



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

**Metropolitan Pier and Exposition Authority  
Regular Board Meeting Minutes  
February 27, 2024 9:00 A.M.**

**Board Members Present:** Jeffrey Bethke, Chairman; Don Villar, Vice Chairman; Nina Grondin\*; Sam Kukadia; Terrance McGann; Michelle Mills Clement; Juan Morado; Sherman Wright\*

\*Teleconference

**Others Present:** Larita Clark, Chief Executive Officer; Matthew Simmons, General Counsel; Jason Bormann, Chief Financial Officer; Jill Kolinski, Deputy General Counsel; Gloria Juarbe, Director of Human Resources; 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; Molly Kievit, Senior Director of Campus Sales; Nicol Chervenak, Director of Planning and Program Management; Vickee Danz, Capital Finance Manager; Tom Ryan, Director of Campus and Plant Operations; Jeanette Swan, Director of Internal Audit; Cynthia McCafferty, Hawthorne Strategy Group; Samuel Thomas, McCormick Place/OVG360; Moira O'Brien, McCormick Place/OVG360; Julia Yob, McCormick Place/OVG360; Jim Meyer, Choose Chicago; Pat Doerr, HBAC; Rufus Purnell, Contractor; Madeline Kelley, Deloitte; Hilda Renteria, Prado & Renteria; Rich Gamble, Choose Chicago; Dustin Arnheim, Choose Chicago; Maria Calderon, Compliance Officer and Board Administrator

**General Matters:** Chairman Bethke asked for a motion to permit Members Grondin and Wright to participate via teleconference. Upon motion duly made by Member Villar 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 9:05 a.m. and Ms. Calderon called roll.
- A2. Approval of Minutes: Chairman Bethke called for the approval of the minutes of the January 30, 2024 Regular Board Meeting.

Moved by Member Villar, seconded by Member Mills Clement, 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	Michelle Mills Clement – Yes
Nina Grondin – Yes	Juan Morado – Yes
Sam Kukadia – Yes	Sherman Wright – Yes

The motion passed.

- A3. Public Comment.

There was no public comment.

**Report from MPEA Chief Executive Officer.** Ms. Clark provided an update on the efforts made related to the reported bird incident in October, which has been taken very seriously. Ms. Clark reported that since the fall migration season MPEA has met with several advocacy groups and the United States Fish and Wildlife Service to discuss the most



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effective and feasible improvements to promote bird safety all year long including during the migration seasons. Ms. Clark reported the next migration season would take place between mid-March to mid-May. Ms. Clark reported that, according to the United States Fish and Wildlife Service, a broad suite of actions will be necessary to avoid or minimize bird collisions moving forward due to the design and high percentage of glass at Lakeside Center. Ms. Clark reported MPEA has already taken steps that have made a positive impact. MPEA participates in Chicago's Lights Out program which has proven to improve bird mortality on campus. Ms. Clark reported MPEA closes the drapery and turns off any unnecessary exterior lights. Ms. Clark reported MPEA is looking into further efforts to minimize or avoid bird collisions by making two improvements to Lakeside Center. First, MPEA has issued an invitation to bid for bird friendly window film and the Procurement department is currently reviewing those bids. Ms. Clark reported the film will enable birds to see the glass during the day. Secondly, MPEA has issued a Request for Proposal for automatic drapes or shades to reduce the light spill so birds will not become disoriented as they travel at night. Ms. Clark reported the United States Fish and Wildlife Service advised that this course of action will further reduce and help with bird collisions in the future.

Ms. Clark reported on the upcoming MPEA annual report. Ms. Clark reported MPEA always strives to make an impact for the City and State, but many people do not know everything MPEA does for the community. Ms. Clark reported last year, MPEA released its first Annual Report in several years, and it is a priority of hers to continue publishing these each year so MPEA's partners in government, the tourism and hospitality industry, and the general public can be more informed about MPEA's mission and how it translates that mission into action and impact. Ms. Clark reported MPEA is currently finalizing the 2023 Annual Report, and look forward to everyone having the chance to view it and reflect on what MPEA and the McCormick Place Campus mean to the City of Chicago and State of Illinois. Ms. Clark reported she wanted to provide everyone with a quick preview of some of the parts of the report she was most excited about.

Ms. Clark reported at its core MPEA is all about uniting people, bringing together people from across industries and interests and around the world. Millions of new faces pass through the campus each year, but their experiences are only made possible by the thousands of familiar faces who make MPEA work. It is important for MPEA to humanize MPEA for our stakeholders, so they are constantly reminded that MPEA is a living, breathing organization; not only a collection of buildings. From the members of the MPEA Board to the banquet stewards and event managers, every person who commits their time to MPEA deserves the utmost recognition. Ms. Clark reported she was proud that this year's annual report uplifts diverse faces from across the campus, in terms of background, gender, and position. MPEA also has a moving tribute to the late Dave Jacobs, who was an integral member of the campus family as General Manager of the Hyatt Regency McCormick Place.

Ms. Clark reported it is also important for MPEA to always keep in mind its commitments to the community. That is why this year's report recognizes many of the ways MPEA serves its neighbors. MPEA is excited to highlight some of the new local business partnerships OVG has brought in. MPEA is proud of Chicago. MPEA makes painstaking efforts to bring a true, authentic Chicago experience to every visitor. The report notes new partnerships with Chicago French Press, Third Coast Hospitality, and The Paramount Group. MPEA looks forward to spreading the word about more new agreements in the coming year.

Ms. Clark reported sustainability is a major consideration for event planners, government officials, and business partners, therefore MPEA wanted to communicate its accomplishments in sustainability. The report informs readers about MPEA's LEED certifications, last year's Leadership in Energy Management, and efforts to create a circular food economy.

Ms. Clark reported the last part of the report she would like to highlight is MPEA's "By the Numbers" section. Many people do not comprehend the sheer impact that the McCormick Place Campus has on the region. Last year was a big success for the campus. MPEA brought in a record in tax collections, exceeded its own revenue projections, and created nearly \$2 billion in economic impact.



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**Report from Controller.** Mr. Bormann presented the financial results for January 2024.

**Report from Chief Financial Officer.** Mr. Bormann presented the tax collections for January 2024.

**Report from McCormick Place General Manager.** Mr. Thomas reported on the events that took place on campus in January: the Discover Boating Chicago Boat Show; N3T Volleyball 2024 Boy's Winter Volleyball Championship; ASHRAE Winter Conference; AHR Expo; IAEE Kickball Tournament; and United Airlines Leadership Conference.

Mr. Thomas reported on the events that took place on campus in February: Annual Greater Chicago K-12 Chess Championship; Chicago Auto Show; Chicago Dental Society Midwinter Meeting; and RX 2024 MagicCon. Mr. Thomas reported the Chicago Auto Show was in the South Building with over 250,000 guests and the First Look for Charity Gala raised \$2.8 million for local charities. There were 250 runners in the Toyota Miles per Hour Run and over 600 attendees at Friday Night Flights sampling 20 different craft beers from local breweries.

Mr. Thomas reported on the events hosted at Wintrust Arena: the sold-out show by Burna Boy, a Grammy-Award winning Afrobeats artist; DePaul Basketball men's and women's teams hosted 8 games in January and 4 games in February.

Mr. Thomas reported on upcoming events: AKA Central Region Conference with an estimated 4,500 attendees; PCMA Greater Midwest Chapter Awards & Education in the West Building; and the Inspired Home Show with an estimated 20,000 attendees.

Mr. Thomas reported on upcoming events at Arie Crown Theater: Windy City Comedy Festival and When a Woman's Fed Up. Mr. Thomas reported on upcoming events at Wintrust Arena: DePaul Basketball games; The Love Hard Tour; and R&B Music Experience Chicago

Mr. Thomas reported new business opportunities: Confidential Corporate Event, October 2030 with an estimated attendance of 15,000 and rooms on peak of 8,400; Society of Interventional Radiology Annual Meeting, March 2028 with an estimated attendance of 5,000 and rooms on peak of 2,000; American Society of Echocardiography, September 2027 with an estimated attendance of 2,500 and rooms on peak of 1,000; Content Marketing World (CMW), Mid Sept-Mid Oct 2026 and 2027 with an estimated attendance of 3,000 and rooms on peak of 1,300; and ICMA National Brownfields Training Conference, August 2025 with an estimated attendance of 3,000 and rooms on peak of 1,300.

Mr. Thomas reported OVG Hospitality hired a new Executive Chef, Gregg Nuguid. Mr. Thomas reported McCormick Place received accolades on social media and shared some from the Chicago Auto Show. Mr. Thomas reported McCormick Place celebrated their team during a Sweets and Swag event.

**Choose Chicago Update:** Mr. Gamble introduced himself as the Interim President & CEO of Choose Chicago and provided his personal and professional background to Chicago and to the industry. Mr. Gamble introduced Mr. Arnheim, who provided an update on Choose Chicago's goals related to MPEA. Mr. Arnheim reported the success was not only representative of Choose Chicago but other stakeholders. Mr. Arnheim wanted to personally thank Ms. O'Brien with McCormick Place for her leadership and support throughout 2023.

Mr. Arnheim reported MPEA has engaged and continues to push Choose Chicago for better results. Mr. Arnheim reported last year Choose Chicago was rebuilding their team with more than fifty percent of hires as either new to Choose Chicago or to their positions. Mr. Arnheim reported that the hiring of three sales employees and one marketing employee dedicated to the sales of the convention center was possible due to additional funding of \$675,000 from MPEA.



Mr. Arnheim reported under their agreement with MPEA three specific goals were set. The first goal was to confirm 37 citywide bookings representing 3,000 peak rooms for all future years beyond 2023. Mr. Arnheim reported Choose Chicago achieved 43 out of 37 citywide bookings, achieving 116.2% of the first goal. The second goal was to confirm 20 out of the 37 citywide bookings within need periods of 2026-2028. Mr. Arnheim reported Choose Chicago achieved 20 out of 20 citywide bookings, achieving 100% of the second goal. The third goal was to confirm 18 new citywide bookings which are defined as bookings that have not been at the campus over 5 years or a booking with no future rotations in Chicago. Mr. Arnheim reported Choose Chicago achieved 18 out of 18 new citywide bookings, achieving 100% of the third goal.

### Review of Covered Actions and Eligible Agreements:

- C1. Consideration of Approval of New Contract for Art Services.

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

Jeffrey Bethke, Chairman – Yes	Terrance McGann – Yes
Don Villar, Vice Chairman – Yes	Michelle Mills Clement – Yes
Nina Grondin – Yes	Juan Morado – Yes
Sam Kukadia – Yes	Sherman Wright – Yes

The motion passed.

- C2. Report regarding FY 2023 Audited Financial Statements.
- C3. Consideration of Approval of Contract Extension for MPEA Electricity Supply.

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

Jeffrey Bethke, Chairman – Yes	Terrance McGann – Yes
Don Villar, Vice Chairman – Yes	Michelle Mills Clement – Yes
Nina Grondin – Yes	Juan Morado – Yes
Sam Kukadia – Yes	Sherman Wright – Yes

The motion passed.

- C4. Consideration of Approval of Labor Agreement with Theatrical Wardrobe Union, Local 769 IATSE.

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

Jeffrey Bethke, Chairman – Yes	Terrance McGann – Yes
Don Villar, Vice Chairman – Yes	Michelle Mills Clement – Yes
Nina Grondin – Yes	Juan Morado – Yes
Sam Kukadia – Yes	Sherman Wright – Yes

The motion passed.



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C5. Consideration of Approval of New Contract for Supply and Delivery of Gasoline and Diesel Fuel.

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

Jeffrey Bethke, Chairman – Yes	Terrance McGann – Yes
Don Villar, Vice Chairman – Yes	Michelle Mills Clement – Yes
Nina Grondin – Yes	Juan Morado – Yes
Sam Kukadia – Yes	Sherman Wright – Yes

The motion passed.

C6. Consideration of Approval of New Contract for Rapid Response Construction Services for 3 Categories: General, Mechanical, and Electrical.

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

Jeffrey Bethke, Chairman – Yes	Terrance McGann – Yes
Don Villar, Vice Chairman – Yes	Michelle Mills Clement – Yes
Nina Grondin – Yes	Juan Morado – Yes
Sam Kukadia – Yes	Sherman Wright – Yes

The motion passed.

C7. Consideration of Approval of New Contract for Power Rodding Services.

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

Jeffrey Bethke, Chairman – Yes	Terrance McGann – Yes
Don Villar, Vice Chairman – Yes	Michelle Mills Clement – Yes
Nina Grondin – Yes	Juan Morado – Yes
Sam Kukadia – Yes	Sherman Wright – Yes

The motion passed.

C8. Consideration of Approval of Contract Extension for HVAC Parts and Supplies – Categories 1-3.

Moved by Member Villar, seconded by Member McGann, and the remaining members present voted approving item C8.

Jeffrey Bethke, Chairman – Yes	Terrance McGann – Yes
Don Villar, Vice Chairman – Yes	Michelle Mills Clement – Yes
Nina Grondin – Yes	Juan Morado – Yes
Sam Kukadia – Yes	Sherman Wright – Yes

The motion passed.



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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	Terrance McGann – Yes
Don Villar, Vice Chairman – Yes	Michelle Mills Clement – Yes
Nina Grondin – Yes	Juan Morado – Yes
Sam Kukadia – Yes	Sherman Wright – Yes

The motion passed.

Time meeting adjourned: 10:28 a.m.

Approved: March 26, 2024

DocuSigned by:  
  
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 Secretary/Treasurer or Assistant Secretary