

WILL COUNTY METROPOLITAN EXPOSITION AND AUDITORIUM AUTHORITY

Date: January 25, 2023

Authority Memo Number **004-2023 January 25, 2023 Regular Meeting**

The January 25, 2023 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, and Jeff Pierson

Absent: Bill Kent, Kathy Trizna, Mayor Bob O'DeKirk

Staff: Wade Welsh, Julie Quigley, Rafael Ramirez, Leann Hoffrogge, Kelly Urquidi, Christine Sturm

Others: Carol Mulvihill

APPROVAL OF MINUTES

Authority Memo Number **075-2022 December 21, 2022 Regular Meeting Minutes**

**Discussion:**

The Chairman said he had a couple of follow up questions regarding the December minutes. He asked if the laptops for the staff were ordered. Welsh said he placed the order the day after the meeting and the laptops were shipped after the first of the year. They have been received and the equipment is being installed. Welsh thanked the Board on behalf of the staff. Filotto also asked about the status of maintenance on the marquee. Welsh said he would talk about that in his Executive Director's Report. Filotto said he had one small change to be made in the minutes. He said that under Chairman's Report, he would like it to say that the Rialto received \$375,000 from the City of Joliet and not the Board. He asked if there were any other changes to be made to the December 21, 2022 minutes. No other 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 D. Chestnutt seconded approval of the December 21, 2022 minutes.

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

Nays: None

ABSENT: Kent, Trizna

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

FINANCIAL REPORTS

Authority Memo Number **001-2023 Operational Bills Paid, Payable and Payable Age Listing**

**Discussion and Vote:**

The Chair said that Welsh had a comment to make about the December financials. Welsh told Board members that Mike Piehl of VenuWorks was away on vacation and unable to look over the financial reports. He was not comfortable having the Board vote on them today. He would like the Board to hold off voting on them until Piehl got back and could go over them with Business Manager, Julie Quigley.

Filotto said that the Board could still look over the reports and ask questions. Chestnutt asked about the payments to VenuWorks. Welsh said it was sent as an attachment and lists all the payments. Filotto noted that while there is a line item for credit card charges, the Board does not actually view the credit card statements. Welsh said that going forward, Quigley is planning to include the credit card statements for the

month in the financial reports. Welsh also reminded Board members that there were several large expenses that have yet to be billed and paid: \$30,000 for the Wermer, Rogers, Doran and Ruzon audit; \$30,000 for the new laptops; \$30,000 for TicketMaster; and \$9,200 for a new water heater. Chestnutt asked about the refund to Wermer, Roger, Doran & Ruzon in the amount of \$2,259. Welsh said it was for an overpayment on their Christmas party.

The Chair invited further discussion and, hearing none, he directed roll to be called. Motion to table the December 2022 Financials passed unanimously.

**Motion:** J. Pierson moved and J. Condon seconded a motion to table the December 2022 Financials until the February meeting.

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

Nays: None

ABSENT: Kent, Trizna

Authority Memo Number **002-2023 Financial Statements**

**Discussion and Vote:**

Tabled until the February meeting.

**OLD BUSINESS**

**Renovation Project Update:** Welsh said that JLK is ready to begin on the roof and masonry work. It is scheduled to start in July and finish in November.

**NEW BUSINESS**

Authority Memo Number **003-2023 Bully & Andrews Construction Management Proposal**

**Discussion and Vote:**

JLK contacted Welsh to let him know that Bully & Andrews offered to be the Construction Manager on the project. He said they have been with the process since the beginning and have been a key subsidiary to JLK to this point. Bully & Andrews have also done work on the Rialto prior to this project. Welsh said the Board would have to put the construction manager position out for bid as they generally make 10-15% of the overall construction costs, not the design costs. The Board agreed to get a quote from Bully & Andrews and to also seek other bids. Welsh said a construction manager is definitely needed, otherwise, the Board would have to rely heavily on Rod Tonelli, Dan Malinowski and Bret Mitchell. Broderick asked if the construction manager fee would be 10% of the \$13 million. Welsh said it would not. It would only cover phase one and only the construction costs of the \$4.9 million. Condon said that it may even be possible to get the fee below 10%. Welsh said he wants to make sure with JLK that putting the construction manager out to bid does not delay the overall time line. He would also like to know when JLK would need the general contractor named to begin the project.

**EXECUTIVE REPORTS**

**RSTF Report:** Condon said that the planning of A Shamrockin' Good Time is moving forward. The event will be held March 16<sup>th</sup>. A costume contest will be added to the evening. The whiskey tasting will be offered again for an additional \$40. She said that there were 736 attendees last year and a total of \$20,000 was netted. The Foundation hopes to improve the numbers this year. Tickets will begin to go on sale on January 27<sup>th</sup>. Ericksen said he is working on sponsorships for the event. He said the Foundation is also planning on having a sponsor recognition dinner on stage in either May or June. There will be around 60 invitees. The Lynne Lichtenauer Award will be given out during the dinner. Condon said the Foundation is also planning a reception to view the mural before it gets installed on the outside of the building. Ericksen has gotten a trucking company to donate a truck to get the mural

from Elwood to Joliet. He was introduced to the trucking company owner the night of the Gigantar reveal at the Illinois Rock and Roll Museum.

**Executive Director's Report:** Welsh thanked Board members for helping out at the Nikki Glaser shows. He said that it was a phenomenal night for the Rialto both operationally and financially. AEG, which is one of the biggest touring companies in the world, was very impressed with the operations at the Rialto. AEG was amazed that everyone was seated by 7:03 for the first show. They were even more amazed by how quickly the patrons were seated for the second show even though the first show ran longer. Welsh said the Nikki Glaser show was the most profitable show in the seven months that he has been Director. Food and beverage made about \$21,000 and the overall night was just shy of \$50,000.

The Wedding Expo in January doubled attendance from 2022. There were 80 brides registered and over 30 vendors. The vendors were extremely happy with the leads that they got from the show.

The third and final meeting for the City Square will be held in the Spring of 2023. Welsh will share the PowerPoint from the meeting when he gets it. There will be a community open house for the public to see the plans on February 23<sup>rd</sup> at the Joliet Public Library from 4 to 7.

Welsh said that Director of Operations, Rafael Ramirez, had three companies come in to look at the marquee. He chose a local company, Boyd Signs, to do the maintenance on the marquee. The company was able to get inside the marquee to inspect it. It had probably been three to four years since the engineers were last able to get in to replace the bulbs. The bulbs are still florescent. Ramirez is waiting on a quote for LED bulbs for the marquee.

The new computer equipment has been received. A technician will be in the office installing it over the next couple of days. The new bars and POS system have also been received. Welsh said that he, Ericksen, Hoffrogge and Ramirez will be meeting with representatives from Coca Cola who are coming to do a site survey. Welsh is looking to get pouring rights with Coke as well as sponsorship dollars from the arrangement.

Filotto asked about the status of the grant application with the County. Welsh said he had not heard anything as of yet. Broderick said the application review process is about a month behind because the new County Board members were not seated. The Executive Director wanted the newly elected officials to look over the applications and weigh in on the approval. The earliest that we could hear something would be February 16<sup>th</sup>. Chestnutt asked if we have any contact with the County Board. Welsh said the lobbyists are trying to arrange a tour with the County to give them the identical tour that the legislators got. The lobbyists will also be giving a report every month to let the Authority know what they are doing on their behalf. The lobbyists' report will begin at next month's meeting.

**Chairman's Report:** Filotto said that recently he and Foundation Board President, Steve Randich, went to meet with the Director of Finance at the City of Joliet, Kevin Sing. He said that it was one of the most refreshing meetings he has ever had with a City official. Filotto asked Sing how the Authority could get the \$475,000 on the City budget. Sing told Filotto to contact him in September. Sing also said that he believes there might be enough support to amend the City budget to get the additional \$100,000. The Authority would need a council member to make the motion to amend the budget and another to second the motion. Sing suggested to wait until after the election. Filotto said that he and Randich also received the first half of the \$375,000 at the meeting. Sing asked for a quarterly report on what is going on at the Rialto – what shows have occurred, what shows are coming up and what the ticket sales have been. He will make it a part of his Finance Committee report to City board members. He will ask Finance Chair, Cesar Guerrero, to

mention one or two items in every council meeting report that he gives. Filotto also brought up the idea of perhaps hiring a strategic planner for the theatre. Pierson said he had a person in mind. He will discuss with Welsh how a strategic planner could identify stakeholders for the theatre. Filotto said it is something the Board should consider.

**Committee Reports:** No reports.

**City of Joliet Liaison's Report:** No reports.

**PUBLIC TO BE HEARD:** Carol Mulvihill asked Filotto how the tour with the State legislators went. Filotto said that five were invited but only two showed up: State Senator Meg Cappel and State Rep Larry Walsh, Jr. He said he wished it was better attended but there was a good response from the two that did attend. Walsh contacted ComEd right away after seeing the section of the basement where all the water comes in. Mulvihill commented that she feels new state rep Rachel Ventura would be a good proponent for the theatre. Filotto said that he is going to contact Jennifer Bertino-Tarrant and ask the entire Will County Board to come in and take a tour. He said he would also be willing to invite Representative Ventura in for a tour.

Mulvihill said that Jitters asked her for a schedule of the dance competitions. She said that Jitters would be willing to be open on competition days. Welsh said that Marketing Director, Kelly Urquidi, is sending a monthly schedule to the area restaurants with the events and expected attendance. She is working with Vicki Sanchez from the Joliet City Center Partnership to do a better job of communicating with the downtown businesses about our events. Filotto said he mentioned to Kevin Sing that the Rialto was unable to get a permit for a food truck on weekends when there are no restaurants open. Sing thought that was unreasonable and he said he might be able to help get a permit in the future.

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

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

Nays: None

ABSENT: Kent, Trizna

The meeting adjourned at 4:53 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](http://www.rialtosquare.com) /Public Information/Approved Minutes.*