

WILL COUNTY METROPOLITAN EXPOSITION AND AUDITORIUM AUTHORITY

Date: January 26, 2022

Authority Memo Number **005-2022 January 26, 2022 Regular Meeting**

The January 26, 2022 regular meeting of the Will County Metropolitan Exposition and Auditorium Authority Board was held at 15 E. Van Buren Street, Joliet, Illinois 60432. Board Chairman Bob Filotto called the meeting to order at 3:58 pm with a quorum present. Board members and staff were invited to rise for the Pledge of Allegiance to the Flag.

Present: Bob Filotto, Tim Broderick, Donnie Chestnutt, Jane Condon, Bill Kent; Jeff Pierson; City Liaison, Pat Mudron; Legal Counsel, David Silverman

Staff: Val Devine, Jack Erickson, Nicole Hernandez, Christine Sturm

Absent: Kathy Trizna (excused)

APPROVAL OF MINUTES

Authority Memo Number **001-2022 December 15, 2021 Regular Meeting Minutes**

Discussion and Vote:

The Chairman asked if there were any changes to be made to the December 15, 2021 minutes. No corrections or changes were suggested. The Chair invited further discussion and, hearing none, he called for a voice vote. No opposing votes were expressed. Motion passed unanimously.

Motion: T. Broderick moved and B. Kent seconded approval of December 15, 2021 minutes.

AYES: Members Filotto, Broderick, Chestnutt, Condon and Kent

Nays: None

Abstained: Pierson

Absent: Trizna

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

FINANCIAL REPORTS

Authority Memo Number **002-2022 Operational Bills Paid, Payable and Payable Age Listing**

Discussion and Vote:

Filotto said that three months of financial statements were provided in the packet – October, November and December. He began with the October check detail and said that he had a question on the check for \$22,000 made out for cash. Hernandez said that was for a cashier's check she got from Midland Bank for a show. Condon requested that checks like that be labeled with more detail in the future, for example, putting a hyphen and then the show's name after. Hernandez said she would do that. Filotto wanted to know why the monthly totals were different from the report summary page and the Grand Totals at the top of each monthly report. Hernandez said the difference was due to the credits applied for the month. There were no other questions on the October financials. Filotto asked if anyone had questions on the November financials. He noted the largest checks in November were written to VenuWorks for shows. There were no other questions on the November financials and the Board moved on to the December financials. Condon asked about the \$75,000 check to Absolute Supply. Hernandez said that was for the walk-in cooler. Condon noted that labor costs seemed to be higher. Devine said they were due to how busy the theater was over the past three months. Filotto commented on the December payable aging report that the bulk of it, about \$256,000, is to VenuWorks and the rest is the usual.

The Chair invited further discussion and, hearing none, he directed roll to be called. Motion passed unanimously.

Motion: J. Condon moved and D. Chestnutt seconded approval of checks paid and accounts payable for the months of October, November and December of 2021.

AYES: Members Filotto, Broderick, Chestnutt, Condon, Kent, Pierson

Nays: NONE

Absent: Trizna

Authority Memo Number **003-2022 Financial Statements**

Discussion:

The Chair said that there would be no vote on the financials as Hernandez was out sick for a period of time. She is catching up and he expects the reports will be ready in about a week. The report will be sent to board members when it is ready.

Authority Memo Number **004-2022 Discussion of Third Option for Bathroom Remodel**

Discussion:

The Chair began by summarizing the options for the planned bathroom remodel. He said the Board was originally given an option A and an option B for the main bathrooms in the Rotunda. He had requested an option C which placed women's and men's on opposite sides of the rotunda. Upon further consideration by DLR, option D was presented, which was a compromise on option C. Instead of the women's restrooms being one large restroom. It would become two restrooms, with the main wall of plumbing (currently separating ladies/men's) remaining where it is. Overall, option D would add 9 toilets and 5 sinks to the women's restrooms; 6 urinals and three sinks to the men's restrooms; and one ADA/family restroom with a toilet and sink. The cost for option D was projected to be approximately \$529,360. Filotto said he still would like to see what it would cost to replace and move the pipes. If it is reasonable, he believes that it should be done as this could be the only chance to move and replace the 95 year old pipes. The Board agreed to request the estimate for option C. Chestnutt said that she was concerned by all of the "not included" items listed on the estimate. Silverman said he believes that those items just do not apply to this project. Devine said she would get clarification on this from DLR. Ericksen said that he had concerns about option D encroaching in on the area designated for the new walk-in cooler. Broderick said he was also concerned about that. He felt that the best measure would be to get the square footage allowed for the cooler area. Ericksen said the new cooler was supposed to be installed in January. Devine said that she and Ericksen will need to go and measure out the space and see for themselves that the area allotted for the cooler was adequate. Broderick also requested that Devine ask about the architectural fee when she speaks with DLR. Devine mentioned to the Board that she was told if there was another future renovation job that could be combined with the bathroom project, it would lead to more competitive bids and more bids in total.

EXECUTIVE REPORTS

RSTF Report: Condon said that the Home For The Holidays event was great. She expects to have the final numbers possibly by the end of February. The next fundraiser, "A Shamrockin' Good Time" will be held on March 18th and will feature Tim Placher. They are planning on having a whisky tasting with a maximum of 60 people for an additional fee. Ericksen said he has gotten \$7500 in sponsorships. He has one title sponsor and is looking for another. He said that Harrah's Casino will be donating food and giving a cash donation. He filled

out the grant application for the City Center Partnership and they will be financially involved with the event. Condon believes that this event could draw between 900 to 1,000 people. She said that it looks to be a very profitable event. Chestnutt asked which basket from Home For The Holidays was the biggest draw. Ericksen said it was the Lotto basket donated by ServPro with the second being the restaurant dining basket donated by Dale and Linda Evans.

Executive Director's Report: Devine said that she wanted to begin with a clarification on her 2021 recap of sales that Broderick had requested. She said that Total Transactions was the total of each time a customer came to the bar to purchase a drink. Customers Served counted only the number of credit card transactions. Devine asked the Board if they were interested in doing something to recognize the volunteers. She said the last time the Board honored the volunteers was September 2019 with a dinner. The event cost \$2500. In 2021, volunteers have worked a total of 3700 hours from July through December. Filotto and Broderick both felt that the volunteers should be recognized. Filotto wanted to host another dinner for them. Broderick thought a dinner provided good interaction between the Board and the volunteers. Devine concluded with a special thank you to Bill Kent for providing lunch for Rialto staff on January 27th.

Chairman's Report: Filotto said that everyone was aware that Board wanted Devine to get the carpeting replaced in the office. Kent had asked The Flooring Guys in Joliet to come in to get an estimate. Kent said asbestos tiles were found under the carpeting. Since the carpeting is glued to the padding and the padding is glued to the tiles, there is no way to replace the carpeting without disturbing the tiles. Kent said the office is about 3900 square feet and asbestos removal will be \$11.00 a square foot. Filotto said the Board needs to get a quote on the job and do it since it is a safety issue. Condon asked if the SVOG money could be used for the job. Filotto said it could. Kent said that everything will have to be out of the office for about a week and a half. Filotto said that it will have to be put up for bid since the cost will run over \$10,000. Silverman said he can draw up specifications for the project. Kent said he will help with the documents for the asbestos removal. He added that the tiles are not a safety issue right now since they are under the carpeting and padding and not being disturbed. Filotto asked if only a portion of the office could be done. Kent said no because of the probability of the other tiles being disturbed. Broderick asked if anyone was opposed to having the asbestos tile removed. Condon said she would like to see what the cost for the removal is. Chestnutt said it should be around \$43,000. Kent said that with the new flooring, it should be around \$60,000 total. Ericksen wanted to know if painting could be done since everything will be removed from the office. Filotto said he was uncertain about the painting. Broderick and Condon said they felt the painting should be done. Silverman said that there would need to be bids for asbestos removal, new flooring and painting.

Filotto asked Pierson to tell the Board about the meeting that he had with Devine, John Siehl and Steve Peters of VenuWorks. Pierson said it was a casual meeting to begin the conversation of negotiating the new contract. No specific details were discussed. Pierson had told Siehl and Peters that the Board was interested in getting a bigger percentage from the shows, a greater split from the concessions and giving Devine more say on what shows are held here. Pierson said that Siehl and Peters thought those requests were not unreasonable. He said that VenuWorks might also be willing to invest some capital in the building. Filotto reminded the Board that the contract is an 80/20 split and the theatre does not absorb the loss on shows that don't do well. He said he would like to see maybe a 70/30 split with VenuWorks. Filotto had asked Hernandez to look at the profitability of the shows that were held under VenuWorks management. The total profitability was \$700,000 with 55% going to VenuWorks and 45% coming back to the theatre. Filotto said the contract with VenuWorks is up on June 30th. Pierson and Chestnutt will meet to come up with a list of talking points to present to VenuWorks when contract negotiations begin. Condon asked about getting more financial information on what has transpired with VenuWorks. Chestnutt said she would also like to see financial reports by year. Pierson asked if there was anything else that anyone was interested in getting changed. Ericksen said that the Board should look at the percentage of sponsorship dollars that VenuWorks gets.

Filotto then informed the Board that they will once again be addressing an insurance issue as the insurance company said they will not be renewing the policy as the building does not have a sprinkler system. The insurance policy will expire in April. Mudron said he feels that the insurance company just wants off of the risk. He said the Board should contact other venues and find out what insurance companies they use.

Committee Reports: No reports.

PUBLIC TO BE HEARD

None

Motion: The Chairman requested a motion to adjourn the regular meeting. D. Chestnutt moved and J. Condon seconded the motion.

AYES: Members Filotto, Broderick, Chestnutt, Condon, Kent, Pierson

NAYS: NONE

ABSENT: Trizna

The meeting adjourned at 5:10 P.M.

Minutes respectfully submitted by Christine Sturm, Recording Secretary.

Kathy Trizna, Board Secretary

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