

**MINUTES OF THE REGULAR BOARD MEETING
OF THE ILLINOIS SPORTS FACILITIES AUTHORITY**

September 15, 2021

A meeting of the Board of Directors of the Illinois Sports Facilities Authority was held on September 15, 2021, at 10:00 a.m. Due to the Governor's Disaster Proclamation related to health concerns 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, Norm Bobins, Michael Forde, Trisha Rooney, Coco Soodek and Tarrah Cooper Wright. Ms. Rosemarie Andolino was not present. Also present from the Authority's staff were Frank Bilecki, P.J. Frayer, Dana Phillips Goodum, Maureen Gorski, Russell Levine, and Maria Saldaña. In addition, John Corvino and Maacah Scott from the Chicago White Sox staff attended the meeting.

Item 3. Approval of the Minutes

Chair Darling called for a motion to approve the minutes of the Special Board Meeting held on July 16, 2021. Ms. Soodek moved to approve, and Ms. Cooper Wright seconded. Roll Call vote was taken.

Ayes: Chair Darling, Mr. Bobins, Mr. Forde, Ms. Rooney, Ms. Soodek and Ms. Cooper Wright.

Nays: None

Abstentions: None

Item 4. Prevailing Wage Determinations

Ms. Phillips Goodum reported that under the Prevailing Wage Act, the Authority is required to annually ascertain and provide public notice of the prevailing hourly wages and fringe benefits applicable to the public works constructions projects the Authority performs to maintain Guaranteed Rate Field. Resolution 22-02 sets forth the prevailing wages for public works of the Authority as of July 1, 2021. Ms. Darling called for a motion to approve Resolution 22-02, A Resolution Approving Current Rates Under the Prevailing Wage Act. Mr. Bobins moved to approve, and Ms. Rooney seconded. Roll call vote was taken.

Ayes: Chair Darling, Mr. Bobins, Mr. Forde, Ms. Rooney, Ms. Soodek and Ms. Cooper Wright.

Nays: None

Abstentions: None

Item 5. Fiscal Year 2021 Unaudited ISFA Operating Results

Ms. Phillips Goodum presented Fiscal Year 2021 Unaudited ISFA Operating Results. She stated that the pre-audit financials included in the Board Book for the year-ended FY 2021 reflected hotel tax revenue on a cash basis and noted that she had just received the final year end numbers from the Illinois Department of Revenue. She reported that hotel tax revenue on a cash basis is what is used to track the Authority's ability to repay the State Advance. She stated that the pre-audit operating financial results on a cash basis reflected a net loss of \$23.1 million which was below budget by 85.7k. She reported that hotel taxes were down by \$21.8 million due to COVID and there was also a negative variance of \$486.6k in investment income and special events revenue. She stated that there was a positive variance in fees from the White Sox and that there were debt service savings of \$21.9 million as a result of the issuance of the Series 2021 Bonds which reduced and restructured debt service due in FY 2021. Ms. Phillips Goodum explained that the restructuring freed up bond fund money that was used to repay the State Advance and negated any adverse impact to the City's LGDF.

On the construction expenditure side she reported that the closing of Guaranteed Rate Field due to COVID resulted in maintenance savings of \$171.2k. In addition, there were savings on construction expenditures of \$429.6k as result of project deferrals to next fiscal year, revised project starts and work scope reductions during FY21. She reported that excess capital improvement project reimbursements for Soldier Field of \$664.4k offset the favorable variance. She noted that the negative overall construction variance was offset by operational savings of \$598.8k related to open staff positions, including timing of the hiring of the new CEO, as well as office, event and professional fee savings.

On an accrual basis of accounting, which is how the audit would be reported, she concluded by stating that she projected FY 2021 net hotel tax revenue of \$8.9 million and barring any other adjustments she thought year end audited financials would reflect a net loss of \$20.9 million.

Ms. Soodek asked what the impact of this net loss meant to the Authority. Ms. Phillip Goodum explained that the loss was covered by cash reserves allocated to be used for FY 2021 costs. Ms. Soodek asked for clarification on other line items. The Board then briefly discussed the outcome of the Series 2021 Bond issue. Ms. Phillips Goodum reported the bonds were successfully marketed and that the bond credit rating of the Authority had slightly improved.

Item 6. Guaranteed Rate Field Capital Repairs

Ms. Gorski presented the FY 2022 Status Report for Guaranteed Rate Field Capital Repairs. She reported that currently projects were just beginning to ramp up and mainly she was in the process of developing projects scopes for each of the projects as reported in the written report included in the Board Book.

She then reported that she was requesting approval of Resolution 22-03 which approved the redirection of unused funds from FY 2021 Capital Budget to the FY 2022 Capital Budget. In addition, she stated that she was requesting approval of Resolution 22-04 which was a request to redirect funds within the FY 2022 Capital Budget. She reported that she was requesting to add an Elevator Modernization project to the FY 2022 Capital Budget. She explained that the current elevators were originally installed in 1991 and that elevators generally have a 25 to 30 year. She

noted, however that most of the elevators were not used all year round and the elevator that was most in use was the freight elevator. She stated that Authority's consultant had recommended replacing the freight elevator at this time. She reported that she had received some bids and the budget for the project was approximately \$760 thousand. To accommodate this new project, she was reallocating funds from other FY 2022 projects. She stated that she was also proposing to add another small project, the Re-upholstering of the Scout Seats. Ms. Gorski outlined her efforts to do outreach to Women and Minority Owned Businesses. Chairman Darling asked for a motion to approve Resolution 22-03, a Resolution Relating to Guaranteed Rate Field Fiscal Year 2021 and Redirection of Funds and Resolution 22-04, a Resolution Relating to Guaranteed Rate Field Fiscal Year 2022 Redirection of Funds. Mr. Forde moved to approve, and Ms. Soodek seconded. Chair Darling requested roll call vote

Ayes: Chair Darling, Mr. Bobins, Mr. Forde, Ms. Rooney, Ms. Soodek, Ms. Cooper Wright.

Nays: None

Abstention: None

Item 7. Other Business

Chair Darling asked that Mr. Bilecki report on his work at the Authority so far.

Mr. Bilecki reported that he had started to join Ms. Gorski and Mr. Spidale from the White Sox each week for their weekly meeting to review on-going projects at Guaranteed Rate Field and to discuss generally any maintenance or other work being done at the stadium. He reported that on the capital side the Authority has a great working relationship with the Chicago White Sox team. He reported that a big issue that has come up is parking and reported that together with CWS, 15 different options are being reviewed to alleviate that problem.

In addition, in connection with the capital budget and on-going work at Guaranteed Rate Field, he reported that he had met with the Chicago Cook County building trades, various labor leaders and the representatives of minorities in the building trades.

He reported that he had started preliminary conversations with the City and State about the Authority's budget for this year and next year.

He reported that he was working closely with Ms. Frayer and that she has excellent relationships with non-profits. He noted that Ms. Frayer has established relationships with the movie industry that has resulted in rental of the parking lots multiple times a year to that industry. He reported that the Authority would be hosting the Chicago Fire Department vs the Chicago Police Department on Thursday, September 23rd.

He reported that he had been working with Terry Savarise, of the Chicago White Sox in connection with proposed concerts at Guaranteed Rate Field and reported that he was preparing a proposal for a concert that he would submit in the next day or so.

In addition, he reported that he has met with an individual that is one of the largest promoters in the Midwest of arts and streets festivals, and other smaller venue sorts of events that could be

suitable for parking lots at Guaranteed Rate Field. Discussions are ongoing related to these types of events.

John Corvino then gave a brief update on attendance records. He noted that paid attendance was currently at approximately 1.6 million and paid attendance would be short of the attendance number over which there would be revenue sharing with the Authority.


Ms. Phillips Goodum announced that the annual sexual harassment training this year will be online, and members of the Board would be receiving an email with link to the training.


Item 8. Public Meeting

No Public Comment

Item 9. Adjournment

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


Chair, Leslie Darling

ATTEST

Secretary, Michael Forde