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Jodi Davis  
General Manager

**SMEAA OFFICERS**  
Mike Coffey, Jr.  
*Chairman*  
Mary Frances Squires  
*Vice-Chairman*  
Brad Mills  
*Secretary*  
Jeanette Goza  
*Treasurer*

**SMEAA MEMBERS**  
Deborah Grant  
Marissa Lesko  
Jason Loftus  
Gail Simpson  
Tony Smarjesse  
Bill Taft  
Terry Young

**Springfield  
Metropolitan  
Exposition &  
Auditorium  
Authority**

**BOARD MEETING MINUTES**  
**September 18, 2023**  
**12:00 PM**

The regular Board Meeting of the Springfield Metropolitan Exposition and Auditorium Authority was called to order at 12:00 PM in the Boardroom of the Bank of Springfield Center by Chairman Mike Coffey, Jr.

A roll call was taken and the following Board Members were present, representing a quorum:

- Ms. Goza
- Ms. Grant
- Ms. Lesko
- Mr. Loftus
- Mr. Mills
- Ms. Simpson
- Mr. Smarjesse
- Ms. Squires
- Mr. Taft
- Mr. Young

Also present were Jodi Davis, General Manager; Janet Jennings, Dir. of Finance, Justin Reichert, Legal Counsel; Scott Dahl, SCVB; Corky Joyner, Hurwitz Enterprises; Jim Dickey.

Mr. Coffey asked if there were any statements from visitors or guests.

Mr. Coffey asked for a motion to approve Action Item A & B, which were the Board Meeting Minutes from August 21, 2023 and the Lease Contracts. A motion was made by Ms. Simpson, and seconded by Mr. Mills. A voice vote was taken, motion carried.

Mr. Coffey stated that Action Items C & D are regarding the building and development of the Tourism Improvement District. He stated that everyone should have received an email with the attached HB2518. However, he had Ms. Davis print out the page that affects the BOS Center, so everyone could see it. He called upon Mr. Scott Dahl with the Springfield Convention & Visitors Bureau to explain the expert consulting firm, Civitas, and what they will be doing to build the necessary district. Mr. Dahl stated that he wanted to make sure that everyone knew that this is a separate, supplement, district from the original TIF district. He went on to explain how Civitas will make this the first district in the state of Illinois and that he is very confident that they will accomplish what normally takes approximately 10 months to do, in about three (3) months. Mr. Dahl explained that they have to have local support from the hotels. Ms. Grant inquired

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about the assessment and what it entailed. Mr. Dahl explained how the assessment worked and that they needed 51% approval of the TID with a 20 year initial term and it must be operated by a certified Tourism Bureau. A discussion took place regarding the next step in the process and what must be done to assure the TID moves forward. Mr. Joyner explained that he is with Hurwitz Enterprises, which is a local Real Estate company that specializes in analyzing and developing the process and building of a project. A discussion took place regarding the next steps needed. Mr. Dahl stated that Civitas has already started some of the pre-work, which will ultimately assist in them hitting the three (3) month timeframe. Ms. Goza asked a couple of questions regarding Civitas and any upfront costs for the services by Civitas and Hurwitz. Mr. Coffey stated that there is an upfront cost to Civitas for \$60,000.00 but that if final approval is not received any work done by Hurwitz will not cost the BOS any additional funds. Ms. Squires inquired about the use of local work once construction begins. Mr. Coffey stated that there is always a local company preference.

Mr. Coffey asked for a motion for Action Items C & D, which were for the Consultant for the TID and the Developer/Project Manager for the Formation of the TID. A motion was made by Mr. Simpson, and seconded by Ms. Goza. A voice vote was taken, motion carried with 11 Ayes.

There was no Chairman's report presented at this meeting.

Mr. Coffey called upon Mr. Mills to give the Finance Committee Report. Mr. Mills stated that the Finance Committee met at 11:48 AM.

Mr. Mills stated that the Finance Committee approved the list of bills as presented, but needed full Board approval.

Mr. Coffey asked for a motion to approve the list of bills. A motion was made by Ms. Simpson, and seconded by Mr. Taft. A voice vote was taken, motion carried.

Mr. Mills stated that there were three (3) pre-approved expenditures over \$1,000.00, but needed full Board approval.

1. IEBA - \$3,148.08...Nashville, TN Conference (Registration, Hotel, Mileage, Meals/Incidentals & Parking)...pre-approved by Mr. Coffey & Ms. Goza
2. Entec - \$3,449.57...Failed Condenser on Mezz Level (HVAC Repair)...pre-approved by Mr. Coffey and Ms. Goza
3. B&B Electric - \$3,704.00...Replace main motor to Chiller (HVAC Repair)...pre-approved by Mr. Coffey and Ms. Goza

Mr. Coffey asked for a motion to approve the pre-approved expenditures over \$1,000.00. A motion was made by Ms. Simpson, and seconded by Mr. Smarjese. A voice vote was taken, motion carried.

Mr. Mills stated that there was one (1) expenditures over \$1,000.00, but needed full Board approval.

1. Delphia Consulting - \$3,288.27...Time & Attendance Annual Subscription & Cloud Service

Mr. Coffey asked for a motion to approve the expenditures over \$1,000.00. A motion was made by Mr. Taft, and seconded by Mr. Young. A voice vote was taken, motion carried.

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There was no General Counsel report presented at this meeting.

Ms. Davis presented the General Managers report. Ms. Davis stated that the American Legion held a meeting over the weekend and will returning to The Center for their event in 2026, which will be their 27<sup>th</sup> convention held at The Center.

Ms. Davis stated that she signed up to attend the upcoming IEBA Conference in Nashville, TN and hopes to make some connections for future events.

Ms. Davis stated that some ticketed events will be going on sale. She stated that the Harlem Globetrotters will be returning in January and the Ansar Shrine Circus will be returning in November. She stated that she hopes to make an announcement soon regarding a Bull Riding event followed by two (2) Country acts.

Mr. Young inquired on the status of the Wyndham Hotel. Mr. Coffey stated that he thinks someone else is trying to purchase it. Ms. Simpson stated that a new hotel is being built behind the Capital City Center. It should be a Home2 Suites.

Mr. Coffey asked for a motion to adjourn. A motion was made by Ms. Goza, and seconded by Mr. Smarjesse. A voice vote was taken, motion carried and the meeting was adjourned at 12:22 PM.

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Tracy Motter  
Office Manager

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Mr. Mike Coffey, Jr.  
Chairman