

WILL COUNTY METROPOLITAN EXPOSITION AND AUDITORIUM AUTHORITY

Date: September 27, 2017

Authority Memo Number **063-2017 August 23, 2017 Regular Meeting Minutes**

The August 23, 2017 regular meeting of the Will County Metropolitan Exposition and Auditorium Authority Board was held at 15 E. Van Buren Street, Joliet, Illinois 60432. Chairman Bob Filotto opened the meeting at 4:00 P.M. with a quorum present and welcomed Board members and the public. At the Chair's invitation, Devine introduced Marketing Coordinator, Jim Sungaila. The Chair welcomed Sungaila on behalf of the Board.

Present: Donnie Chestnutt, Jane Condon, Bob Filotto, Tom Osterberger, Jeff Pierson, Kathy Trizna and Council Liaison Pat Mudron

Absent: Joe Carlasare (excused)

Others: David Silverman, Mahoney, Cross Law Firm, Legal Counsel; John Siehl, COO, VenuWorks; John Olivieri, Olivieri Bros. Architects / Olivieri Real Estate; Ron Romero, videographer; members of IATSE Local 124 and Rialto Square Theatre Foundation Board; members of the public and the press

Staff: Val Devine, Jack Ericksen, Dale Evans, Patti Fitzpatrick, Jan Gilligan, Leann Hoffrogge, Marilyn McSteen, and Jim Sungaila

APPROVAL OF MINUTES

Authority Memo Number **058-2017 July 26, 2017 Regular Meeting Minutes** (Revised)

**Motion:** Osterberger moved and Pierson seconded approval of the July 26, 2017 regular meeting minutes, as revised.

**Vote:** The Chair read the revisions to page one: 'others present' were John Siehl, COO, VenuWorks; Mary Lancaster and Tom Lancaster, WRDR. The Chair called a voice vote and, hearing only 'Ayes,' asked if any were opposed. None responded. Motion passed.

Public to be Heard Re: Agenda Items – No response.

Authority Memo Number **059-2017 Operational Bills Paid and Payable and Payable Age Listing**

**Motion:** Osterberger moved and Pierson seconded approval of Operational Bills Paid and Payable in the amount of \$347,784.42.

AYES: Chestnutt, Condon, Filotto, Osterberger, Pierson, Trizna

NAYS:

**Discussion:** The Chair invited comments and questions. None were expressed. The Chair requested a motion. The motion passed, as reported above.

Authority Memo Number **060-2017 Financial Statements** – To Place on File

**Motion:** Pierson moved and Condon seconded tabling Financial Statements, A.M. 060-2017, until the next regular meeting.

AYES: Chestnutt, Condon, Filotto, Osterberger, Pierson, Trizna

NAYS:

**Discussion:** The Chair reported Evans had distributed a memo stating the previous month's financial statements had not been prepared. There was a motion and second to table. The Chair called a voice vote. 'Ayes' were heard. The chair invited opposing votes. None were heard. The motion carried.

#### OLD BUSINESS

Authority Memo Number **051-2017 Dedicated Funding Source(s) for the Rialto Square Theatre**

**Report:** Devine reported another RSTF special funding subcommittee had been held. Chet June reported on meetings he'd had in this regard; he continues to look into opportunities. • Lichtenauer noted that news media had referenced a comment by Mayor O'Dekirk about community participation from a Waste Management gift of \$250,000 which was to be a dedicated funding source to support the Rialto, but the newspaper reported that other organization(s) might benefit from those funds. The Chair said it was his understanding that the gift was to be held by the City until a critical capital repair was needed, at which time all or part of that fund would be approved for the repair; he added that, if this usage is correct, it would not help from a budgetary standpoint. He added that it was his understanding that the funds would not be available until June 30, 2018.

Authority Memo Number **039-2017 Property Management Proposal**

**Motion 039-2017-C Management Agreement:** Condon moved and Trizna seconded approval of the amended Olivieri Real Estate, LLC Management Agreement.

AYES: Chestnut, Condon, Filotto, Osterberger, Pierson, Trizna

NAYS:

The Chair requested a motion regarding the Exclusive Listing Agreement and, with the motion on the floor, directed roll be called. The motion passed unanimously.

#### NEW BUSINESS

Authority Memo Number **061-2017 Disposition of Surplus Property**

**Motion:** Pierson moved and Chestnut seconded a motion to declare the marquee manufactured by Landmark Sign Group in 2014 to be surplus property and to authorize Authority staff to advertise all components of the marquee for sale through a bidding process.

**Discussion:** The Chair asked legal counsel to explain the process required in the sale of Authority property. Due to the value of the sign, the State of IL Standard Civic Center Provisions require public notice of its availability. State Statute 70 ILCS Sec. 2-125 Contracts..., states: *...All contracts for the sale of property of the value of more than \$10,000...shall be awarded to the highest responsible bidder...* Per 70 ILCS Sec. 2-130 Bids and Advertisements: *All advertisements for bids shall be advertised at least twice in a newspaper of general circulation published in the metropolitan area, the last publication to be at least 10 calendar days before the time for receiving bids,...* Ericksen stated that only the two marquee end caps are of interest to the parties considering purchase at this time. Silverman stated that advertising all components at this time would facilitate the sale of components should future interest be expressed.

## EXECUTIVE REPORTS

### RST Foundation:

Condon reported Devine's announcement of the season shows at the Foundation's annual meeting and, in response to Condon's request, Ericksen reported a *Home for the Holidays at the Rialto* committee meeting will be held on Monday and he announced the event sponsorship is currently at nearly \$48,000. Condon said she had encouraged members to assist Ericksen in garnering sponsorship options as well as attending the events. Ericksen encouraged members to attend the *Celebrate the Season* event. • Condon reported McSteen's announcement that the new website is online; STAR memberships increased following the announcement of *Yanni's* appearance. Steve Randich has been working diligently on the sale of the sign. Tricia Simpson had requested everyone take a moment to reflect on the improvement that has taken place since August 2016. • In response to the Chair's question, Silverman said the Foundation is a private organization; its meetings are not open to the public. • As co-chair of the RSTF nominating committee, Lynne Lichtenauer reported a new member, Joel Powless of Frankfort, owner of Wood Street Cabinets, was seated.

**Executive Director's Report:** Devine reported the *Gordon Lightfoot and Three Dog Night* performances were well attended; a productive and promising meeting was held with Alyssa Tran (Amazon Corporate); numerous necessary maintenance projects were completed; this fall will feature an RSTF donor dinner and ladies tea; in-house-produced rack cards are available in the ticket lobby and at the 15 East exit; four high chairs will be available for *Teddy Bear Tea* and other events; several schools have responded to school matinee promotions; there is limited ticket availability for Olivia Newton John's Sunday performance. • In response to a question, Devine reported that she doesn't have a clear understanding of what, if any part the Rialto would have in the Race Fan Rally event. She noted that public access to the 2RS Building during a recent event resulted in over-use of restrooms, inconveniencing building tenants on Monday. We must be very deliberate about our participation in City events.

**Board Chair:** The Chair reported he, Devine and John Gimenez (VW's Vice President of Programming and Content), Mayor O'Dekirk, Interim City Manager Shanahan and Inspector General Regis met to address questions about programming. Staff felt that the meeting resulted in better mutual understanding. Both Gimenez and Devine had referred to the theatre having been dark for 18 months leaving many potential patrons uncertain as to the theatre's operational status. Gimenez explained that, ideally, the Fall-Spring season is booked the previous spring. Future funding was also mentioned during the meeting. Grants and other means of funding the theatre continue to be researched; a list of sponsorships should be prepared, as well. The Chair recommended Devine and various members of the Board meet with City Officials monthly. Board members agreed on the importance of open communication. • The Chair reported Devine is a wonderful speaker and was well received at last week's Rotary meeting. He noted that the '17-'18 rack cards were very well done and suggested additional pieces be printed – he would like to place them on the 117 tables at Rotary. Chestnutt requested rack cards for a Chamber event. • The Chair shared the Mayor's inquiry about featuring boxing events. Lichtenauer reported boxing matches had been held at the Rialto and noted they weren't financially feasible.

### Public to Be Heard

All members of the public who wished to speak were allowed that opportunity.

Adjournment:

**Motion:** Pierson moved and Chestnutt seconded adjournment.

The Chair called a voice vote; there were no dissenting votes. The motion passed unanimously. The meeting adjourned at 4:43 P.M.

Minutes respectfully submitted by Jan Gilligan, Recording Secretary

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Kathy Trizna, Board Secretary

*Unapproved minutes distributed in Board Packets are subject to change.  
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