

WILL COUNTY METROPOLITAN EXPOSITION AND AUDITORIUM AUTHORITY

Date: November 16, 2022

Authority Memo Number **069-2022 November 16, 2022 Regular Meeting**

The November 16, 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 4:00 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, Bill Kent, Jeff Pierson

Staff: Wade Welsh, Julie Quigley, Rafael Ramirez, Jack Ericksen, Christopher Smith, Leann Hoffrogge, Kelly Urquidi, Christine Sturm

Others: Mike Piehl, Venuworks; Steve Randich; Tim Scovic; Mario Berrones; Brendan Keane; Carol Mulvihill

Absent: Jane Condon (attended via phone); Kathy Trizna (excused)

APPROVAL OF MINUTES

Authority Memo Number **065-2022 October 26, 2022 Regular Meeting Minutes**

Discussion:

The Chairman asked if there were any changes to be made to the October 26, 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: J. Pierson moved T. Broderick seconded approval of the October 26, 2022 minutes.

AYES: Members Filotto, Broderick, Kent and Pierson

Nays: None

Abstained: Chestnutt

Absent: Condon, Trizna

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

FINANCIAL REPORTS

Authority Memo Number **066-2022 Operational Bills Paid, Payable and Payable Age Listing**

Discussion and Vote:

Filotto questioned the check made out on October 14th for \$2,000 in cash. Welsh said that it was for the Blue's Clues show. He said the show needed cash to pay the cast. He explained that we front them the cash and then get it back from the settlement. He said this usually happens on weekends when the banks are closed. Filotto said he would prefer that checks are not made out for cash. Pierson asked if it could be itemized on the settlement as "cash for show".

Broderick asked about the check made out on October 27th for \$3,695 to Schindler Elevator. Welsh said it was for maintenance on an elevator. He said that he is bidding out for a new elevator service. He said he feels like he could get a better price and service agreement.

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

Motion: J. Pierson moved and D. Chestnutt seconded approval of the October 2022 Operational Bills Paid, Payable and Payable Age Listing.

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

Nays: None

Absent: Condon, Trizna

Authority Memo Number **067-2022 Financial Statements**

Discussion and Vote:

The Chair told board members that total income is within \$3,000 of budget for a four month period. He said that total expenses are ahead of budget by \$180,000. Ordinary income is also ahead of budget by \$181,000. Net income is ahead of budget by \$441,000. Most importantly, there is a positive cash flow. He told Board members that the numbers look very strong.

Welsh said that he would like the Board to be aware that \$30,000 was budgeted for the audit but the audit has not been invoiced yet. It will be paid in November so the numbers are looking \$30,000 better.

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

Motion: J. Pierson moved and D. Chestnutt seconded approval of accepting the October 2022 Financial Statements into the minutes.

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

Nays: None

Absent: Condon, Trizna

OLD BUSINESS

Authority Memo Number **068-2022 JLK Presentation of Pre-schematic Design and Cost Estimate**

Discussion: Tim Scovic, Project Manager from JLK Architects; Mario Berrones, MEP Project manager from Calor Design; and Brendan Keane, Lead Cost Estimator/Construction Consultant from Bulley & Andrews were on hand to present the pre-schematic design and preliminary cost estimate for the renovation project to the Board. Scovic told the Board that over the past two months, engineers have been looking at three different scope areas of the building: 1) roof replacement 2) HVAC replacement and upgrades and 3) the sprinkler and fire suppression system. Scovic said a major factor causing all the problems with the roofs is that there are not enough roof drains for the roof area. It is causing issues like ponding, standing water, water infiltration and degradation of parapet walls. Some saturation was found inside of the walls. Scovic explained that there is a coating on the parapet walls that is trapping moisture against the brick and causing damage. Engineers looked at the different roofing systems found on the numerous roofs on the building. Most of them are a built-up roof with a layer of insulation, a vapor barrier and the concrete deck below. Most of the roofing systems are past their useful life and should be replaced.

Berrones told Board members that much of the HVAC system equipment found on the roofs is no longer functioning and has been abandoned and just left in place. Some of the equipment has been disconnected and some hasn't. There are also ducts on the side of the building that are no longer used. His recommendation was to remove all unused equipment and patch all damaged masonry. The two primary air handlers to the theatre are severely compromised and are leaking along the piping into the basement. He said all HVAC equipment should be brought up to code. Berrones said the current steam system should be converted to a hot water system; the air handlers and boilers need to be replaced as they are past their useful life; and an air cool chiller should be installed as opposed to a cooling tower. He said that the building is partially sprinklered. There is a 75hp sprinkler pump in the basement but he is doubtful that it still works. Welsh asked if it could be fixed. Berrones said he did not think so because of the condition of the equipment. He said it should be replaced along with some of the valves that are there. Welsh also said water is a major

issue in the basement and would have to be addressed before any new equipment is installed. Some of the floor drains have collapsed and new floor drains are needed throughout the basement. Berrones said that more drains should be added and connected to the existing sewage ejectors. Chestnutt asked how the roofs would be repaired. Scovic said they would be replaced where needed while others could have a new coating applied. New roofs would have a 30-40 year life expectancy and repaired roofs would have a 20 year life expectancy. Chestnutt asked about the cost of coating the roofs. Keane said it is only half the cost of fully replacing the roofs.

Scovic said that the cost of all repairs would total \$13.1 million. A spreadsheet was provided to Board members which gives all the details on the project. He said that two options for a phased approach were also provided so that work could be done in stages to address the most urgent repairs. Phase 1 would address all urgent conditions that must be repaired immediately. This is mainly all exterior repairs to the building. Phase 2 would include all high priority work that involves all HVAC and fire sprinkler systems. Phase 3 would address the medium priority work, mainly the repairs in the administrative offices.

Filotto said there was no doubt that the roofs need to be taken care of first, followed by the HVAC systems. Welsh noted that since the insurance is no longer requiring a sprinkler system to be installed, that project can go lower on the list of priorities. Broderick asked if the cost estimate was estimated numbers or actual bids. Keane said they were real numbers from contractors and he felt the numbers were very accurate. Welsh said that the project needs to move forward quickly because if the Board waits to do the work, the HVAC system would not be replaced until the summer of 2025. Welsh asked Berrones how long the building would have to be shut down to replace the HVAC system. Berrones said it would need to be completely shut down for two to three months. Welsh asked Scovic which option JLK would recommend. Scovic said he would recommend option one so that the outside of the building gets secured before any other work begins. Filotto said the Board definitely needs to explore funding options. He said that the Board should talk to the City and the County about funding.

EXECUTIVE REPORTS

RSTF Report: Ericksen told the Board that Home for the Holidays begins Monday, November 21st at 6:00 pm and goes until December 19th. He feels that this will be the most successful Home for the Holidays ever due to sponsorship and attendance at events. RSTF Board President, Steve Randich, thanked Ericksen, Sue Gulas, Kelly Urquidi, Leann Hoffrogge, Nancy Lindmark, Rafael Ramirez, Julie Quigley and the rest of the Rialto staff for their help in putting together the events. He agreed that this could be the best event ever.

Executive Director's Report: Welsh said that computer bids were due on November 18th and will be presented and voted on at the December meeting. Property insurance for the theatre has been switched from Cincinnati Insurance to Chubb. The new insurance began on November 15th. He is finalizing a snow plowing contract and looking for a new company to service the elevators. He said that due to the schedule provided by JLK, the theatre can be open in July and August of 2023. He will open the calendar up for bookings. He said that Nancy Lindmark's surgery went well and she is due back on December 17th.

Filotto asked Welsh if he has had contact with the lobbyists. Welsh said that he was scheduled for a call with them on November 17th. Filotto asked if they are aware of the renovation project. Welsh said they were but they did not know about the cost. He said he would share that with them at the meeting. He told the Board that he is not impressed with the lobbyists. He said there is not a lot of contact with them and they seem to be very unprepared. He said their attention to detail is not what he expected. Broderick said he want to see what they are working on and what they're doing on a monthly basis. He feels they should be advising us.

He said he was not impressed either and is open for other options. Filotto said that the Board should take a look at their contract.

Chairman's Report: Filotto thanked the Board members and staff for the Volunteer Appreciation Dinner. He felt it was a great turn out. He said that Broderick and Pierson met with the mayor last week and got an invitation to present on December 5th at the pre-council meeting. Filotto said he does not know what is in the preliminary budget. He said there are a lot of good things happening in the theatre and asked both boards to attend the meeting and anyone else who would like to show support.

Committee Reports: No reports.

City of Joliet Liaison's Report: No reports.

PUBLIC TO BE HEARD: None

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

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

Nays: None

Absent: Condon, Trizna

The meeting adjourned at 5:08 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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