

WILL COUNTY METROPOLITAN EXPOSITION AND AUDITORIUM AUTHORITY

Date: June 22, 2022

Authority Memo Number **038-2022 June 22, 2022 Regular Meeting**

The June 22, 2022 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 called the meeting to order at 4:01 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, Jeff Pierson; City Liaison, Pat Mudron
Staff: Jack Erickson, Christine Sturm, Nicole Hernandez, Leann Hoffrogge
Others: David Silverman, Legal Counsel; Rod Tonelli, Carol Mulvihill
Absent: Bill Kent (excused), Kathy Trizna (excused)

APPROVAL OF MINUTES

Authority Memo Number **032-2022 May 25, 2022 Regular Meeting Minutes**

Discussion and Vote:

Chestnutt asked if the Foundation's mural would interfere with the CCP's mural on the parking deck if it did have to be moved due to the renovations. Filotto said he did not know. Ericksen said there is an ongoing discussion between the Foundation and the City. He said it won't be a surprise to the City. Filotto said Steve Randich is keeping in contact with the City.

The Chairman asked if there were any changes to be made to the May 25, 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: D. Chestnutt moved and T. Broderick seconded approval of May 25, 2022 minutes.

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

Nays: None

Absent: Kent, Trizna

Authority Memo Number **027-2022 May 12, 2022 Special Meeting Minutes**

Discussion and Vote:

The Chairman asked if there were any changes to be made to the May 12, 2022 special meeting 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: J. Condon moved and T. Broderick seconded approval of May 12, 2022 special meeting minutes.

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

Nays: None

Absent: Kent, Trizna

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

NEW BUSINESS

Authority Memo Number **033-2022 Novogradac & Co., LLP, CPAs Proposal for Benefits Analysis with Regard to the Use of Federal and State Income Tax Credits for Capital Projects**

Discussion:

The Chair handed out the proposal from Novogradac & Co., LLP. Rod Tonelli told members that he had a follow-up call with the historic tax credit consultants. He talked more about the tax credit process with them and asked them to send proposals. The benefits analysis by Novogradac would be conducted in two phases: 1) a feasibility study and 2) a financial study. The cost for phase one would not exceed \$6500. Novogradac would then issue a report to see if the financial benefits are there. Tonelli thought this would be the least amount of time and investment. Broderick wanted to know the turn-around time for the first phase. Tonelli said between 30 and 60 days. Chestnutt said she wanted to see all of the costs involved. Tonelli said that information should be given in the reports that are issued. Filotto asked the board members if they were comfortable with approving the phase one benefits analysis, subject to legal review. Broderick felt it had to be done in order to move forward with the project.

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

Motion: T. Broderick moved and J. Pierson seconded approval of retaining Novogradac & Co. LLP for the Phase 1 feasibility study, subject to legal review.

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

Nays: None

Absent: Trizna, Kent

Authority Memo Number **034-2022 Heritage Consulting Proposal – Federal and State Historic Tax Credits**

Discussion and Vote:

The Chairman said no action will be taken at this time on the Heritage Consulting proposal until the results of the feasibility study are known. Condon asked if the board could get a second quote if they decided to proceed.

Authority Memo Number **035-2022 VenuWorks Proposed 2022-2023 Fiscal Year Budget**

Discussion and Vote:

The Chair informed the board that the FY22/23 Budget was only in the discussion stages. He hoped to have something to approve at the next meeting. He said that Wade Welsh would be going to Ames to work on the budget with VenuWorks.

OLD BUSINESS

Authority Memo Number **028-2022 April 2022 Operational Bills Paid, Payable and Payable Age Listing**

Discussion and Vote:

The Chair asked if there were any questions or comments on the April 2022 bills paid, payable and payable age listing. Condon asked if there was an update on the unpaid rent of Tyus & Associates. Filotto said he was uncertain. He said he would follow-up with David Silverman's office to see if anything was sent to the family. Hernandez said that all deposit for the Rainbow Dance Company were received.

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 payroll from April 2022.
AYES: Members Filotto, Broderick, Chestnutt, Condon and Pierson
Nays: None
Absent: Kent, Trizna

Authority Memo Number **029-2022 April 2022 Financial Report(s)**

Discussion and Vote:

The Chair asked if there were any questions or comments on the April 2022 Financial Statements. He commented that the budget was predicting a loss for the year but that there is actually some net income showing. He feels very good about the financials at this time. Condon asked if Hernandez received the additional \$50,000 from the SVOG money yet. She said she did not because she has been unable to update the Rialto's information on the website but she is still working on it.

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

Motion: T. Broderick moved and J. Pierson seconded approval of the April 2022 Financial Statements.
AYES: Members Filotto, Broderick, Chestnutt, Condon and Pierson
Nays: None
Absent: Kent, Trizna

FINANCIAL REPORTS

Authority Memo Number **036-2022 Operational Bills Paid, Payable and Payable Age Listing**

Discussion and Vote:

The Chair asked if there were any questions or comments on the May 2022 bills paid, payable and payable age listing. Condon asked if there was an elevator maintenance program for the building. Hernandez said there was. She said the company in charge of that is supposed to come in quarterly. Hernandez said she requests a report when an inspection is done so she knows what elevator they were working on. Filotto asked about the open invoice for Rassmussen College. Hernandez said it was for their graduation ceremony. She told Filotto that Rassmussen has a delayed process in sending out their payment.

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 May 2022 Operational Bills Paid, Payable and Payable Age Listing.
AYES: Members Filotto, Broderick, Chestnutt, Condon and Pierson
Nays: None
Absent: Kent, Trizna

Authority Memo Number **037-2022 Financial Statements**

Discussion and Vote:

The Chair asked if there were any questions or comments on the May 2022 Financial Statements. No questions or comments were made.

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 the May 2022 Financial Statements.

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

Nays: None

Absent: Kent, Trizna

EXECUTIVE REPORTS

RSTF Report: Condon said that the Foundation met in June. She reported that the mural is moving along. Planning for Home for the Holidays is still ongoing. She asked that if anyone knows of possible sponsors for Home for the Holidays to let Jack Ericksen know as soon as possible. She said that the Volunteers dinner is scheduled for September 22 and asked the board members to volunteer. Chestnutt said that she would like name tags for all the board members so the volunteers can identify members. The centennial plans are also in the works and she requested that board members also volunteer for that. Broderick said that he would like to help.

Pierson shared a 1979 letter from Congressman George O'Brien and a news article recognizing Chris Dragatsis who secured funding for the Rialto renovation in 1980.

Ericksen met with Trisha Gonyo from the corporate office to discuss Home for the Holidays. He said the window cling for the box office window will be put up in August. He also told the board that he is setting up Dale Evans in an office on the south side of the building to work on the centennial planning. It will allow Evans to have everything in one place and have enough space to work.

Executive Director's Report: Welsh told board members that the first review team meeting will be on June 30th. He said ten architectural firms responded to the RFQ posting. The goal of the review team will be to narrow down the list to three or four firms. Filotto excused himself from the process as he has an association with two of the firms that responded.

Welsh informed board members that DLR is prepared to go to the bid phase on the bathroom project. He will set up a date to allow interested companies to come in and see the area for the bathroom remodel. Condon asked if the bathroom project could go forward without interfering with the tax credit application. Pierson said the project would need to be included in the application. Filotto asked Tonelli to check with Heritage Consulting if the board could move forward with the bathroom remodel.

Welsh congratulated Jack Ericksen on securing the sponsorship deal with Old National Bank that will bring in \$150,000 a year for three years. Old National Bank will get name recognition in the box office lobby, at the ends of the marquee and on the entrance to the Promenade. Welsh also informed the board that the stagehands will be voting on the negotiations on June 23rd. He told the board that Russ Ferguson from VenuWorks was in to look at the food and beverage services of the Rialto. His recommendations to upgrade service should be available at the next board meeting. Welsh concluded his report by letting the board know that Nicole Hernandez would be resigning on July 1st.

Chairman's Report: Filotto said that Mike Piehl will be filling in for Hernandez until a new Business Manager is hired. He officially welcomed Wade Welsh as the new Executive Director of the Rialto and thanked

Ericksen for acting as interim Executive Director. He said that the audit invoice was paid by WCMEAA and that everything in the audit looked fine. He said that once Jim Ghedotti from the City acknowledges the audit payment, the City of Joliet will release the second funding payment. Filotto will have Tom Lancaster from WDR present the audit report at the next meeting in July. Lastly, he said that the tenants from the General Federation of Women's Clubs (GFWC) will be meeting with Welsh to discuss a list of questions that they have about possibly switching office suites.

Committee Reports: No reports.

PUBLIC TO BE HEARD: Leann Hoffrogge told the Board that on June 29th, Chicago Street Pub was going to donate 15% of its total sales to the Rialto Square Volunteers. She asked that members make a purchase on the day to support the volunteers.

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

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

Nays: None

Absent: Kent, Trizna

The meeting adjourned at 5:22 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.