

WILL COUNTY METROPOLITAN EXPOSITION AND AUDITORIUM AUTHORITY

Date: March 23, 2022

Authority Memo Number **015-2022 March 23, 2022 Regular Meeting**

The March 23, 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 4:00 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; Kathy Trizna; Legal Counsel, David Silverman

Staff: Val Devine, Jack Erickson, Nicole Hernandez, Christine Sturm, Kelly Urquidi, Nancy Lindmark

Absent: City Liaison, Pat Mudron (excused)

APPROVAL OF MINUTES

Authority Memo Number **010-2022 February 23, 2022 Regular Meeting Minutes**

Discussion and Vote:

The Chairman asked if there were any changes to be made to the February 23, 2022 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 J. Pierson seconded approval of February 23, 2022 minutes.

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

Nays: None

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

FINANCIAL REPORTS

Authority Memo Number **011-2022 Operational Bills Paid, Payable and Payable Age Listing**

Discussion and Vote:

Filotto pointed out that there was a new document to the financial reports on page 4. It gave a breakdown of the payment made to VenuWorks. He said that this was something that Chestnutt had asked about in the previous meeting. He asked if the payment to Nicor for \$14,332 on page 3 of the report was for one month. Hernandez said it was. Filotto told the Board that the \$90,000 payment made to the RSTF Endowment Fund, also on page 3, was for a catch-up payment for the previous year on the Cy Pres loan. He asked about the - \$22,392 in Open Receivables for USF on page 7. Hernandez said that USF had prepaid their monthly rent by ACH deposit.

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

Motion: D. Chestnutt moved and T. Broderick seconded approval of checks paid and payroll through February 28, 2022 in the amount of \$473,928.69 and accounts payable for \$95,414.05.

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

Nays: NONE

Authority Memo Number **012-2022 Financial Statements**

Discussion and Vote:

The Chair commented that the numbers on the P&L summary, which begin on page 9 of the report, looked really good at this point. The income YTD is +\$63,000, total expenses YTD is +\$99,000, projected loss for the year is \$243,000 but are currently showing a profit of \$40,000. Filotto said that this number does not include depreciation in the actual column but even with that included, the number is very close. He is asking Hernandez to start recording depreciation into the totals for more accurate numbers. Condon commented that the 40% reduction in the electrical bill due to the new light bulbs was fantastic (page 12, #7216). Filotto noted that on page 17, under #2280 – Unearned Miscellaneous Income, that the SVOG money is not recognized yet. He said that the money given out in the first round must be used on expenses incurred between March 1, 2020 through December 31, 2021. The money from the second round is for expenses incurred through June 30, 2022. He told the Board that any money remaining after June 30, 2022 may be used in any way the Board sees fit. He said there could be a projected \$2.754 million for free cash flow after June 30th.

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

Motion: J. Pierson moved and T. Broderick seconded approval of the February 2022 Financial Statements.

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

Nays: NONE

Authority Memo Number **013-2022 Lobbyist Contract**

Discussion and Vote:

The Chair said that the lobbyists were interested in working with the Board again. They were instrumental in getting the meeting set up with Natalie Manley, Jennifer Bertino-Tarrant and Larry Walsh, Jr. which resulted in the \$500,000 grant for the bathrooms. They believe there are other grants available that they could obtain for the theatre. Their fee is \$5,000 a month. Filotto believes that the money could come from the \$5 million grant as a line item. He believes that it should be done for a period of at least 12 months but not more. Chestnutt said that they would be a good advocate for more funding for capital projects. She said it was originally estimated that \$13 million was needed in repairs from the previous study done. Broderick said that he thought the \$60,000 would be a good investment. Filotto said that the vote on the contract will be put off until next meeting so that all members have a chance to see the contract.

Authority Memo Number **014-2022 Capitol Money Project**

Discussion and Vote:

The Chair said he thought it was necessary to prioritize the list of projects. He wondered if this was something the Board should do or should someone with expertise be hired. He told the Board that the insurance policy expires on April 2, 2022. He said that without a sprinkler system in the building, the theatre will soon become uninsurable. He felt that the sprinkler system should be the first priority on the list of projects. Chestnutt asked if he had gotten an estimate for a sprinkler system. Devine said that The Fire Guys had given a guess that it would cost \$900K to \$1.2 million (pre-pandemic). They did not do a formal estimate or get into specifics. Broderick said it would be wise to address the sprinkler system first in order to keep the insurance premiums down. Pierson added that everyone could agree that the sprinkler system needed to be addressed first. He said he would reach out to some of the previous construction managers for Joliet Central and get their opinions.

Filotto said that some of the other issues to address were: cooling tower; HVAC system; seating; roofs; outside walls; plaster; and the 40,000 sq. ft. of office space on the north side of the building. He said that a patron had contacted Devine about getting a looping system in the theatre that would aid the patrons with hearing difficulties. Pierson said that the mechanical systems should be the next biggest priorities behind the sprinkler system. Chestnutt asked if the seats would be done all at once and what the cost would be. Devine said that the main floor could be done first. She believed that replacing all the seats could cost around \$700,000. Devine said that she advocated for getting the roof done first and then replacing all of the seats. She said the new seats would be an improvement that the patrons could appreciate the most. Chestnutt said that she felt the sprinkler system and the roof were the two main priorities. Broderick and Condon said that a project manager was needed and should be the very first priority. Filotto said the capital projects can no longer wait month to month, they now need to be addressed week to week. Filotto asked the Board if the upstairs bathrooms should also be addressed at this time. Devine said they weren't a priority yet. Broderick said that when the downstairs bathroom construction gets started, that the pipes for the upstairs bathrooms should be looked at since the walls will be opened up.

EXECUTIVE REPORTS

RSTF Report: Condon said the Foundation board did not meet in March. The St. Patrick's day event was successful and very fun. People seemed to have a really good time. Ericksen said 747 tickets to the event were sold and 119 comp'd for a total of 866 tickets. The whiskey tasting sold out with 25 patrons attending. There were \$13,000 in sponsorships and \$9,000 in expenses. The event would probably net between \$15,000 - \$20,000. Devine wanted to thank Mike and Kathy Trizna for handling the whiskey tasting. Condon said that Steve Randich was very impressed by the cooperation from both boards. She added that it was great to get so many sponsors after the holidays. Ericksen said the sponsors were very happy with the event. Condon noted that the effort to put on the event was minimal compared to the return. Chestnutt said that \$2400 was made from the 50/50 raffle in three hours.

Executive Director's Report: Devine informed the Board that Mudron had brought a potential insurer to the building on Monday, March 21. Mudron had not followed up with her yet on the visit. She had also contacted him about the WRDR payment and signing of the engagement letter. She said that she was still trying to get the electrical panel back from Elliott Electric. She is not going to pay them until they return the panel. Devine said that she received an estimate for cleaning services from Jani King which seem comparable to what she is paying now. She also received a notice from IATSE that they would like to meet about renewing the contract which expires at the end of June. The Volunteer Recognition Dinner that was scheduled for September 15 may have to be moved as a show might be scheduled. She said there were other available dates in September. She told the Board that the staff recently participated in crowd management training conducted by John Siehl via Zoom. She said it was very informative and feels that it was very beneficial to the staff. It will be posted online so that the volunteers and stagehands can also view it. Broderick asked about the renovations on the green room. Devine said that the room is looking great. Green Electric will be putting new energy efficient lights in the dressing room.

Chairman's Report: Filotto wanted to make the Board aware that when they file their statements of economic interests online with the County, it does not automatically file with the State. He told everyone to be sure to do that in addition to filing with the County. He also said that Devine received an email regarding a quote from Theatrical Lighting Connection for a lighting system. He said that Devine will send that out to the Board so it can be considered at the next meeting. He told the Board that in the handouts they received was an email from the DLR group regarding the restroom renovation. They had sent color options for the bathrooms. DLR recommended option 1. He told the Board to look them over and let him know their preference. At 5:14pm, Filotto asked staff and the public to step out of the room as he had a matter to

discuss with the Board. After staff and the public had exited, Filotto informed the Board that he had a meeting with Devine. He told them that Devine had informed him that she was resigning due to the demanding work schedule. She said that she had spoken with John Siehl and asked him not to discuss it with VenuWorks until she spoke with the Board. John Siehl will speak to Steve Peters after today. Devine said the Board made her feel welcome and like family since the day she started. She feels she has done some of her best work here. She offered to do whatever needs to be done to help with the transition. She said she will be at the Rialto five years on April 1. She thanked everyone for everything they have done for her during her time at the theatre. Condon said her heart was heavy but she realized that Devine had to do what is best for her. Chestnutt added that all the progress that the Rialto has made in the last five years is because of her leadership. She said that she could not see another Executive Director coming in and taking on the ownership with the passion and the heart that Devine has demonstrated. She said that Devine made serving on the Board a lot easier, knowing the talent that she brought to her job and the commitment she brought to her staff. Chestnutt told Devine that her heart shows in everything she does. Broderick said that he would like to find a role as a consultant for her as he does not want to lose the talent. Filotto and Pierson said they would like to see her on the Foundation Board. Devine said that knowing that she is leaving the Rialto in a better place than when she started, helped her make her decision.

Committee Reports: No reports.

PUBLIC TO BE HEARD

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

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

NAYS: NONE

The meeting adjourned at 5:38 P.M.

Minutes respectfully submitted by Christine Sturm, Recording Secretary.

Kathy Trizna, Board Secretary

Unapproved minutes distributed in Board Packets are subject to change.

Approved minutes shall be posted on www.rialtosquare.com /Public Information/Approved Minutes.