



**Metropolitan Pier and Exposition Authority  
Regular Board Meeting Minutes  
August 22, 2023 9:03 A.M.**

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

\*Arrived at 9:11 a.m.

**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; Stephanie Lovelace Nieves, Controller; Nicol Chervenak, Director of Planning and Program Manager; Kelsey Rubin, Director of Collection Sales; Moira O'Brien, ASM Global/McCormick Place; Cynthia McCafferty, Hawthorne Strategy Group; Jim Meyer, Choose Chicago; Pat Doerr, HBAC; Rufus Purnell, Contractor; Maria Calderon, Compliance Officer and Board Administrator

**General Matters:**

- A1. Roll Call: MPEA Chairman Bethke, called the meeting to order at 9:03 a.m. and Ms. Calderon called roll.
- A2. Approval of Minutes: Chairman Bethke called for the approval of the minutes of the July 25, 2023 Regular Board meeting.

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

Roll call vote. Record as:

Jeffrey Bethke, Chairman – Yes	Samir Mayekar – Yes
Don Villar, Vice Chairman – Yes	Terrance McGann – Yes
Jorge Ramirez, Secretary/Treasurer – Not Present	Michelle Mills Clement – Yes
Dr. Sonat Birnecker Hart – Yes	Juan Morado – Yes
Nina Grondin – Yes	Sherman Wright – Yes

The motion passed.

- A3. Public Comment.

There was no public comment.

**Report from CEO:** Ms. Clark reported she attended the National Association for the Advancement of Colored People (NAACP) convention in Boston with Mayor Johnson and Choose Chicago. Ms. Clark stated the goal was to bring the convention to Chicago in the future. Ms. Clark reported she attended the American Society of Association Executives (ASAE) with Choose Chicago where they made a pitch for Chicago to host them either in 2027 or 2028. Ms. Clark reported shows ask for City and State help financially with either in-kind donations or money. Ms. Clark reported she



hosted Mayor Johnson and his team at MPEA, and they toured Lakeside Center and Truck Marshaling. Ms. Clark stated she looks forward to meeting with the Governor, Mayor and the community on the future of these two locations.

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

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

**Report from McCormick Place:** Ms. O'Brien reported the events that recently took place on campus: Black Women's Expo, which Mayor Johnson attended, had an estimated 30,000 attendees; Parliament of the World's Religions, which Mayor Johnson also attended, had 7,700 attendees; Student Transportation School Start Up had 2,300 attendees; and the Chicago Public Schools Safe Passage Event which Mayor Johnson attended. Ms. O'Brien reported Wintrust Arena hosted Chicago Sky games, including the Chicago Sky vs. Phoenix Mercury game with over 6,000 attendees; Summer Block Party presents Jodeci & SWV had over 3,300 attendees; and Moneybagg Yo had 2,400 attendees. Ms. O'Brien reported the upcoming events including: The Great American Dog Show with an estimated 50,000 attendees; Fabtech with an estimated 45,000 attendees; Chicago Federation of Labor Luncheon; Chicago Super Show with 300 exhibitors; Mothers of Preschoolers International MomCon with 1,200 attendees; and Procure. Ms. O'Brien reported Wintrust Arena will hold Chicago Sky games and Arie Crown Theater will host The Chicago Challenge Cup with an estimated 1,500 attendees.

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

- C1. Consideration of Approval of Contract Amendment for Foodservice Consultant.

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

Roll call vote. Record as:

Jeffrey Bethke, Chairman – Yes	Samir Mayekar – 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
Nina Grondin – Yes	Sherman Wright – Yes

The motion passed.

- C2. Consideration of Approval of 2023 MPEA Expansion Project Bond Finance Team.

Moved by member McGann, seconded by Member Birnecker Hart, and the remaining members present voted approving item C2.

Roll call vote. Record as:

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

The motion passed.



**C3. Consideration of Approval of MPEA Project Revenue Bonds, Series 2023 Term Sheet.**

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	Samir Mayekar – 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
Nina Grondin – Yes	Sherman Wright – Yes

The motion passed.

**C4. Consideration of Approval for Fiscal Year 2024 MPEA Affirmative Action Plan.**

Moved by Member Villar, seconded by Member Mills Clement, and the remaining members present voted approving item C4.

Roll call vote. Record as:

Jeffrey Bethke, Chairman – Yes	Samir Mayekar – 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
Nina Grondin – Yes	Sherman Wright – Yes

The motion passed.

**C5. Consideration of Approval of New Reference Contract for Hyatt Regency McCormick Place Meeting Room Renovation Public Space Furniture.**

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

Roll call vote. Record as:

Jeffrey Bethke, Chairman – Yes	Samir Mayekar – 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
Nina Grondin – Yes	Sherman Wright – Yes

The motion passed.



C6. Consideration of Approval of Reference Contract for Maintenance, Repair and Operations.

Moved by Member Morado, seconded by Member Mills Clement, and the remaining members present voted approving item C6.

Roll call vote. Record as:

Jeffrey Bethke, Chairman – Yes	Samir Mayekar – 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
Nina Grondin – Yes	Sherman Wright – Yes

The motion passed.

C7. Consideration of Approval of New Contract for Air Filters.

Moved by Member McGann, seconded by Member Grondin, and the remaining members present voted approving item C7.

Roll call vote. Record as:

Jeffrey Bethke, Chairman – Yes	Samir Mayekar – 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
Nina Grondin – Yes	Sherman Wright – Yes

The motion passed.

C8. Consideration of Approval of Contract Extension for Electrical Supplies.

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

Roll call vote. Record as:

Jeffrey Bethke, Chairman – Yes	Samir Mayekar – 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
Nina Grondin – Yes	Sherman Wright – Yes

The motion passed.

D1. New Business.

There was no new business.



D2. Adjournment.

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


Roll call vote. Record as:

Jeffrey Bethke, Chairman – Yes	Samir Mayekar – 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
Nina Grondin – Yes	Sherman Wright – Yes

The motion passed.

Time meeting adjourned: 10:03 a.m.

Approved: September 25, 2023

  
Secretary/Treasurer or Assistant Secretary