

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

**February 22, 2023**

A meeting of the Board of Directors of the Illinois Sports Facilities Authority was held on February 22, 2023, 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, Norm Bobins, Michael Forde, Aarti Kotak and Coco Soodek. Board member Tarrah Cooper Wright participated via conference call and Board member Trisha Rooney was 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 Maacah Scott of the Chicago White Sox staff.

**Item 3. Welcome to New Board**

Chair Darling introduced and welcomed new Board Member Aarti Kotak, appointed by the Governor to replace Board Member Rosemarie Andolino.

**Item 4 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>Tarrah Cooper Wright</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. Forde.

***Roll call vote was taken:***

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

***Nays:*** None

***Abstentions:*** None

**Item 5. Approval of the Minutes**

Chair Darling called for motion to approve the minutes of the Regular Board Meeting held on December 7, 2022. Mr. Forde moved to approve, and Ms. Soodek seconded.

***Roll call vote was taken:***

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

***Nays:*** None

***Abstentions:*** None

**Item 6. 2022 Season Schedule of Fees to the Authority Audit Report**

Ms. Phillips Goodum reported that PKF Mueller & Co., had completed the audit for the 2022 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 the results of the audit, the audit itself, and a history of 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 Ms. Soodek and seconded by Mr. Bobins. Ms. Soodek asked if typically, it was the case that the paid attendance threshold is not met. Ms. Goodum Phillips reported that yes that typically was the case but noted that there had been some seasons in which the results had netted some fees to the Authority.

***Roll call vote was taken:***

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

***Nays:*** None

***Abstentions:*** None

**Item 7. Fiscal Year 2023 ISFA Operating Results through December 31, 2022**

Ms. Phillips Goodum presented Fiscal Year 2023 ISFA Operating Results through December 31, 2022. She reported that net operating results as of December 31<sup>st</sup> totaled \$19.1 million, which reflected a favorable variance of \$1.19 million. Ms. Phillips Goodum highlighted that investment income had a favorable variance of \$610.8k and that Special Events revenue had a favorable variance of \$83k. On the expenditure side Ms. Phillips Goodum reported that there had been an overall favorable variance. She noted that some of the favorable variance was a result of timing related to project expenditures at Guaranteed Rate Field net of accelerated Soldier Field capital project expenditure reimbursement requests.

She reported that net hotel tax revenues through December 31<sup>st</sup> were \$6.3 million above the budgeted amount and that through January 2023 reported net hotel tax revenue was \$38.2 million. She noted that net hotel tax revenues through January have exceeded the full amount that was received for FY 2022. Ms. Phillips Goodum reported that despite this improvement in net hotel tax revenues she projected that fiscal year end 2023 net hotel tax revenues would be \$10.3 million less than the amount required to repay back the State Advance amount.

Mr. Bilecki stated that there had been some discussions with the City regarding this projected shortfall and potential ways to solve it. Chair Darling noted that if nothing was done by year end the shortfall amount would be taken by the State from the City's LGDF.

**Item 8. Presentation of the FY2024 Preliminary Budget**

Ms. Phillips Goodum presented the Preliminary Fiscal Year 2024 Budget. Ms. Phillips Goodum summarized that preliminary budget expenditures for FY 2024 were \$76.515 million. Of the preliminary budgeted expenditures, she stated that debt service and trustee fees were \$56.9 million. Ms. Phillips Goodum reviewed the rest of the line-item expenditures, noting that most of the remaining expenditures related to contractual obligations. Ms. Phillips Goodum highlighted that budgeted Soldier Field debt service and contractual obligations totaled \$65.1 million and represented 85.1% of the total budget. She stated that the budgeted amount related to Guaranteed Rate Field was \$8.5 million or 11.2% of the budget. Ms. Phillips Goodum noted the remaining 3.7% of the budget was for operating expenditures totaling \$2.8 million and included \$1.06 million for commercial insurance.

On the revenue side Ms. Phillips Goodum, stated that she anticipated that the Authority's hotel tax revenues would continue to rebound, but not to the extent necessary to cover the anticipated amount of the State Advance that was going to be needed to cover expenditures. She stated that she projected a \$12.1 million net hotel tax revenue shortfall that would affect the City's LGDF. She reported that these hotel tax revenues are preliminary and that she will continue to review information to update projections. Ms. Phillips Goodum stated that this was the preliminary budget only and the final budget would be presented to the Board for adoption at the May 2023 Board meeting.

Ms. Phillips Goodum noted currently projected Authority hotel taxes going forward would not be sufficient to cover expenditures. She stated that, as discussed in the past, a possible solution would be the restructuring and extension of the term of the bonds related to Soldier Field beyond what is currently statutorily allowed. It was generally agreed that at the right time and with the City's support the Authority should be prepared to ask for the necessary legislative changes that would allow for an extension of the term of the bonds to avoid the projected shortfalls.

#### **Item 9. Guaranteed Rate Field Capital Repairs**

Ms. Gorski reported that in addition to repairs related to the extensive water damage caused by a severe weather event all the FY 2023 capital repairs were going as planned and would be completed by opening day. She noted that she was requesting a small redirection of funds within the Capital Budget some of which was related to temperature change damage. She noted that the redirection of funds Resolution included an exhibit that detailed the projects from which funds were being re-directed.

Ms. Gorski also reported that she was preparing the MBE/WBE participation results for calendar year 2022 to submit to the State. She stated that she anticipated that results would be slightly higher than last year and noted that last year's results were 30% for MBE firms and 14% for WBE firms.

Ms. Gorski then presented the FY 2024 Preliminary Capital Budget. She highlighted that she had increased FY 2024 Capital Budget amount from previous two years which had been reduced 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 items which had seen increases in pricing, including for HVAC and Concrete Repairs. She also highlighted that the Authority would continue with scoreboard control room upgrades which were being done in phases.

Mr. Bilecki then addressed a resolution related to the emergency mitigation and restoration work which was being undertaken as result of the extensive water damage that was caused by a severe cold weather event in December that caused a fire sprinkler pipe to burst. He reported that the work was going well and would be completed in time for opening day. Mr. Bilecki also noted that work was being coordinated with the Chicago White Sox.

Chair Darling then called for a motion to approve Resolution 23-05, a Resolution Relating to Guaranteed Rate Field Fiscal Year 2023 Redirection of Funds and Resolution 23-06, a Resolution Ratifying Authorization of Emergency Mitigation and Restoration Work and Execution of Contracts at Guaranteed Rate Field. Mr. Forde moved to approve, and Ms. Kotak seconded.

***Roll call vote was taken:***

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

***Nays:*** None

***Abstentions:*** None

**Item 10. Other Business**

Chair Darling noted that the Authority's Annual Report had been included in the Board Book and she thanked staff for preparing the Annual Report. Mr. Bilecki reported that in terms of special events he had been able to secure a concert scheduled for September. Mr. Bilecki reported that the promoter for the concert is Live Nation, and the performer is a group called RBD. He noted that ticket sales for an original proposed one-day performance had gone so well that the promoter asked to add a second day. Currently, he said the plan was to have a two-day performance on Thursday September 7<sup>th</sup> and Friday September 8<sup>th</sup>. He also stated revenue to the Authority from the concert would depend on attendance, but estimated that amount would range between \$250,000 and \$500,000. In addition, Mr. Bilecki reported that there had been other groups that had made inquiries related to the use of the ballpark for other special events.

Mr. Bilecki noted that the Authority has its FY 2024 budget hearing in front of the applicable House of Representatives' committee on March 8<sup>th</sup> and that the budget hearing in front of the applicable Senate committee was scheduled for April 26<sup>th</sup>.

**Item 11. Public Comment**

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

**Item 12. Executive Session**

None

**Item 13. Matters Arising out of Executive Session**


None

**Item 12. Adjournment**

Before adjournment Chair Darling noted that May board meeting was being moved from May 17<sup>th</sup> to May 15<sup>th</sup> in the afternoon. Chair Darling adjourned the meeting at approximately 10:45 a.m.

  
Chair, Leslie Darling

**ATTEST:**

  
Secretary, Michael Forde