencing for the campus and surrounding areas which comes through social media and the police department. Ms. Hough reported that she and Choose Chicago met with customers to discuss security plans. Ms. Hough reported employee training sessions have been scheduled, and the employee emergency plan is being updated. Ms. Hough reported shows may decide how much additional security they need to supplement the campus security and reported supplemental security such as K9s and off-duty police officers can be provided.

Executive Session: Chairman Bethke asked for a motion to convene in Executive Session to discuss item C1, litigation and personnel matters. Upon motion duly made by Member Morado, seconded by Member Mills Clement, 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	Terrance McGann – Yes
Jorge Ramirez, Secretary/Treasurer – Yes	Michelle Mills Clement – Yes
Dr. Sonat Birnecker Hart – Yes	Juan Morado – Yes



The motion passed.

D1. Consideration of Approval of New Contract for Marketing, Sales and Services.

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

Roll call vote. Record as:

Jeffrey Bethke, Chairman – Yes	Nina Grondin – Yes
Don Villar, Vice Chairman – Yes	Terrance McGann – Yes
Jorge Ramirez, Secretary/Treasurer – Yes	Michelle Mills Clement – Yes
Dr. Sonat Birnecker Hart – Yes	Juan Morado – Yes

The motion passed.

D2. Consideration of Approval of Resolution No. MPEA 22-04 for Reimbursement of Expenditures for Energy Center Project.

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

Roll call vote. Records as:

Jeffrey Bethke, Chairman – Yes	Nina Grondin – Yes
Don Villar, Vice Chairman – Yes	Terrance McGann – Yes
Jorge Ramirez, Secretary/Treasurer – Yes	Michelle Mills Clement – Yes
Dr. Sonat Birnecker Hart – Yes	Juan Morado – Yes

The motion passed.

D3. Consideration of Approval for Fiscal Year 2023 MPEA Affirmative Action Plan.

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

Roll call vote. Records as:

Jeffrey Bethke, Chairman – Yes	Nina Grondin – Yes
Don Villar, Vice Chairman – Yes	Terrance McGann – Yes
Jorge Ramirez, Secretary/Treasurer – Yes	Michelle Mills Clement – Yes
Dr. Sonat Birnecker Hart – Yes	Juan Morado – Yes

The motion passed.

D4. Consideration of Approval of Labor Agreement for Theatrical Stage Employees Union Local 2 of the International Alliance of the Theatrical Stage Employees and Moving Picture Technicians, Artists and Allied Crafts of the United States and Canada: House Agreement.



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

Roll call vote. Records as:

Jeffrey Bethke, Chairman – Yes	Nina Grondin – Yes
Don Villar, Vice Chairman – Yes	Terrance McGann – Yes
Jorge Ramirez, Secretary/Treasurer – Yes	Michelle Mills Clement – Yes
Dr. Sonat Birnecker Hart – Yes	Juan Morado – Yes

The motion passed.

- D5. Consideration of Approval of Labor Agreement for Theatrical State Employees Union Local 2 of the International Alliance of the Theatrical Stage Employees and Moving Picture Technicians, Artists and Allied Crafts of the United States and Canada: Legitimate Agreement.

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

Roll call vote. Records as:

Jeffrey Bethke, Chairman – Yes	Nina Grondin – Yes
Don Villar, Vice Chairman – Yes	Terrance McGann – Yes
Jorge Ramirez, Secretary/Treasurer – Yes	Michelle Mills Clement – Yes
Dr. Sonat Birnecker Hart – Yes	Juan Morado – Yes

The motion passed.

- D6. Consideration of Approval of Labor Agreement for Theatrical Stage Employees Union Local 2 of the International Alliance of the Theatrical Stage Employees and Moving Picture Technicians, Artists and Allied Crafts of the United States and Canada: Arena Agreement.

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

Roll call vote. Records as:

Jeffrey Bethke, Chairman – Yes	Nina Grondin – Yes
Don Villar, Vice Chairman – Yes	Terrance McGann – Yes
Jorge Ramirez, Secretary/Treasurer – Yes	Michelle Mills Clement – Yes
Dr. Sonat Birnecker Hart – Yes	Juan Morado – Yes

The motion passed.

- D7. Consideration of Approval of Contract Extension for Bond Counsel Services.

Moved by Member McGann, seconded by Member Mills Clement, and the remaining members present voted approving item D7.

Roll call vote. Records as:



Jeffrey Bethke, Chairman – Yes	Nina Grondin – Yes
Don Villar, Vice Chairman – Yes	Terrance McGann – Yes
Jorge Ramirez, Secretary/Treasurer – Yes	Michelle Mills Clement – Yes
Dr. Sonat Birnecker Hart – Yes	Juan Morado – Yes

The motion passed.

D8. Consideration of Approval of New Contract for Guaranteed Energy Performance Contract.

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

Roll call vote. Records as:

Jeffrey Bethke, Chairman – Yes	Nina Grondin – Yes
Don Villar, Vice Chairman – Yes	Terrance McGann – Yes
Jorge Ramirez, Secretary/Treasurer – Yes	Michelle Mills Clement – Yes
Dr. Sonat Birnecker Hart – Yes	Juan Morado – Yes

The motion passed.

D9. Consideration of Approval of Contract Extension for Electrical Supplies.

Moved by Member McGann, seconded by Member Villar, and the remaining members present voted approving item D9.

Roll call vote. Records as:

Jeffrey Bethke, Chairman – Yes	Nina Grondin – Yes
Don Villar, Vice Chairman – Yes	Terrance McGann – Yes
Jorge Ramirez, Secretary/Treasurer – Yes	Michelle Mills Clement – Yes
Dr. Sonat Birnecker Hart – Yes	Juan Morado – Yes

The motion passed.

D10. Consideration of Approval of New Contract for Grease Trap Cleaning.

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

Roll call vote. Records as:

Jeffrey Bethke, Chairman – Yes	Nina Grondin – Yes
Don Villar, Vice Chairman – Yes	Terrance McGann – Yes
Jorge Ramirez, Secretary/Treasurer – Yes	Michelle Mills Clement – Yes
Dr. Sonat Birnecker Hart – Yes	Juan Morado – Yes



The motion passed.

- E1. Consideration of Approval of Executive Session Minutes of the June 28, 2022 Regular Board Meeting.

Moved by Member Villar, seconded by Member McGann, and the remaining members present voted approving item E1.

Roll call vote. Records as:

Jeffrey Bethke, Chairman – Yes	Nina Grondin – Yes
Don Villar, Vice Chairman – Yes	Terrance McGann – Yes
Jorge Ramirez, Secretary/Treasurer – Yes	Michelle Mills Clement – Yes
Dr. Sonat Birnecker Hart – Yes	Juan Morado – Yes

The motion passed.

- E2. New Business.

There was no new business introduced.

Adjournment

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


Roll call vote. Record as:

Jeffrey Bethke, Chairman – Yes	Nina Grondin – Yes
Don Villar, Vice Chairman – Yes	Terrance McGann – Yes
Jorge Ramirez, Secretary/Treasurer – Yes	Michelle Mills Clement – Yes
Dr. Sonat Birnecker Hart – Yes	Juan Morado – Yes

The motion passed.

Time meeting adjourned: 12:02 p.m.

Approved: September 27, 2022


Secretary/Treasurer or Assistant Secretary