



MPEA Corporate Center  
Corporate Boardroom, 5th Floor  
301 East Cermak Road  
Chicago, IL 60616

**Metropolitan Pier and Exposition Authority  
Regular Board Meeting Minutes  
December 1, 2022 9:00 A.M.**

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

\*Teleconference

**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; Hilary Barker, Director of Procurement; Gloria Juarbe, Director of Human Resources; Molly Kievit, Senior Director of Campus Sales; Pi Tao Hsu, Director of Treasury and Capital Management; Tiffany Wright, Business Diversity Program Manager; David Causton, ASM Global/McCormick Place; Brad Goodman, Hawthorne Strategy Group; Jim Meyer, Choose Chicago; Isaac Richman, Choose Chicago; Maria Prado, Prado & Renteria CPAs; Linet Gomez, Prado & Renteria CPAs; Chinedu Iwuora, Deloitte; Doug Bradley, Savor/McCormick Place; Pat Doerr, HBAC; Lynn Osmond, Choose Chicago; Maria Calderon, Compliance Officer and Board Administrator

**General Matters:**

Chairman Bethke asked for a motion to permit Member Morado to participate via teleconference. Upon motion duly made by Member Ramirez 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 9:09 a.m. and Ms. Calderon called roll.
- A2. Approval of Minutes: Chairman Bethke called for the approval of the minutes of the October 25, 2022 Regular Board meeting.

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	Michelle Mills Clement – Yes
Don Villar, Vice Chairman – Yes	Juan Morado – Yes
Jorge Ramirez, Secretary/Treasurer – Yes	Sherman Wright – Yes
Dr. Sonat Birnecker Hart – Yes	

The motion passed.

- A3. Public Comment.

There was no public comment.

- A4. Consideration of Approval of the 2023 MPEA Board meeting schedule.

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



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Roll call vote. Record as:

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

A5. Annual Appointment of MPEA Ethics Enforcer.

**Executive Session:** Chairman Bethke asked for a motion to convene in Executive Session to discuss item B1 and review of confidential executive session minutes. Upon motion duly made by Member Birnecker Hart, seconded by Member Villar, and the remaining members present unanimously voted to convene in Executive Session.

Roll call vote. Record as:

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

The motion passed.

#### Review of Covered Actions and Eligible Agreements:

C1. Consideration of Approval of Contract Amendment to Guaranteed Energy Performance Contract.

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

Roll call vote. Record as:

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

The motion passed.

C2. Consideration of Approval of Contract Extension for License Agreement for Use of Office Space at the Corporate Center.

Moved by Member Ramirez, seconded by Member Villar, and the remaining members present voted approving item C2.

Roll call vote. Records as:

Jeffrey Bethke, Chairman – Yes	Michelle Mills Clement – Yes
Don Villar, Vice Chairman – Yes	Juan Morado – Yes



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Jorge Ramirez, Secretary/Treasurer – Yes	Sherman Wright – Yes
Dr. Sonat Birnecker Hart – Yes	

The motion passed.

- C3. Report Regarding FY2022 Audited Financial Statements.
- C4. Consideration of Review of Confidential Executive Session Minutes.

Moved by Member Birnecker Hart, seconded by Member Wright, and the remaining members present voted approving item C4.

Roll call vote. Record as:

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

The motion passed.

- C5. Consideration to End Retention of Verbatim Audio Recordings of Executive Session Minutes.

Moved by Member Ramirez, seconded by Member Birnecker Hart, and the remaining members present voted approving item C5.

Roll call vote. Record as:

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

The motion passed.

- C6. Consideration of Approval of Collective Bargaining Agreement: Teamsters 727 Traffic Aides.

Moved by Member Villar, seconded by Member Birnecker Hart, and the remaining members present voted approving item C6.

Roll call vote. Record as:

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

The motion passed.



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C7. Consideration of Approval of Contract Extension for Maintenance, Repair and Operations (“MRO”).

Moved by Member Birnecker Hart, seconded by Member Villar, and the remaining members present voted approving item C7.

Roll call vote. Record as:

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

The motion passed.

C8. Consideration of Approval of New Contracts for HVAC Parts and Supplies – Categories 4, 5 and 6.

Moved by Member Mills Clement, seconded by Member Wright, and the remaining members present voted approving item C8.

Roll call vote. Record as:

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

The motion passed.

C9. Consideration of Approval of New Contract for Glass Supply and Repair.

Moved by Member Birnecker Hart, seconded by Member Wright, and the remaining members present voted approving item C9.

Roll call vote. Record as:

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

The motion passed.

C10. Consideration of Approval of New Sole Source Contract – South Building Fire Alarm System Equipment.

Moved by Member Birnecker Hart, seconded by Member Mills Clement, and the remaining members present voted approving item C10.



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Roll call vote. Record as:

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

The motion passed.

C11. Consideration of Approval of Reference Contract for Framing Board and Lumber.

Moved by Member Ramirez, seconded by Member Wright, and the remaining members present voted approving item C11.

Roll call vote. Record as:

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

The motion passed.

C12. Consideration of Approval of Sole Source Agreement – Management Agreement for McCormick Place Complex.

Moved by Member Villar, seconded by Member Birnecker Hart, and the remaining members present voted approving item C12.

Roll call vote. Record as:

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

The motion passed.

C13. Review of FY2022 Minority and Women Owned Business Procurement Report.

**Report from CEO:** Ms. Clark reported that she, Mr. Causton, and Ms. Osmond attended the Radiological Society of North America (RSNA) board meeting earlier in the morning. Ms. Clark reported RSNA had a very successful event. Ms. Clark reported three tours were conducted for the Lakeside Center RFI during October and November. Ms. Clark reported thirty-six different attendees participated in the tours, including architectural firms, engineering firms, consultants, and members of the community. Ms. Clark reported responses for the RFI are due December 22nd and stated customers were excited about the possibilities. Ms. Clark reported MPEA hopes to follow up with an RFP for one or more of the ideas received through the RFI. Ms. Clark reported a town hall meeting took place in November with over two-hundred campus employees in attendance and the participation of the general managers of McCormick Place, Hyatt Regency McCormick Place, Marriott Marquis Chicago, and Savor.



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**Report from Chief Financial Officer:** Mr. Bormann presented the financial results and tax collections for October 2022.

**Report from McCormick Place General Manager:** Mr. Causton reported Pack Expo had 44,000 attendees in October, which was an increase compared to the 2018 event. Mr. Causton reported the International Sanitary Supply Association (ISSA) had their meeting in October. Mr. Causton reported the Global Biorisk Advisory Council (GBAC) is part of ISSA, and McCormick Place will be applying for its third GBAC certification. Mr. Causton reported that, in the month of November, the American Heart Association event on campus was covered by the national media; the Rockwell Automation event served over 30,000 boxed lunches over two days, and the Chi-Town Boys Challenge-17 Open took place over the weekend before RSNA. Mr. Causton reported RSNA had more attendees and exhibitors than the prior year. Mr. Causton reported the RSNA board informed McCormick Place that they decided in thirty seconds to keep the event in Chicago during their recent evaluation of their convention location. Mr. Causton reported the American Geophysical Union (AGU) will host their event in December with an expected 25,000 attendees. Mr. Causton reported the following events will take place in December: The Midwest Clinic; the Juvenile Diabetes Research Foundation's (JDRF) Illinois One Dream Gala with entertainment from Cyndi Lauper; and The Muslim American Society (MAS) and Islamic Circle of North America (ICNA). Mr. Causton reported Wintrust Arena last month hosted DePaul University men's and women's basketball games, concerts, a boxing match, a wrestling match, and a K-Pop concert. Mr. Causton reported this month there will be an R&B concert, basketball games and The Harlem Globetrotters.

**Report from Choose Chicago President and CEO:** Ms. Osmond provided an update on her first six-months at Choose Chicago. Ms. Osmond reported that since she started, she listened to partners, clients, and her team; learned about DMOs and industry meetings; worked to sell Chicago to London and the DNC; took media trips to Mexico and New York City; and made some critical hires. Ms. Osmond reported Chicago was named the best Big City for the sixth year in a row by Conde Nast Traveler Readers' Choice Awards. Ms. Osmond reported this year's Pack Expo surpassed the attendance of their prior event. Ms. Osmond reported Choose Chicago partnered with Destination Next to complete a comprehensive assessment to evaluate destination strength and destination alignment, which included a survey of three hundred and sixty stakeholders. Ms. Osmond reported that she developed a comprehensive set of ten goals based on the assessment and the lessons learned during her first six months. Ms. Osmond shared the following goals: to be the best DMO in the country; to launch a comprehensive strategy to establish Chicago as a premier destination for convention, meetings, and events; developing a strategy to address challenges faced as a city; becoming a sports powerhouse; working to develop a sustainable, long term funding model; and becoming a more data-driven organization. Ms. Osmond reported on the relationship with MPEA, and the three areas of collaboration: marketing, services, and sales. Ms. Osmond reported she created a Chief Marketing Officer position to control the messaging and help better coordinate marketing efforts with their sales team and MPEA to be more proactive, aggressive, and consistent. Ms. Osmond reported she is investing in the client services team to ensure the best experience to clients and to secure their business in the future. Ms. Osmond reported a new Senior Vice President of Sales and Services was hired along with three more sales team members because the current number of sellers is lower compared to pre-pandemic numbers. Ms. Osmond reported the regional sales strategy needs to be redefined to include vertical market opportunities, bring local corporate business, increase City-Wide events in odd years, and grow the market share.

E1. Consideration of Approval of Executive Session Minutes of the August 30, 2022 Regular Board Meeting.

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

Roll call vote. Record as:



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Don Villar, Vice Chairman – Yes	Juan Morado – Yes
Jorge Ramirez, Secretary/Treasurer – Yes	Sherman Wright – Yes
Dr. Sonat Birnecker Hart – Yes	

The motion passed.

E2. Consideration of Approval of Resolution No. MPEA 22-07 Honoring David Causton.

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

Roll call vote. Record as:

Jeffrey Bethke, Chairman – Yes	Michelle Mills Clement – Yes
Don Villar, Vice Chairman – Yes	Juan Morado – had left the meeting
Jorge Ramirez, Secretary/Treasurer – Yes	Sherman Wright – Yes
Dr. Sonat Birnecker Hart – Yes	

The motion passed.

E3. New Business.

There was no new business.

E4. Adjournment.

Chairman Bethke moved to adjourn the meeting moved by Member Birnecker Hart, seconded by Member Wright, and the meeting was adjourned by unanimous vote of the Board.

Roll call vote. Record as:

Jeffrey Bethke, Chairman – Yes	Michelle Mills Clement – Yes
Don Villar, Vice Chairman – Yes	Juan Morado – had left the meeting
Jorge Ramirez, Secretary/Treasurer – Yes	Sherman Wright – Yes
Dr. Sonat Birnecker Hart – Yes	

The motion passed.

Time meeting adjourned: 10:55 a.m.

Approved: January 31, 2023

DocuSigned by:  
*Jorge Ramirez*  
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Secretary/Treasurer or Assistant Secretary