

WILL COUNTY METROPOLITAN EXPOSITION AND AUDITORIUM AUTHORITY

Date: August 22, 2018

Authority Memo Number **036-2018 July 25, 2018 Regular Meeting Minutes**

The July 25, 2018 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 requested Vice Chair Pierson direct the meeting, which opened at 4:00 P.M. with a quorum present. Board members and the public were welcomed. All those present rose for the Pledge of Allegiance to the Flag of the United States of America.

Members Present: Joe Carlasare, Donnie Chestnutt, Jane Condon, Bob Filotto, Tom Osterberger, Jeff Pierson (acting Chair), Kathy Trizna and Council Liaison Pat Mudron

Members Absent:

Others: Legal Counsel David Silverman, Mahoney, Silverman, Cross Law Firm; Rialto Square Theatre Foundation Board member(s), IATSE Local 124 member(s), as well as members of the public and the press

Staff: Val Devine, Jack Ericksen, Patti Fitzpatrick, Jan Gilligan, Leann Hoffrogge, Karen Leno, Nancy Lindmark, Micah McDade and Marilyn McSteen

APPROVAL OF MINUTES

Authority Memo Number **030-2018 June 27, 2018 Regular Meeting Minutes**

Motion: Members Carlasare moved and Condon seconded approval of the June 27, 2018 regular meeting minutes as presented.

AYES: Members Carlasare, Chestnutt, Condon, Osterberger, Pierson, Trizna and Filotto

NAYS:

The Chair requested a motion. With the motion on the floor, questions, comments or corrections were invited. Hearing none, the Chair directed a roll call. Motion passed.

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

Authority Memo Number **031-2018 Operational Bills Paid and Payable**

Motion: Carlasare moved and Chestnutt seconded approval of the bills paid, in the amount of \$373,389.57 and payables, of \$159,648.60, July 1 through July 25, 2018, as presented.

AYES: Members Carlasare, Chestnutt, Condon, Osterberger, Pierson, Trizna and Filotto

NAYS:

The Chair noted an improvement in bills paid and payable as compared with this Board's first several months. Members agreed that capital repair expenses continue to be extremely high,

thus inhibiting their ability to accomplish issues they would prefer to resolve. The Chair requested a motion and, with the motion on the floor, directed roll be called. The motion passed unanimously (see above).

Authority Memo Number **032-2018 Financial Statements** – To Place on File

Motion: Carlasare moved and Trizna seconded acceptance of the June 30, 2018 financial statements into the minutes.

AYES: Members Carlasare, Chestnutt, Condon, Osterberger, Pierson, Trizna and Filotto

NAYS:

Discussion: The Chair requested a motion to accept financial statements into the minutes. With the motion on the floor, the Chair invited comments. Hearing none, he directed roll be called. Motion passed.

OLD BUSINESS

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

Report: The meeting Chair noted that Authority member Carlasare had received a response from Senator McGuire referencing the Illinois Museum District Act and County Historical Museum Districts, which doesn't seem to apply as the Authority was created under the Civic Center Act (Special Districts (70 ILCS200/)). Although individual Board members have spoken to legislators, no meetings are scheduled. Council Liaison Mudron reported he will provide copies of the building committee's letter to State and County legislators re dedicated funding for the Rialto to City Manager Hales and Martin Shanahan for review. City Council members Mudron had spoken to expressed positive reactions to the concept and are looking forward to reviewing the document.

NEW BUSINESS

Authority Memo Number **033-2018 2018–2019 Fiscal Year Budget**

Motion: Filotto moved and Trizna seconded approval of the 2018–2019 Fiscal Year Budget as presented.

AYES: Members Carlasare, Chestnutt, Condon, Osterberger, Pierson, Trizna and Filotto

NAYS:

Discussion: The Chair requested a motion. With the motion on the floor, questions and discussion was invited. Leno reported vendors familiar with the facility were consulted in the preparation of this year's FY 2019 budget, which had been reviewed by the Foundation Board. Some differences between the proposed budget and the FY2018 budget may be due to costs that were accounted differently in this budget. The Chair noted this budget includes more specific information than had been included in previous budgets. • In response to the question, Leno reported that Corporate receives all financial data prior to its distribution to the Board, therefore the data should be in line with the 5-year plan VenuWorks submitted to City officials in 2016. • It was suggested that a report separating 2RS revenue and expenses from that data for the Theatre (including Rialto North and South) in order to provide the Board, as well as the public, a clearer understanding of Authority operations. Motion passed.

Authority Memo Number **034-2018 Review of May 23 & June 27, 2018 Executive Session Minutes**

Motion: Carlasare moved and Condon seconded a motion to approve but not release the May 23 and June 27, 2018 Executive Session Minutes as presented.

AYES: Members Carlasare, Chestnutt, Condon, Osterberger, Pierson, Trizna and Filotto

NAYS:

Discussion:

The Chair asked legal counsel's advice in wording the motion. Motion passed.

Authority Memo Number **035-2018 Executive Reports**

RST Foundation: Condon reported the RSTF does not meet in June. Ericksen reported that previous sponsors have agreed to continue their support of the holiday fundraiser; potential new sponsors are being contacted, as well. McSteen reported that the Seinfeld show resulted in a large increase in STAR memberships.

Executive Director's Report: Shows: Devine reported Jerry Seinfeld's rental event sold out. I AM KING, John Crist, Boz Scaggs, Don Felder and the Tenors tickets are on sale. Two weddings have been scheduled since the last meeting and the theatre was rented for a 6-day TV 'film' shoot. To date, 25 weddings have been booked in 2018, 20 in 2019 and 3 in 2020.

Staff: Pierson and Devine attended the City's July 16 Pre Council meeting; City Manager Hales recommended distribution of the second payment of \$250,000.

Operations: A water line serving 2RS heat pumps burst sometime after the Sunday, July 1st building check. Engineering staff arrived at 6:00 A.M. Monday and discovered water damage on every floor. Water extraction was completed; the building is now dry. A City inspector and an insurance claims adjuster will inspect the building in order to proceed with repairs. ▪ One public elevator and the freight elevator in 2RS are operational. Suburban Elevator will determine the issue(s) preventing the other public elevator from operating and provide a repair estimate.

Board Chair: Acting Chair Pierson said the Budget and P&L statement have given him a positive feeling about the direction the operation has taken. Pierson thanked David Hales for representing the Authority well at the Council meeting and Council members for approving release of IGA authorized funds.

Committee Reports: Carlasare reported the building committee met and reviewed a long-term assessment of building needs provided by Leno. Staff is working extremely hard and there are many reasons to be optimistic, but there will continue to be challenges. He and Condon agree long-term capital issues and uncertainties re 2RS must be monitored. Carlasare thanked fellow Board members for their willing involvement. He hopes to hold a workshop to discuss dedicated funding and available options regarding 2RS. Anyone who has suggestions for resolving these issues would be welcome.

Public to Be Heard – Member(s) of the public spoke.

EXECUTIVE SESSION

Motion: Chestnutt moved and the motion seconded the meeting into Executive Session to discuss the lease of property and the potential sale of property.

AYES: Members Carlasare, Chestnutt, Condon, Osterberger, Pierson, Trizna and Filotto
The Chair said an executive session was necessary and requested a motion to discuss the lease of property and the sale of property.

Adjournment: Acting Chair Pierson stated: Leave for last roll call. The meeting adjourned at 5:10 P.M.

Minutes respectfully submitted by Jan Gilligan, Recording Secretary

Kathy Trizna, Board Secretary

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