

WILL COUNTY METROPOLITAN EXPOSITION AND AUDITORIUM AUTHORITY

Date: April 27, 2022

Authority Memo Number **024-2022 April 27, 2022 Regular Meeting**

The April 27, 2022 regular meeting of the Will County Metropolitan Exposition and Auditorium Authority Board was held at 15 E. Van Buren Street, Joliet, Illinois 60432. Vice Chairman Jeff Pierson 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: Tim Broderick, Donnie Chestnutt, Jane Condon, Bill Kent; Jeff Pierson; Kathy Trizna; City Liaison, Pat Mudron; Legal Counsel, David Silverman

Staff: Jack Erickson, Christine Sturm, Kelly Urquidi, Nancy Lindmark, Val Devine, Leann Hoffrogge, Josh McGinnis, Ed Krzanik

Absent: Bob Filotto (in attendance via phone)

APPROVAL OF MINUTES

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

Discussion and Vote:

The Vice Chairman asked if there were any changes to be made to the March 23, 2022 minutes. No corrections or changes were suggested. The Vice Chair invited further discussion and, hearing none, he called for a voice vote. No opposing votes were expressed. Motion passed unanimously.

Motion: D. Chestnutt moved and T. Broderick seconded approval of March 23, 2022 minutes.

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

Nays: None

Abstained: Filotto

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

FINANCIAL REPORTS

Authority Memo Number **016-2022 Operational Bills Paid, Payable and Payable Age Listing**

Discussion and Vote:

Chestnutt said she received the email for the financials earlier in the day and did not get to look over them thoroughly because she was out of the office. Pierson said the item could be tabled until next meeting. Broderick agreed and said he felt it would be prudent.

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

Motion: J. Condon moved and T. Broderick seconded the tabling of the March 2022 operational bills paid, payable and payable age listing until the May 25, 2022 meeting.

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

Nays: NONE

Abstained: Filotto

Authority Memo Number **017-2022 Financial Statements**

Discussion and Vote:

The Board agreed to table the March 2022 financial statements until the next meeting in order to give members a chance to review the statements.

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

Motion: J. Condon moved and T. Broderick seconded the tabling of the March 2022 financial statements until the May 25, 2022 meeting.

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

Nays: NONE

Abstained: Filotto

Authority Memo Number **018-2022 Lobbyist Contract**

Discussion and Vote:

Devine reminded the Board that the members were in agreement to renew the contract but when to start it was undecided. Chestnutt said that she was in favor of starting it on July 1st with the new fiscal year. Filotto said that he was in agreement with the July 1st date. Broderick asked if the terms and conditions were the same. Devine said they were.

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

Motion: T. Broderick moved and J. Condon seconded the reinitiating of the lobbyist contract effective July 1, 2022.

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

Nays: NONE

Abstained: Filotto

Authority Memo Number **019-2022 Theatrical Light Connection Quote for LED Lighting Package**

Discussion:

The Vice Chair said the item was not put out for bid and had to be pulled from the agenda. Silverman confirmed that anything over \$10,000 must be put up for bid. Pierson said it will be pulled from the agenda and the board can follow up with it at the next meeting.

Authority Memo Number **020-2022 VenuWorks Contract Renewal**

Discussion:

The Vice Chair told the Board that he and Chestnutt would be meeting with VenuWorks soon to negotiate the new contract. He asked for input from the members. Condon said that she asked Hernandez for a settlements report on food & beverage and management fees. She wanted to know where the strongest dollars were spent and was wondering if some of those dollars could be negotiated. Devine said that the Rialto currently has no say in the shows that are booked. She said that we should be able to turn down shows that we know will not do well in this market. She said that we could look to make such shows a rental

to ensure that we make enough to cover our expenses. Chestnutt said she would like to see the 10% charge on sponsorships be totally eliminated. She added that VenuWorks does not drive sponsorships. She feels that the dedicated sponsors and volunteers who are committed to the support of the theatre want their money to go back into the theatre. Ericksen said that during the pandemic, VenuWorks did not get any money from sponsorships. Condon noted that VenuWorks only got money from sponsorship dollars in 2019. They received nothing in 2021 or 2022. Pierson felt that the language should be eliminated from the contract since it hasn't been practiced. Devine suggested that VenuWorks should only get a commission on the shows that they bring in. She thought this could be a compromise. Filotto asked when Pierson and Chestnutt would be meeting with VenuWorks. Pierson said he would be talking with them the next day, on April 28th. He said he did not meet with VenuWorks since the Board did not have an opportunity to discuss the contract together. Filotto felt that the concerns had been discussed and it was time to move forward with the negotiations.

Authority Memo Number **021-2022 Tyus Lease**

Discussion:

The Vice Chair let the Board know that Mr. Tyus had passed away and the Board would be unlikely to pursue any further action. Devine said that the office space was cleaned out by Mr. Tyus's son and he had asked about the security deposit. She told him that as it was so long ago, it was probably a minimal amount and the unpaid rent was much more. She did not feel that it was worth going after the estate. Silverman said there might not be anything left in the company to pay the rent. Chestnutt thought that it would not be wise to go after the unpaid rent. Broderick thought that the \$30,000 should not be written off. He thought it was only fair to the business. Silverman said that he can talk to the family to see if they could provide tax records for the business.

Authority Memo Number **022-2022 AudioPhil's Lease Extension**

Discussion and Vote:

Devine said the Board is good to proceed with the lease extension for AudioPhil's. She said they have approved a two year lease with a two year option at a 6% increase for each year. The new lease is ready to be signed.

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

Motion: J. Condon moved and B. Kent seconded approval of the Lease Extension for AudioPhil's.

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

Nays: NONE

Abstained: Filotto

Authority Memo Number **023-2022 Brauer Lease**

Discussion and Vote:

Devine told the Board that she approached Dr. Brauer with the same terms for a lease extension – two year extension with an option to extend for two years and a 6% yearly increase. She said he was reluctant to do so given the problems he has had in the past. Devine explained to the Board that the cleaning company is very inconsistent with cleaning Dr. Brauer's office. She said that she did the cleaning of the office during the pandemic. She said that Dr. Brauer was willing to extend his lease for one more year at the same terms to see how a new director and cleaning company will handle the situation. She said that he has been very patient with all the disruptions and she supported extending his lease for one more year at the same terms.

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

Motion: K. Trizna moved and B. Kent seconded approval of the one year lease extension at the same term for Dr. Brauer.

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

Nays: NONE

Abstained: Filotto

EXECUTIVE REPORTS

RSTF Report: Condon reported that the Foundation Board is starting its planning for Home for the Holidays. She said that they are looking at hosting a Monday evening event that will include a show in the theater and be more of a family night. She said that the Foundation is planning a dinner for the Rialto volunteers on September 22, 2022. The Foundation Board would also like to acknowledge different groups with various awards, such as sponsors. Ericksen said there will be an executive meeting in June to talk about the marketing strategy for Home for the Holidays. He said an additional date was added to Merry Little Soiree, which will now be three nights. He said another St. Patrick's Day event has been scheduled for March 16, 2023. He believes that this event will be even more profitable since it will be held before St. Patrick's Day.

Executive Director's Report: Ericksen told the Board that he took Rod Tonelli, Priscilla Cordero and Katie Smith from the City through the north side of the building recently. He said they are looking at it for residential development. He also said that Nick Palmer with the County is interested in planning an event with other County officials at the Rialto. Filotto said they were interested in a bus tour of Centerpoint Properties and then a tour of the Rialto. Ericksen told the Board that on April 24th, one of three transformers to the building was blown out by a squirrel. The Rainbow National Dance Competition was being hosted in the building at the time of the outage. He wanted the Board to know how professionally the staff and volunteers handled the situation. He said there was a 60-90 minute delay but the dance competition was able to continue. Building Engineer, Ed Krzanik, said that a ComEd repair crew came within 30 minutes and fixed the transformer. He added that an electrician from Green Electric looked everything over afterwards and believes there may be an issue with the insulation on the wires outside the building. Krzanik said that it would be ComEd's responsibility to repair the wires. Broderick asked about the status of the green room. Devine said that it is completely finished.

Chairman's Report: No reports.

Committee Reports: No reports.

PUBLIC TO BE HEARD

Mudron introduced Kevin Sing to the Board. He is a new hire at the City and is in Jim Ghedotte's office. Mudron requested that a copy of the financial reports also be sent to Sing before meetings.

Foundation Board member, Dale Evans, informed the Board that the Foundation is beginning the planning for the Rialto's 100 year celebration. He said the Foundation would like a member from the Board to help with the planning. He also asked to have access to the archives and historical photos. The Board agreed to both requests. Evans said the Foundation is going to apply for a commemorative stamp of the Rialto with the US Postal Service since Route 66 will also be celebrating its 100 year anniversary. Deadline to submit a

request to the Postal Service is January 1, 2023. He added that the Foundation will need a secure place to keep everything and to work on the planning on an ongoing basis. All of Evans's requests had the full support of the Board.

Motion: The Vice Chairman requested a motion to adjourn the regular meeting. T. Broderick moved and K. Trizna seconded the motion.

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

NAYS: NONE

Abstained: Filotto

The meeting adjourned at 4:46 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.*