

**MINUTES OF THE REGULAR BOARD MEETING
OF THE ILLINOIS SPORTS FACILITIES AUTHORITY
May 21, 2024**

A meeting of the Board of Directors of the Illinois Sports Facilities Authority was held on May 21, 2024, at 10:00 a.m.

Item 1. Call to Order

The Chair called the meeting to order.

Item 2. Welcome to New Board Member

Chair Darling welcomed our new board member Stephanie Neely, appointed by Mayor Brandon Johnson.

Item 3. Roll Call

Call of the Roll was taken, and the following members of the Authority were in attendance: Chair Leslie Darling, Norm Bobins, Roderick Hawkins, Aarti Kotak, Stephanie Neely, and Trisha Rooney. Also, in attendance 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 4. Approval of Minutes

Chair Darling called for a motion to approve the minutes of the Regular Board Meeting held on February 21, 2024. Ms. Kotak moved to approve, and Mr. Hawkins seconded. Motion to approve the minutes was unanimously approved.

Item 5. Guaranteed Rate Field Renovations, Capital Repair & Improvements

Ms. Gorski reported that the capital projects for FY 2024 were 94% completed. She reported that for calendar year 2023 MBE/WBE participation in connection with all capital projects was 33 percent participation for MBE's and 12 percent for WBE's. She noted that a calendar year report for MBE/WBE participation had been submitted to the State. Ms. Gorski stated that she was requesting a redirection of funds within the 2024 FY Capital Budget and noted that the redirection of funds did not increase the overall FY 2024 budget amount but reflected increases within certain line items and corresponding decreases in other line items.

Ms. Gorski reviewed the proposed FY 2025 Capital Projects budget. She stated that the proposed budget had gone up from the preliminary capital budget that she submitted to the Board at the February Board meeting by 9 percent. She stated that there had been increases in the Emergency Repairs and Trade Billings items. She also noted that the line-item for HVAC and the line item for the Fire Panel Upgrade had also increased. She reported that the proposed capital budget for FY 2025 is \$10,900,000 as opposed to the \$9,997,000 that was preliminarily presented. Ms. Kotak inquired about the Phone Maintenance line item in the FY 2024 Budget and wanted to know whether that was in connection with a landline system. Ms. Kotak asked whether the Sox and the Authority were moving away from this type of system like everyone else. Ms. Gorski reported that yes, the line item was related to a landline system, but that the Authority had not spent that much

on repairs over the life of the system and that she had turned down a request from the Chicago White Sox to invest in a new landline system. Ms. Gorski reported that she thought any new investment in a landline system would be for a system that would be much smaller in scope.

Ms. Kotak also commented that in connection with future capital projects the Authority needs to keep in mind all the talk related to a new stadium and the current term of the lease. Ms. Gorski agreed and stated that she is keeping that in mind.

Chair Darling called for a motion to approve Resolution 24-08, a Resolution Relating to Guaranteed Rate Field Fiscal Year 2024 Redirection of Funds. Mr. Bobins moved to approve, and Ms. Rooney seconded.

Roll call vote was taken:

Ayes: Chair Darling, Mr. Bobins, Mr. Hawkins, Ms. Kotak, Ms. Neeley, Ms. Rooney.

Nays: None

Abstentions: None

Item 6. FY2024 ISFA Operating Results Through March 31, 2024

Ms. Phillips Goodum reported the net financial operating results for FY2024 through March 31, 2024, totaled \$38.5 million with a favorable variance of \$2.7 million compared to budget. She noted that the Authority has \$46.6 million in debt service due in June. Ms. Phillips Goodum stated that she projected the Authority to end FY 2024 with \$805.7k in net financial results.

Ms. Phillips Goodum reported that the Authority's net hotel taxes through the end of March were \$48 million which was favorable to budget by \$2.7 million and was higher than 2023 results for the same period by 6%. Ms. Phillips Goodum noted that based on the latest information she expected that the Authority's Hotel taxes were not going to be sufficient to cover the FY 2024 State Advance and she was projecting that the shortfall would be \$10.6 million which she stated would be the amount that would have to be covered by a draw on the City's LGDF. Chair Darling asked whether these projections had been shared with the City's Chief Financial Officer. Mr. Bilecki reported that he had conversations with the City's Chief Financial Officer and he had shared hotel tax projections.

Item 7. Insurance Renewal for 2024-2025

Ms. Phillips Goodum stated that all the Authority's requisite types of commercial insurance coverage expire on March 15th of every year. She reported that she gathered the necessary information to prepare the applications in December and January and worked with the Authority's insurance brokers to ensure timely renewal and continuous coverage. She reported that as of March 15, 2024, all the requisite types of insurance had been obtained and renewed. She reported that the costs to renew the various types of insurance totaled \$1,170,102. She noted that page 2 of her report under Tab 7 included a Table that included a list of the insurance carriers, the types of insurance, costs for each and a cost comparison to the previous year.

She stated that Resolution 24-09 would be a ratification of the renewal of the insurance coverage and the premiums and brokerage fees associated with such renewal. She noted that the summary of premium amounts was included in Exhibit A to the Resolution.

Chair Darling called for a motion to approve Resolution 24-09, A Resolution Authorizing the Renewal of the Public Officials Liability Insurance and Commercial Casualty and Liability Insurance for the Authority. Ms. Neeley moved to approve, and Mr. Roderick seconded.

Roll call vote was taken:

Ayes: Chair Darling, Mr. Bobins, Mr. Hawkins, Ms. Kotak, Ms. Neeley, Ms. Rooney.

Nays: None

Abstentions: None

Item 8. FY2025 ISFA Proposed Budget

Ms. Phillips Goodum stated that the Proposed FY 2025 Budget has a budgeted amount of \$80,350,073 in expenditures. She noted that the budget numbers did not differ very much from what she had previously presented in the February Board meeting.

In terms of revenues, Ms. Phillips Goodum reported that the budgeted amount of the Authority's net hotel taxes was \$57 million and that the proposed State Advance of \$70.350 million was not projected to be repaid by the Authority's hotel taxes. She stated that there was a budgeted deficiency amount of \$13.3 million that would have to be covered by the City's LGDF. Ms. Phillips Goodum noted that the line item for Surplus/Deficit of \$3.5 million was not all surplus since most of that amount would go into the Comiskey Capital Improvement Fund. Ms. Neely suggested that the line item should be footnoted to make clear that it was not surplus. Ms. Phillips Goodum said that she would footnote that in the budget as adopted.

Chair Darling called for a motion to adopt Ordinance 24-01, An Ordinance Adopting the Budget for FY2025 Making Appropriations for the Ordinary & Contingent Expense of the Authority. Ms. Neely moved for adoption of the Ordinance and Mr. Bobins seconded.

Roll call vote was taken:

Ayes: Chair Darling, Mr. Bobins, Mr. Hawkins, Ms. Kotak, Ms. Neeley, Ms. Rooney.

Nays: None

Abstentions: None

Item 9. FY2025 ISFA Chairman's Certificate

Ms. Phillips Goodum stated that by June 1st the Authority is required to file its request for funding for FY 2025 with the State Comptroller and the State Treasurer. The request for funding is accomplished by filing the Chairman's Certificate. She stated that she recommended filing the Chairman's Certificate in the amount of the full expenditure amount of \$80.350 million for FY 2025. She explained that the amount is comprised of a \$70.350 million State Advance and a City subsidy of \$5 million and a state subsidy of \$5 million.

Chair Darling called for a motion to approve Resolution 24-10, A Resolution Directing the Filing of the Chairman's Certificate for FY 2025. Mr. Roderick moved to approve, and Mr. Bobins seconded.

Roll call vote was taken:

Ayes: Chair Darling, Mr. Bobins, Mr. Hawkins, Ms. Kotak, Ms. Neeley, Ms. Rooney.

Nays: None

Abstentions: None

Item 10. Other Business

Mr. Bilecki provided a summary of special events, noting that the Authority had hosted the Michael J. Fox Foundation Walk, which had been a big success for the foundation. He also noted that the Authority hosted the IIT versus University of Chicago baseball game and that the Chicago Fire Department versus the Chicago Police Department was coming up in July. In addition, he noted that Ms. Fryer was working on several parking lot rentals. He reported that he was working on future special events and continues discussions with promoters regarding potential concerts in the coming year.

Item 11. Public Comment

None

Item 12. Executive Session


Chair Darling asked for a motion to go into Executive Session to discuss real estate matters that are allowed to be discussed in executive session pursuant to Section 2(c)(5) of the Open Meetings Act.

Item 13. Matters Arising Out of Executive Session


None

Item 14. Adjournment

Chair Darling adjourned at approximately 11:00 a.m.


Chair, Leslie Darling

ATTES


Secretary, Roderick Hawkins

Minutes 5-21-24