

WILL COUNTY METROPOLITAN EXPOSITION AND AUDITORIUM AUTHORITY

Date: August 2, 2023

Authority Memo Number **046-2023 Special Meeting Minutes**

A special meeting of the Will County Metropolitan Exposition and Auditorium Authority Board was held on August 2, 2023 at 15 E. Van Buren Street, Joliet, Illinois 60432. Chairman Bob Filotto opened the meeting at 4:00 P.M. with a quorum present. He welcomed those in attendance and directed the body to rise for the Pledge of Allegiance.

Present: Members Bob Filotto, Tim Broderick, Donnie Chestnutt, Jane Condon, Bill Kent, Jeff Pierson  
Absent: Kathy Trizna (excused); David Silverman, Legal Counsel; Sherri Reardon, City Council Liaison  
Staff: Wade Welsh, Rafael Ramirez, Christine Sturm  
Others: Rich Berti, President/R. Berti Building Solutions; Pete Bohler, R. Berti Building Solutions

Public to be Heard Re: Agenda Items – No response

Authority Memo Number **043-2023 WCMEAA Resolution No. 003-2023 Approval and Award of Contract for Asbestos Abatement**

**Discussion and Vote:**

The Chairman asked if there were any questions or comments about the two quotes that were presented for asbestos abatement. Pierson asked if the quote from DEM Services had been reduced. Welsh said it had been revised from the original bid of \$273,000. He explained, that per David Silverman, since no bids were received, companies could quote and requote until the Board made a final decision. Rich Berti said that when no bids were received for asbestos abatement, Pete Bohler reached out to four groups. DEM and Midway Contracting Group were the only two that submitted quotes. Berti said he did a scope review and asked both companies to come back to the building. Midway raised their original quote and DEM lowered their quote. Berti said he is very comfortable with DEM and they are very excited and motivated about the project. Berti told Board members that DEM will also be doing air testing even though the work is being done outdoors. Broderick noted that DEM stated in its proposal that it will not provide weather protection after removal of material on the roofs but will coordinate with the roofers. He wanted to know why this was. Berti said it was the responsibility of the roofers.

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

**Motion:** J. Condon moved and T. Broderick seconded approval of awarding the contract for asbestos abatement to DEM Services, Inc.

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

Nays: None

Absent: Trizna

Authority Memo Number **044-2023 WCMEAA Resolution No. 004-2023 Approval of Payment & Performance Bonds**

**Discussion and Vote:**

The Chairman asked if there were any questions or comments about the payment and performance bonds. Welsh told the Board that R. Berti is handling all payment and performance bonds for the project at a cost of \$34,800. The Authority will pay R. Berti back as per the project agreement.

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

**Motion:** J. Pierson moved and T. Broderick seconded approval of the Payment & Performance Bonds

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

Nays: None

Absent: Trizna

Authority Memo Number **045-2023 WCMEAA Resolution No. 005-2023 Approval to Make Public Executive Meeting Minutes**

**Discussion and Vote:**

The Chairman said the issue of releasing the Executive Session meeting minutes was discussed at the last meeting without going into Executive Session. It was not on the agenda and could not be voted on at that time. The minutes to be released are from Executive Sessions: May 23, 2018; February 26, 2020; and August 25, 2021.

The Chair invited further discussion and, hearing none, he called for a voice vote. Motion passed unanimously.

**Motion:** T. Broderick moved and D. Chestnutt seconded approval to make public Executive Meeting Minutes.

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

Nays: None

Absent: Trizna

**Public to be Heard** – No response

**Chairman's Report:** The Chair told Board members that he, Wade Welsh, Sherri Reardon and Kevin Sing will be meeting with Mayor D'Arcy on August 3, 2023 to discuss the additional \$100,000, construction, communication issues and a multi-year grant. Chestnutt asked if they would be talking about the expenses for the building's façade. Welsh said that would be discussed also.

Filotto also said he called HR Cook to discuss the Employee Retention Tax Credit fee. Cook agreed to \$21,000 in fees which was 10 percent. Filotto felt that was a fair number.

**Adjournment:** The meeting adjourned at 4:13 P.M.

Minutes respectfully submitted by Christine Sturm, Recording Secretary

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Kathy Trizna, Board Secretary

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