



**Metropolitan Pier and Exposition Authority
Special Board Meeting Minutes
December 12, 2023 9:00 A.M.**

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

*Teleconference joined at 9:14 a.m.

Others Present: Matthew Simmons, General Counsel; Jason Bormann, Chief Financial Officer; Pat Allen, Senior Director of Labor Relations and Campus Operations; Jill Kolinski, Assistant General Counsel; Gloria Juarbe, Director of Human Resources; Stephanie Lovelace Nieves, Controller; Pi Tao Hsu, Director of Treasury and Capital Management; Hilary Barker, Director of Procurement; Kelsey Rubin, Director of Collection Sales; Tiffany Wright, Business Diversity Program Manager; Emilie Yount, Associate Director of Communications; Cynthia McCafferty, Hawthorne Strategy Group; Jim Meyer, Choose Chicago; Pat Doerr, HBAC; Bill Mack, Morgan Stanley

General Matters:

Chairman Bethke asked for a motion to permit Member Ramirez to participate via teleconference. Upon motion duly made by Member Morado 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 9:03 a.m. and Ms. Kolinski called roll.

A2. Approval of Minutes: Chairman Bethke called for the approval of the minutes of the October 30, 2023 Regular Board meeting.

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

Roll call vote. Record as:

Jeffrey Bethke, Chairman – Yes	Terrance McGann – Yes
Don Villar, Vice Chairman – Yes	Juan Morado – Yes
Dr. Sonat Birnecker Hart – Yes	Sherman Wright – Yes
Samir Mayekar – Yes	

The motion passed.

A3. Consideration of Approval of the 2024 MPEA Board Meeting Schedule.

Moved by Member Birnecker Hart, seconded by Member Wright, and the remaining members present voted approving item A3.

Roll call vote. Record as:

Jeffrey Bethke, Chairman – Yes	Terrance McGann – Yes
Don Villar, Vice Chairman – Yes	Juan Morado – Yes
Dr. Sonat Birnecker Hart – Yes	Sherman Wright – Yes
Samir Mayekar – Yes	

The motion passed.



A4. Public Comment.

There was no public comment.

Review of Covered Actions and Eligible Agreements:

- B1. Consideration of Approval of Ordinance No. MPEA 23-03 – Authorizing the Financing of Energy Conservation Measures and Related Capital Improvements to Buildings and Facilities of MPEA.

Moved by Member McGann, seconded by Member Wright, and the remaining members present voted approving item B1.

Jeffrey Bethke, Chairman – Yes	Terrance McGann – Yes
Don Villar, Vice Chairman – Yes	Juan Morado – Yes
Dr. Sonat Birnecker Hart – Yes	Sherman Wright – Yes
Samir Mayekar – Yes	

The motion passed.

- B2. Consideration of Approval of New Contract for Amended and Restated Guaranteed Energy Performance Contract.

Moved by Member Villar, seconded by Member Morado, and the remaining members present voted approving item B2.

Jeffrey Bethke, Chairman – Yes	Terrance McGann – Yes
Don Villar, Vice Chairman – Yes	Juan Morado – Yes
Dr. Sonat Birnecker Hart – Yes	Sherman Wright – Yes
Samir Mayekar – Yes	

The motion passed.

- C1. Consideration of Approval of CEO Employment Contract.

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

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

The motion passed.



C2. Adjournment.

Chairman Bethke moved to adjourn the meeting moved by Member Villar, seconded by Member Morado, 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	Juan Morado – Yes
Dr. Sonat Birnecker Hart – Yes	Sherman Wright – Yes

The motion passed.

Time meeting adjourned: 9:22 a.m.



Secretary/Treasurer or Assistant Secretary

Approved: January 30, 2024