

**MINUTES OF THE REGULAR BOARD MEETING
OF THE ILLINOIS SPORTS FACILITIES AUTHORITY
February 23, 2022**

A meeting of the Board of Directors of the Illinois Sports Facilities Authority was held on February 23, 2022 at 10:00 a.m. Due to the Governor's Disaster Proclamation related to the COVID-19 pandemic and pursuant to Declaration of the Board Chair that an in-person meeting was not practical or prudent the meeting was held via audio and video conference.

Item 1. Call to Order

Chair Darling called the meeting to order at approximately 10:00 a.m.

Item 2. Roll Call

Call of the Roll was taken and the following members of the Authority were present: Leslie Darling, Rosemarie Andolino, Norm Bobins, Michael Forde and Coco Soodek. Board members Trisha Rooney and Tarrah Cooper Wright were not in attendance. Also present were Frank Bilecki, P.J. Frayer, Dana Phillips Goodum, Maureen Gorski, Maria Saldaña and Russell Levine of the Authority's staff and John Corvino and Maacah Scott of the Chicago White Sox staff.

Item 3. Election of Officers

Chair Darling called for a motion to elect the following slate of officers:

<i>Secretary:</i>	<i>Michael Forde</i>
<i>Assistant Secretary:</i>	<i>Trisha Rooney</i>
<i>Treasurer:</i>	<i>Rosemarie Andolino</i>
<i>Assistant Treasurer:</i>	<i>Norm Bobins</i>

Motion was made by Ms. Soodek to elect the proposed slate of officers and seconded by Mr. Bobins.

Roll call vote was taken:

Ayes: Chair Darling, Ms. Andolino, Mr. Bobins, Mr. Forde, Ms. Soodek

Nays: None

Abstentions: None

Item 4. Approval of the Minutes

Chair Darling called for motion to approve the minutes of the Regular Board Meeting held on December 9, 2021. Ms. Andolino moved to approve, and Ms. Soodek seconded.

Roll call vote was taken:

Ayes: Chair Darling, Ms. Andolino, Mr. Bobins, Mr. Forde, Ms. Soodek

Nays: None

Abstentions: None

Item 5. 2021 Season Schedule of Fees to the Authority Audit Report

Ms. Phillips Goodum reported that Mitchell & Titus had completed the audit for the 2021 Season Schedule of Fees. She noted that the paid attendance threshold was not met and therefore the Authority was not entitled to net ticket fees. She stated that the Board Book included a cover memorandum summarizing results of the audit, the audit itself, and a history of Audited Fees to the Authority. Ms. Phillips Goodum stated that at this time she is requesting the Board to accept the audit report. Ms. Darling called for a motion to accept the report. Motion was made by Mr. Bobins and seconded by Ms. Andolino.

Roll call vote was taken:

Ayes: Chair Darling, Ms. Andolino, Mr. Bobins, Mr. Forde, Ms. Soodek

Nays: None

Abstentions: None

Item 6. Fiscal Year 2022 ISFA Operating Results through December 31, 2021

Ms. Phillips Goodum presented Fiscal Year 2022 ISFA Operating Results through December 31, 2021. She reported that net operating results as of December 31st were \$14.6 million and compared to the 2022 budgeted amount, reflected a favorable \$490K variance. Ms. Phillips Goodum noted that Special Events revenue had a negative variance compared to budget as a result of budgeting for an outdoor event which did not occur. Ms. Phillips Goodum also noted that accelerated reimbursements for Soldier Field capital improvement resulted in an unfavorable variance which was offset by Guaranteed Rate projects that, as result of timing, were below budget. She stated that net hotel tax revenues through December 31st were 49.6% above 2022 budgeted amount and as of February 2022 net hotel tax revenues are close to the full year budgeted amount. Ms. Phillips Goodum reported that even though she is seeing improvement in hotel tax revenue, based on her latest projections the improvement will not be enough to repay the State Advance amount. Ms. Soodek asked about currently projected recovery of hotel revenue to pre-Covid levels. Ms. Phillips Goodum said that there are some that are projecting a full recovery for calendar year 2024, but for the Authority that would be for FY 2025.

In response to a question from Ms. Soodek, Ms. Phillips Goodum reported that she was projecting that the Authority hotel taxes would be between \$27.6 million and \$28.9 million short of the amount necessary to repay the State Advance amount. Mr. Bilecki reported that he had been in conversations with the City's Chief Financial Officer regarding the potential shortfall. Mr. Bobins asked about the projected short fall for FY 2023. Ms. Phillips Goodum advised that included in the current preliminary proposed FY 2023 budget was a projected shortfall of approximately \$18.4 million. Ms. Soodek asked about hotel tax revenue projections beyond FY 2023. Ms. Phillips Goodum reported that she did consult with an economist regarding future year projections and that he had provided projections though 2026 which she is still reviewing. Mr. Bilecki reported that he had also been in conversations with people at Choose Chicago and that there is excitement about the number of events being planned and the projected pick up in hotel stays.

Item 7. Presentation of the FY2023 Preliminary Budget

Ms. Phillips Goodum presented the Preliminary Fiscal Year 2023 Budget. Ms. Phillips Goodum summarized that preliminary budget expenditures for FY 2023 were at \$72.146 million. Of the preliminary budgeted expenditures, she stated that debt service, bond fees and contractual obligations related to Soldier Field total \$61.5 million which constitutes 85.3% of the budget. She also noted that 71% of the \$61.5 million is for debt service and bond trustee fees with the remainder being for contractual obligations. She stated that the budgeted amount related to Guaranteed Rate Field is \$7.9 million or 11% of the total preliminary FY 2023 budget. She stated that of the \$7.9 million, 8.1% is for contractual obligations and remaining amount is for debt service and bond trustee fees. She stated the remaining 3.7% of the budget is for operating expenditures which total \$2.7 million. She noted that of the \$2.7 million in operating costs close to \$1 million is related to commercial stadium, liability, and public officials' insurance expenses. On the revenue side she stated that the Authority's hotel tax revenues are not expected to have recovered from the COVID impact and are projected to be \$43.7 net of the state administrative fee. She reported that these hotel tax revenues are preliminary and that she is still reviewing numbers and projections. She noted that this was the preliminary budget only and the final budget would be presented to the Board for adoption at the May 2022 Board meeting. She reminded Board members that at the May Board meeting the Board would be asked to vote on the Chairman's Certificate that needs to be filed with the State by June 1st.

Item 8. Guaranteed Rate Field Capital Repairs

Ms. Gorski gave her report on status of FY 2022 capital repairs. Ms. Gorski reported that all work related to the FY 2022 projects is expected to be substantially completed by opening day.

Ms. Gorski reported that MBE/WBE participation results for calendar year 2021 were at 30% for MBE firms and 14% for WBE firms. These numbers, she noted, exceeded goals of 25% and 5% and were close to 50% for MBE/WBE combined. She reported that she hopes to exceed 50% this calendar year.

Ms. Gorski then presented the FY 2023 Preliminary Capital Budget. She highlighted that she had increased FY 2023 Capital Budget amount from previous 2 years which had been reduced due to the greatly reduced amounts of net hotel taxes due to COVID. She noted that it was necessary to catch up on necessary repairs that if not addressed would result in having a greater need for emergency repairs. Ms. Gorski noted that the proposed budget included a wide range of projects including façade work that would be phased and Scoreboard Control Room Upgrades that are already being completed on a phased basis. She reported that the proposed budget includes next phase of the Perimeter Security Upgrades.

There was a general discussion regarding the age of the stadium. Ms. Gorski noted that Guaranteed Rate Field is the 6th oldest MLB stadium, but noted that the Authority had been able to continue to maintain and replace the major structural components of the stadium. Mr. Bilecki noted he and Ms. Gorski meet with Chicago White Sox personnel weekly to make sure repairs and upgrades are continually being addressed. Ms. Andolino noted that she thought that the stadium was wearing well for its age because the stadium has been continually maintained and upgraded.

Item 9. Other Business

Mr. Bilecki reported that the Authority's 2021 Annual Report had been sent out to all the Board Members.

Mr. Bilecki also reported that the Authority had its budget hearing in front of the applicable House of Representatives' committee and that the Authority's budget hearing in front of the applicable Senate committee was scheduled for March 15th. Mr. Bilecki also noted the MBE/WBE numbers are included in the 2021 Annual Report and are reported to the State House and Senate.

Mr. Bilecki reported that in connection with Choose Chicago he had gained permission to add events to its calendar and had ability to promote Guaranteed Rate Field on their website during specific events.

Item 10. Public Comment

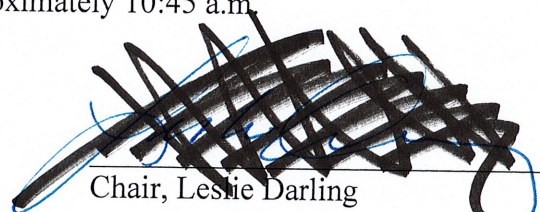
Chair Darling asked if there was any comment from the Public and there was none.

Item 11. Executive Session

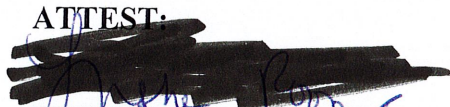
None

Item 12. Adjournment

Chair Darling adjourned the meeting at approximately 10:45 a.m.



Chair, Leslie Darling

ATTEST:

Assistant Secretary, Trisha Rooney