

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

September 24, 2025

A meeting of the Board of Directors of the Illinois Sports Facilities Authority was held on September 24, 2025, 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, Roderick Hawkins, Stephanie Neely, Trisha Rooney, and Heather Steans. Board members Norm Bobins and Aarti Kotak 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.

Item 3. Approval of the Minutes

Chair Darling called for a motion to approve the minutes of the Board Meeting held on May 7, 2025. Ms. Neely moved to approve, and Mr. Hawkins seconded. The minutes were unanimously approved.

Item 4. Fiscal Year 2025 Unaudited ISFA Operating Results

Ms. Phillips Goodum presented Fiscal Year 2025 Unaudited ISFA Operating Results. Ms. Phillips Goodum reported that the financial pages included in the Board Book for the year-ended FY 2025 reflected hotel tax revenue on a cash basis. She reported that after submitting the materials for the Board book, she received final information from the Department of Revenue and determined that on an accrual basis, net hotel taxes would increase from the amount presented by \$2.6 million. Ms. Phillips Goodum noted that FY 2025 hotel taxes were 14.5% above FY 2024. She stated that barring any other audit adjustments, all other revenue and expenditure line items reported in the Board materials would be close to the final audit results.

Ms. Phillips Goodum reported that hotel taxes for FY 2026 through September are 16% above same period in FY 2025 and noted that could lower amount that City's LGDF would have to eventually cover in FY 2026. Ms. Phillips Goodum noted that both the State and the City are projecting zero growth in hotel taxes for FY 2026.

Item 5. Preliminary Fiscal Year 2027 Budget

Ms. Phillips Goodum reported that the Authority is required to submit its appropriation request to the State's Office of Budget and Management for FY 2027 in October of 2025. She stated that the appropriations request is based on amount of expenditures without regard to revenue. She stated the FY 2027 budget included a big increase in expenditure due to an increase in amount of the debt service that was coming due. Ms. Phillips Goodum stated that total expenditures for FY 2027 were \$89.5M. She noted that, with that amount of expenditures and assuming a zero growth in net hotel taxes from FY 2025 to FY 2026 and then a hotel tax growth of 3.39% from FY 2026 to FY 2027,

the amount projected to be needed from the City's LGDF to cover the State Advance would be \$12.7M.

Item 6. Rate Field Capital Repairs

Ms. Gorski presented the FY 2026 Status Report for Rate Field Capital Repairs. She reported that the Authority was just getting underway with the capital projects for FY 2026. She noted that 2026 Projects included HVAC work, a Siemens Building Automation System software upgrade, LED Lighting upgrades and door upgrades for the 300 Level.

Ms. Gorski reported that she was asking for a redirection of funds within the FY 2026 Capital Budget and for a redirection of funds for the FY 2025 Capital Budget.

Chair Darling asked for a motion to approve Resolution 26-01, a Resolution Relating to Rate Field Fiscal Year 2026 Redirection of Funds and Resolution 26-02 a Resolution Relating to Guaranteed Rated Field Fiscal Year 2025 Redirection of Funds. Ms. Steans moved to approve, and Ms. Neely seconded.

Roll call vote was taken.

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

Nays: None

Abstention: None

Item 7. Resolution Authorizing the Transfer of Certain Property Interest

Mr. Bilecki reported that in connection with planned road improvements of Pershing Road, the Illinois Department of Transportation was requesting that the Authority transfer a small triangular parcel of property at the corner of Princeton and Pershing and grant a temporary construction easement along Pershing Road in Lot L. Mr. Bilecki reported IDOT was offering to pay \$3,500 for the property rights. Mr. Bilecki reported that amount IDOT was offering was based on an appraisal that IDOT shared with the Authority.

Chair Darling asked for a motion to approve Resolution 26-03 a Resolution Authorizing the Transfer of a Fee Simple Interest in an 84 Square Foot Parcel of property at the northeast corner of Pershing Road and Princeton Avenue and the Transfer of a Temporary Construction Easement to the Illinois department of Transportation. Ms. Steans moved to approve, and Mr. Roderick seconded.

Roll call vote was taken.

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

Nays: None

Abstention: None

Item 8. Other Business

Chair Darling reminded Board members to complete and submit the Real Estate Disclosure form that is included under Tab 8.

Ms. Phillips Goodum reported that she had issued an RFP for insurance brokers and had received 2 responses one from the Authority's current brokers Willis Tower Watson and a second from Gallagher.

Ms. Phillips Goodum reminded the Board members of the annual Sexual Harassment training required by the State and the City. She stated that she would be sending out an email to Board members to find out how many people intended to use the online training module provided by the Authority. She requested that anyone taking training elsewhere provide a copy of their completion certificate for the Authority's records.

Item 9. Public Comment

Gene Kelly introduced himself and stated that he was a resident of the City and a taxpayer. He stated that he believed that Rate Field was the best option for the Chicago White Sox and that they should stay at this stadium.

Item 10. 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. Motion was made by Ms. Neely and seconded by Ms. Rooney. Motion was unanimously approved.

Item 11. Matters Arising out of Executive Session

None

Item 12. Adjournment

Chair Darling adjourned the meeting at approximately 11:15 a.m.


Chair, Leslie Darling

ATTEST: 
Secretary, Roderick Hawkins

9-24-25 Minutes