

**MINUTES OF THE REGULAR BOARD MEETING  
OF THE ILLINOIS SPORTS FACILITIES AUTHORITY  
May 7, 2025**

A meeting of the Board of Directors of the Illinois Sports Facilities Authority was held on May 7, 2025, at 10:00 a.m.

**Item 1. Call to Order**

Chair Darling called the meeting to order.

**Item 2. 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, Trisha Rooney, and Heather Steans. Ms. Neely joined the meeting after the Roll Call was taken. 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 3. Approval of Minutes**

Chair Darling called for a motion to approve the minutes of the Regular Board Meeting held on February 15, 2025. Ms. Kotak moved to approve, and Ms. Rooney seconded.

**Roll call vote was taken:**

*Ayes: Chair Darling, Mr. Bobins, Mr. Hawkins, Ms. Kotak, Ms. Rooney, Ms. Steans (Ms. Neely was not yet present for this roll call)*

*Nays: None*

*Abstentions: None*

**Item 4. Rate Field Renovations, Capital Repair & Improvements**

Ms. Gorski reported that the Authority was in the process of finishing the FY 2025 capital projects. She reported that the Building Automation System project is under review by the Authority's engineering consultant and that the project had been deferred to FY 2026. Ms. Gorski also reported that the Video Surveillance project was ongoing and would be completed by June 30<sup>th</sup> and that all other projects were completed.

Ms. Gorski stated that she was requesting a redirection of funds within the 2025 FY Capital Budget and noted that the redirection of funds did not increase the overall FY 2025 budget amount but reflected increases within certain line items and corresponding decreases in other line items. Ms. Gorski reported that she was adding to the budget the deductible amount of \$100,000 for the insurance claim related to the water damage from the January incident. She reported that the total costs to date for that incident were \$600,000.

Ms. Gorski reviewed the proposed FY 2026 Capital Projects budget. She stated that the proposed budget was \$2 million less than the preliminary capital budget that was submitted to the Board at the February Board meeting. She reported that the budget was reviewed thoroughly, and certain items had been reduced or eliminated. Mr. Bilecki noted that the FY 2026 budget included \$100K for a facilities assessment. He stated that the last time that the Authority had conducted a facilities

assessment was 2011. The new assessment he stated would provide a road map for prioritizing future capital projects.

Chair Darling called for a motion to approve Resolution 25-05, a Resolution Relating to Rate Field Fiscal Year 2025 Redirection of Funds. Mr. Bobins moved to approve, and Mr. Hawkins seconded.

**Roll call vote was taken:**

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

*Nays: None*

*Abstentions: None*

**Item 5. 2024 Season Schedule of Fees to the Authority Audit Report**

Ms. Phillips Goodum reported that Cherry Bekaert, the Authority's outside auditors had completed the audit for the 2024 Season Schedule of Fees. She reported that the paid attendance threshold was not met and therefore the Authority was not entitled to net ticket fees, but that the Authority was entitled to and received a Base Fee amount of \$1,988,117. She stated that the Board Book included a cover memorandum summarizing the results of the audit, the audit itself, and a history of payments to the Authority. Ms. Neely asked whether there were any attendance projections for the current season. Mr. Bilecki stated that he thought attendance would be like last year. Mr. Corvino confirmed that attendance would not be that different from last year. Ms. Phillips Goodum stated that at this time she is requesting the Board accept the audit report. Ms. Darling called for a motion to accept the report. The motion to accept the audit report was made by Ms. Steans and seconded by Ms. Neely.

**Roll call vote was taken:**

*Ayes: Chair Darling, Mr. Bobins, Mr. Hawkins, Ms. Kotak, Ms. Neely, Ms. Rooney, Ms. Steans*

*Nays: None*

*Abstentions: None*

**Item 6. FY2025 ISFA Operating Results Through March 31, 2025**

Ms. Phillips Goodum reported that the net financial operating results for FY2025 through March 31, 2025, totaled \$42 million with a favorable variance of \$5 million compared to budget. Ms. Phillips Goodum reported that all funds appropriated by the State had been received and the debt service amounts due on June 15<sup>th</sup> had already been deposited with the Trustee. Ms. Phillips Goodum noted that there had been some operational savings that are permanent and some savings in construction for both Soldier Field and Rate Field that are related to timing and are not permanent.

Ms. Phillips Goodum reported that the Authority's projected net hotel taxes through the end of FY 2025 on a cash basis are 62.95M, which would be short of the amount needed to pay back the State Advance by \$7.4M. This deficiency amount would be the amount that would have to be covered by a draw on the City's LGDF. Ms. Phillips Goodum noted that this deficiency amount was less than the budgeted amount of \$13.3M.

**Item 7. Insurance Renewal for 2025-2026**

Ms. Phillips Goodum stated that all the Authority's requisite types of commercial insurance coverage expired on March 15<sup>th</sup> that as of that date, all the requisite types of insurance had been obtained and renewed. She stated that the costs to renew the several types of insurance totaled \$1,255,631. She noted that page 2 of her report under Tab 7 included a Table with a list of the insurance carriers, the types of insurance, costs for each and a cost comparison to the previous year.

Ms. Phillips Goodum highlighted that the largest portion of the Authority's commercial insurance program is property and that this year the incumbent property insurer Affiliated FM Insurance was retained. Ms. Phillips Goodum noted that due to the timing of the January 2025 water damage claim other insurers declined to quote. She also reported that the primary driver of the premium increase for property insurance for this year was the two water claims within a 25-month timeframe. Ms. Phillips Goodum also noted that Affiliated continues offers an overall 25.0K deductible and 50.0k deductible for Flood, but that for water damage this year the deductible had gone up to \$500K from \$100k last year, due to the two claims. Ms. Phillips Goodum stated the Authority will be working with the insurance broker and with Affiliate to address certain issues to reduce the deductible amount for next year.

Ms. Kotak asked about the cause of the incident that led to the water damage and the role of the Chicago White Sox. Mr. Bilecki reported that White Sox maintenance does periodic inspections of the drip drums, including the one that was involved in this incident to make sure there is no water built up from condensation that can lead to water freezing. Ms. Kotak stated that she just wanted to make sure there was a review of the process in place related to the inspections so that everything could be done to mitigate the potential of an incident happening again. Mr. Bilecki noted that the Authority would be working with Affiliate to review procedures related to periodic inspections to make sure that best practices were in place.

Chair Darling called for a motion to approve Resolution 25-06, A Resolution Authorizing the Renewal of the Public Officials Liability Insurance and Commercial Casualty and Liability Insurance for the Authority. Mr. Bobins moved to approve, and Ms. Steans seconded.

**Roll call vote was taken:**

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

*Nays: None*

*Abstentions: None*

**Item 8. FY2026 ISFA Proposed Budget**

Ms. Phillips Goodum stated that the Proposed FY 2026 Budget has a budgeted amount of \$83.691 million in expenditures. She stated that she had just received updated information from Choose Chicago that impacted projected hotel tax revenues and changed some key information that was included in the materials that were sent out with the Board Book. She stated that she had asked that the impacted materials in the Board Book get substituted to reflect the updated information. She reported that the latest information from Choose Chicago related to anticipated declines in projected hotel revenue due to not only the announced tariffs and ensuing trade war, but also to

geopolitical issues like the ongoing Ukraine/Russian war and the ongoing fighting in the middle east air travel.

Ms. Phillips Goodum reported that the budgeted amount of the Authority's net hotel taxes based on this latest information was \$59.1 million, which is lower than the projected net hotel tax revenue for FY 2025. She stated that the budgeted projected shortfall amount to repay back the State Advance from the City's LGDF would be \$14.6 million.

Chair Darling asked whether historically projected hotel tax revenue included in the budget ended up performing better by the end of the fiscal year. Ms. Phillips Goodum stated that yes, historically hotel tax revenue had performed better than budgeted. Ms. Phillips Goodum noted that she was getting better information from Choose Chicago and has had to create her own analytics because Choose Chicago only provides information related to the central business district hotels and there are other hotels outside that area that contribute to the Authority's hotel tax revenues.

Ms. Kodak noted that in the past the Authority used reserves so that the shortfall that needs to be covered by the City is reduced. She asked what went into calculating the use of the hotel tax reserve. Ms. Phillips Goodum stated that recently the Authority had been trying to replenish and preserve the reserve after drawing down so much of it during COVID and the computation involves cash left over after costs and obligations are paid and/or transferred and all contractually required reserves are in place.

Ms. Phillips Goodum asked that the Board consider Item 8 the adoption of the proposed budget and Item 9 the approval of the Chairman's Certificate together. Ms. Saldana stated that it should be noted that the proposed budget should be adopted with the substituted Exhibits that had been passed out that morning.

Chair Darling called for a motion to adopt Ordinance 25-01, An Ordinance Adopting the Budget for FY2026 Making Appropriations for the Ordinary & Contingent Expense of the Authority with the substituted Exhibits and approval of Resolution 25-07, A Resolution Directing the Filing of the Chairman's Certificate for FY 2026. Ms. Kotak moved for adoption of the Ordinance and approval of the Resolution and Mr. Bobins seconded.

**Roll call vote was taken:**

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

*Nays: None*

*Abstentions: None*

**Item 9. FY2025 ISFA Chairman's Certificate**

This Item was considered and accompanying Resolution 25-07 adopted under Item 8.

**Item 10. Other Business**

Mr. Bilecki reported that the committee budget hearings in Springfield had gone well. He noted that there was not much discussion about new stadiums as had been the case last year. He noted that recently the Bears seemed to be focused on going to Arlington. In connection with a Julian Alvarez potential concert, he stated that it was not completely off for this year and that the promoter

was now asking about end of September, early October dates. He reported that the Light Show in the parking lot was moving forward.

Mr. Bilecki also reported that he and Ms. Frayer were in discussions with an organization from New Jersey and New York that sponsored little league and softball games. He stated that he had some discussions with the grounds keeper for Rate Field regarding potential of renting Rate Field for use by that organization.

**Item 11. Public Comment**

None

**Item 12. Executive Session**


None

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

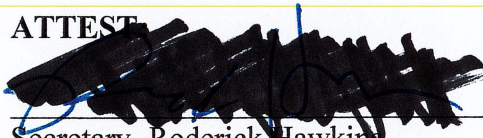
None

**Item 14. Adjournment**

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

  
Chair, Leslie Darling

**ATTEST**

  
Secretary, Roderick Hawkins

*Minutes 5-7-25*