



**Metropolitan Pier and Exposition Authority
Regular Board Meeting Minutes
April 27, 2023 9:13 A.M.**

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

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; Hilary Barker, Director of Procurement; Gloria Juarbe, Director of Human Resources; Pi Tao Hsu, Director of Treasury and Capital Management; Tiffany Wright, Business Diversity Program Manager; Stephanie Lovelace Nieves, Controller; Jill Kolinski, Assistant General Counsel; Vickee Danz, Capital Finance Manager; Jose Aguiñaga, Manager of Financial Planning, Budget and Analysis; Kelvin Moore, ASM Global/McCormick Place; Mary Hough, ASM Global/McCormick Place; Kathleen Candela, Deloitte; Cynthia McCafferty, Hawthorne Strategy Group; Jim Meyer, Choose Chicago; Pat Doerr, HBAC; Demetrius Jackson, Unite Here, Local 1; Maria Calderon, Compliance Officer and Board Administrator

General Matters:

- A1. Roll Call: MPEA Chairman Bethke, called the meeting to order at 9:13 a.m. and Ms. Calderon called roll.
- A2. Approval of Minutes: Chairman Bethke called for the approval of the minutes of the March 28, 2023 Regular Board meeting.

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

Roll call vote. Record as:

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

The motion passed.

- A3. Public Comment.

There was no public comment.

Report from CEO: Ms. Clark reported staff, labor, McCormick Place and Choose Chicago demonstrated to the Democratic National Committee (DNC) during its tour of the campus how committed everyone on campus was to getting them to hold the convention in Chicago. Ms. Clark reported DNC Chairman Harrison heard applause as they were coming down the escalators and did not expect the enthusiasm of the campus. Ms. Clark reported Mayor-Elect Johnson’s transition team would be meeting with her to learn more about the industry and McCormick Place. Ms. Clark stated the upcoming MPEA board meetings were May 16th, June 8th and June 27th.

Report from Controller: Ms. Lovelace-Nieves presented the financial results for March 2023.

Report from Chief Financial Officer: Mr. Bormann presented the tax collections for March 2023.



Report from McCormick Place General Manager: Mr. Moore reported the events that took place on campus. Chicago Comic & Entertainment Expo (C2E2) had 59,000 attendees; he walked the show and had the opportunity to take a picture with a family with their baby. Adidas Windy City National Qualifier had 27,000 attendees and over 1,000 teams. Wintrust Arena had the R&B Experience Concert with over 6,000 attendees. HIMSS had 33,000 attendees and surpassed 2022 results when they were in Orlando. The American Association of Orthodontists (AAO) had 18,000 attendees. Mr. Moore reported the following shows will host their events on campus: American Urological Association (AUA) with an estimated 15,000 attendees in the North and South Buildings; Digestive Disease Week with an estimated 15,000 attendees in the North and South Buildings; National Restaurant Association with an estimated 56,000 attendees in North, South and Lakeside Buildings; and the Sweets & Snacks Expos with an estimated 18,000 attendees in the West Building. Mr. Moore reported the upcoming events at Wintrust Arena: Street League Skateboarding with an estimated 6,200 attendees; Jackson Wang Concert with an estimated 6,500 attendees; City Colleges Graduations with an estimated 7,500 per ceremony (2 graduations); NBA Combine & Draft Lottery with an estimated 1,000 attendees per day; School of the Art Institute of Chicago Graduation with an estimated 5,700 attendees; Chicago Sky Games; Mamas Concert (K-Pop) with an estimated 6,700 attendees. Mr. Moore reported upcoming CPS High School Graduations with an estimated 3,000 attendees per graduation (4 graduations) at Arie Crown Theatre. Mr. Moore reported eight new staff members have joined the ASM Global/McCormick Place team. Ms. Hough provided a security update and reported they were looking into implementing new technology. Ms. Hough reported testing high volume screening which screens 3,600 ppl/hr, using a touchless experience and advanced digital sensors at Wintrust Arena during a concert. Ms. Hough reported the technology was used during the C2E2 event and over 8,000 patrons were processed through the express lanes in 1.5 hours. Ms. Hough reported they are exploring different options to incorporate the technology.

Update to the Board regarding the GRIT Project: Mr. Simmons stated in 2017 the City of Chicago and MPEA issued a joint RFP for the redevelopment of the Michael Reese Site which is owned by the City and MPEA's Truck Marshaling Yard which is located south of the South Building on campus. Mr. Simmons reported GRIT Chicago led by FairPoint development was awarded the RFP to develop both properties. Mr. Simmons reported MPEA negotiated a letter of intent (LOI) with GRIT Chicago regarding the Truck Marshaling Yard which was approved by the board and signed by the CEO in May 2020. Mr. Simmons reported the LOI outlines that GRIT Chicago will build MPEA a logistics facility at its own expense and transfer ownership of the facility to MPEA in exchange for a long term lease of the Truck Marshaling Yard. Mr. Simmons reported under the LOI MPEA will not discuss or negotiate development or use of the property with any other developer while GRIT Chicago's exclusive period is in effect under the LOI. MPEA may terminate the exclusive period no earlier than 36 months after the execution of the LOI if MPEA determines in good faith that MPEA will not be able to reach an agreement on the deal. The first date when MPEA can terminate the exclusive period is May 22, 2023 and MPEA staff could terminate the exclusive period by sending a written notice to GRIT Chicago. Mr. Simmons reported over the past year MPEA has had regular meetings with GRIT Chicago to discuss the project, structure budget, and potential designs for the logistics facility, however the parties have not agreed on any design and GRIT Chicago is still working on its finance plan. Mr. Simmons reported GRIT Chicago recently asked to amend the LOI to extend the exclusive period for an additional 6 months to a year so they can make their investments and expenditures to move the project forward, and such amendment would need to be approved by the board. Mr. Simmons reported the exclusive period does not automatically terminate on May 22, 2023, MPEA has the option to terminate if they determine the deal is not going anywhere.

Review of Covered Actions and Eligible Agreements:

- C1. Consideration of Approval of the MPEA Financial Plan for Fiscal Years 2024 through 2026.

Moved by Member McGann, seconded by Member Birnecker Hart, and the remaining members present voted approving item C1.

Roll call vote. Record as:



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

The motion passed.

- C2. Report Regarding Program Specific Audit of the Schedule of Expenditures of Federal Awards (“SEFA”) for FY2022.
- C3. Consideration of Approval of Joint Procurement for Purchase of Four (4) Security Vehicles.

Moved by Member Ramirez, seconded by Member Villar, and the remaining members present voted approving item C3.

Roll call vote. Record as:

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

The motion passed.

- D1. New Business.

There was no new business.

- D2. 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	Dr. Sonat Birnecker Hart – Yes
Don Villar, Vice Chairman – Yes	Terrance McGann – Yes
Jorge Ramirez, Secretary/Treasurer – Yes	Juan Morado – Yes

The motion passed.

Time meeting adjourned: 10:13 a.m.

Approved: June 8, 2023


Secretary/Treasurer or Assistant Secretary