

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

September 21, 2022

A meeting of the Board of Directors of the Illinois Sports Facilities Authority was held on September 21, 2022, at 10:00 a.m.

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, Michael Forde, Coco Soodek and Tarrah Cooper Wright. Rosemarie Andolino attended via telephone conference. Board members Norm Bobins and Trisha Rooney were not in attendance. 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 Board Meeting held on May 25, 2022. Ms. Soodek moved to approve, and Ms. Cooper Wright seconded.

Roll Call vote was taken:

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

Nays: None

Abstentions: None

Item 4. Prevailing Wage Act 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 public works constructions projects the Authority performs to maintain Guaranteed Rate Field. Ms. Phillips Goodum reported that the Authority utilizes the Cook County prevailing wages rates, as determined by the Illinois Department of Labor. She stated that Resolution 23-01 requests that the Board adopt the prevailing wage rates, established by the Illinois Department of Labor retroactively effective for the period July 15, 2022, through August 15, 2022, and as updated and established on August 16, 2022. Ms. Gorski noted that contractors are responsible for complying with the prevailing wages requirements and submit certified payrolls. Ms. Darling called for a motion to approve Resolution 23-01, A Resolution Approving Current Rates Under the Prevailing Wage Act. Mr. Forde moved to approve, and Ms. Andolino seconded.

Roll Call vote was taken:

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

Nays: None

Abstentions: None

Item 5. Fiscal Year 2022 Unaudited ISFA Operating Results

Ms. Phillips Goodum presented Fiscal Year 2022 Unaudited ISFA Operating Results. She stated that the pre-audit financials included in the Board Book for the year-ended FY 2022 reflected hotel tax revenue on a cash basis and noted that she had not received the final year end numbers from the Illinois Department of Revenue in time to incorporate those figures into the Board materials. She reported that the audited financials will reflect hotel tax revenues on an accrual basis of \$39.4 million, which was better than the amount shown on a cash basis, due to improvement in hotel revenues in recent months. She stated that barring any other audit major adjustment, all other revenue and expenditure line items reported in the Board materials would be close to the final audit results. She reported that she included a Full FY 2022 Projection on an accrual basis, as of May 6, 2022, for reference.

Ms. Phillips Goodum stated that there were operational savings of \$250.1k but net results were negatively impacted by the debt financing transaction executed at end of FY 2021 and finalized in FY 2022. She reported that the debt financing resulted in unplanned interest costs and other bond-related issuance costs totaling \$1.07 million that were not incorporated in the FY 2022 budget adopted on May of 2021.

On the construction expenditure side, Ms. Phillips Goodum reported that there were some savings due to the timing of capital projects at Guaranteed Rate Field, that were slightly offset by larger than expected requested draws for Soldier Field reimbursements.

In connection with the FY 2022 financial audit Ms. Phillips Goodum reported that the auditors are working on and off site to complete the audit. She reported that the audit was required to be submitted to the State Auditor General no later than October 27th, 2022.

Ms. Phillips Goodum reported that net hotel tax revenues for year-to-date FY 2023 performed much better than last year and were \$2.2 million above the FY 2023 budget. She noted that she still anticipated that net hotel tax revenues would not cover the FY 2023 State Advance amount. Chair Darling requested that there be continued conversations with the City regarding any projected shortfall.

Item 6. Guaranteed Rate Field Capital Repairs

Ms. Gorski presented the FY 2023 Status Report for Guaranteed Rate Field Capital Repairs. She noted that her written report included a brief update on each of the projects that are scheduled for completion in FY 2023. She noted that most of the projects are already out for bid. In connection with the Security Perimeter Upgrade Project, Ms. Gorski noted that there was proposed M/WBE participation of 42%. She also noted that the Video Surveillance, which is an ongoing project, is 100% MBE.

Ms. Gorski also wanted to highlight that in connection with the LED Lighting project the Authority would be replacing nearly 2,000 lighting fixtures that cost \$126,574, but that net costs after rebates and incentives was only \$7,125. Chair Darling wanted to know if there were other projects that contributed to energy savings or otherwise were considered environmentally friendly. Ms. Gorski reported that it was a matter of taking steps in that direction and that the LED lighting project was a good step in that direction.

Ms. Cooper Wright wanted to know more about outreach to business associations representing Minority and Women Business Enterprises. Ms. Gorski noted that she continues to do outreach and sends out RFP's directly to associations representing minority and women owned businesses. She also indicated that she liked to promote partnerships between the larger general contractors and minority and women owned businesses.

Ms. Gorski then reported that she was requesting approval of Resolution 23-02 which authorized the redirection of unused funds from FY 2022 Capital Budget to FY 2023 to be used to complete projects in FY 2023.

Chairman Darling asked for a motion to approve Resolution 23-02, a Resolution Relating to Guaranteed Rate Field Fiscal Year 2022 and Redirection of Funds. Ms. Soodek moved to approve, and Ms. Cooper Wright seconded.

Roll Call vote was taken:

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

Nays: None

Abstention: None

Item 7. Other Business

Mr. Bilecki reported that the MLB schedule for next season has already been released, which he said allows the Authority to start planning for events for next year. He noted that he is already in discussions with one concert and one other event for which dates are being held. He also reported that he is exploring hiring an agency to assist with finding acts and booking concerts. Mr. Bilecki indicated that he had talked to several groups that could be engaged and that he had provided tours of Guaranteed Rate Field. He reported that he had gotten positive feedback from those that had toured the facility. Mr. Bilecki also indicated that he was in the process of developing a new brochure for marketing purposes and updating the website. The Board members discussed different ideas for marketing and promoting Guaranteed Rate Field and discussed differences between Soldier Field, Wrigley Field, and the United Center.

Chair Darling asked Mr. Corvino and Ms. Scott to comment on the overall issue of getting more interest in the use of Guaranteed Rate Field for concerts and big events. Mr. Corvino stated that Mr. Bilecki has been working with the White Sox staff to understand the issues involved and indicated that the White Sox wanted to work cooperatively in promoting the venue for shows.


Ms. Scott noted that some stadiums have a person that is dedicated solely to engaging promoters and performers for these types of events. Mr. Bilecki stated that he had been working with Terry Savarise from the White Sox who is familiar with the issues and has relationships with promoters and booking agents. Mr. Bilecki commented that he would seek assistance as needed.

Ms. Phillips Goodum announced that the annual state mandated harassment training will be online again this year and will be provided by Kantola. She also noted that there were new requirements imposed by the City effective July 1, 2022, which would be covered as a separate module of the training.


Item 8. Public Comment
No Public Comment

Item 9. Adjournment

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


Chair, Leslie Darling

ATTEST:


Secretary, Michael Forde