

WILL COUNTY METROPOLITAN EXPOSITION AND AUDITORIUM AUTHORITY

Date: November 15, 2023

Authority Memo Number **071-2023 November 15, 2023 Regular Meeting**

The November 15, 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 4:00 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, Jane Condon, Kathy Trizna
Staff: Wade Welsh, Julie Quigley, Rafael Ramirez, Jack Ericksen, Leann Hoffrogge, Christine Sturm
Absent: Bill Kent, Jeff Pierson (excused)
Others: Carol Mulvihill

APPROVAL OF MINUTES

Authority Memo Number **066-2023 October 25, 2023 Regular Meeting Minutes**

Discussion and Vote:

The Chairman asked if there were any changes to be made to the October 25, 2023 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 the October 25, 2023 regular meeting minutes.

AYES: Members Filotto, Broderick, Chestnutt, Condon, Trizna

ABSENT: Kent, Pierson

NAYS: None

Public to be Heard Re: Agenda Items – None.

FINANCIAL REPORTS

Authority Memo Number **067-2023 Operational Bills Paid, Payable and Payable Age Listing**

Discussion and Vote:

The Chair told Board members that the checks paid total in October was \$2,643,518 with two large checks going to R. Berti for the roofing project - \$733,866 and \$890,699. The \$10,000 in cash went to the Jon & Pete show on October 8th. Condon questioned the \$5,000 and \$2,400 paid to the City of Joliet. Quigley said the \$5,000 was a refund to the Joliet Fire Department and the \$2,400 was a water bill. Condon asked why the water bill was so much higher. Quigley said that the City is having issues with their meter readings and she and Welsh are looking into the higher charges. Condon asked what a normal bill is for the month. Quigley said around \$2,000. She said that Murphy has called the City but didn't get an answer.

Welsh said that he has received a monthly statement from R. Berti. He told them that the Board has not received the funds yet from the State. Rich Berti was very understanding and said they will wait for the State to release the funds. Chestnutt told Welsh to express the appreciation of the Board for their understanding.

Filotto asked if there were any questions on the credit card statement. There were none. He asked if there were any questions on the accounts payable aging statement. No one had questions. He commented that there were a couple of negative accounts and he had no issue with any items on the report. Quigley

confirmed that NiteLite paid the \$12,190. Welsh told the Board that it was due to the cancelled YES show. NiteLite paid all expenses related to the show. Welsh also confirmed that Audiophil's was paid up on their past due rent.

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

Motion: T. Broderick moved and D. Chestnutt seconded approval of the Operational Bills Paid, Payable and Payable Age Listing.

AYES: Members Filotto, Broderick, Chestnutt, Condon, Trizna

ABSENT: Kent, Pierson

NAYS: None

Authority Memo Number **068-2023 Financial Statements**

Discussion and Vote:

The Chair told Board members that the P&L Statement remains strong in spite of the electrical issues. Total income was over budget by about \$300,000 primarily due to ticket rebates and facility fees and event related income. Welsh added that the John Mulaney & Pete Davidson show was a huge win for the theatre. Ticket rebates are from the TicketMaster fees. The John & Pete show had very high-priced tickets. Between \$20,000-\$25,000 was made from the fees off of that show. VenuWorks does get some of that money. Food and beverage sales from that show were also very high. The extra income helped to make up for the electrical issues and the cancellation of the YES concert.

Filotto noted that account #7500 – Repair/Custodial showed a loss for the month, \$25,900 was budgeted but actual expenses were \$62,337. Welsh said that having to pay for generators, the circuit breakers and the painting were the reasons for the increase. Filotto spoke of some of the other accounts that were doing well: account #4400 – F&B was up \$33,000 over budget; account #4900 – Interest Income was up \$29,000; and account #4800 – Event Related Income was up \$8,000. Account #7900 – Event Expenses was over budget by \$22,000. He said that Total Expenses were over budget by about \$184,000. Net Ordinary Income was over budget by \$126,000. He said it was expected to be a loss of \$393,181 but it was actually only a loss of \$57,750. He saw that account #8260 - Tax Credits was put on the summary. He said that even with the \$207,000 taken out of the totals for the tax credits, the budget would still be about \$128,000 ahead. He told the Board that another \$34,215 would be coming for one more quarter. Filotto asked Quigley if she had gotten an answer on the F&B payments. She said she is still waiting to talk to Mike Piehl and for him to create an account for it.

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

Motion: D. Chestnutt moved and T. Broderick seconded approval of accepting the Financial Statements into the minutes.

AYES: Members Filotto, Broderick, Chestnutt, Condon, Trizna

ABSENT: Kent, Pierson

NAYS: None

NEW BUSINESS

Authority Memo Number **069-2023 2024 Regular Meeting Schedule**

Discussion and Vote:

The Chair presented the 2024 Regular Meeting Schedule to the Board. He commented on the shortened schedule in November and December. Welsh said that was due to the holidays. Filotto said that he and

Welsh discussed scheduling meetings during the shut-down months. He said he was not comfortable with taking off for three-and-a-half months and asked Welsh to put the meetings on the schedule. He said the meetings could be cancelled if needed. Chestnutt asked if the meetings had to be held on site. Welsh said the only areas in the building that will be affected are the Rotunda and theatre. He said there will be access to the administrative offices which have their own roof-top units.

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

Motion: J. Condon moved and T. Broderick seconded approval of the 2024 WCMEAA Regular Meeting Schedule.

AYES: Members Filotto, Broderick, Chestnutt, Condon, Trizna

ABSENT: Kent, Pierson

NAYS: None

Authority Memo Number **070-2023 100-Year Anniversary Capital Campaign Discussion**

Discussion:

Condon told Board members that Rialto Square Theatre Foundation President, Steve Randich, was unable to attend the meeting but he wanted the Board to know that he feels that any renovations done for the 100-year anniversary need to be visual for the public. There has been support for trying to do a capital campaign. Randich would like the Board's thoughts on attempting a capital campaign. The Foundation board feels that seats are a top priority. Filotto thought that the 100-year anniversary provides a great opportunity for a capital campaign project. He felt that it should be started as soon as possible and a specialized capital campaign manager should be found. Condon said that Randich wants both Boards on the same page and the first step would be to find a consultant. Board members agreed that they are interested in moving forward with such a project. Chestnutt said that she is reaching out to Godiva Chocolates because they also were founded in 1926. Condon said that Dale Evans will be forming a committee. Broderick commented that this is the right time for a capital campaign. Condon and Broderick volunteered to be reps for the Authority Board.

OLD BUSINESS

Renovation Project Update: Welsh reported that all roofs have been completed except for roofs one, eight and six. The roof over the bathrooms is done and Ramirez will be contacting DLR to get the bathroom project moving forward. Welsh thinks that the work on the bathrooms should be done while the building is shut down for the HVAC project. He said this would eliminate the need to rent temporary bathrooms for shows. He wants to get a firm price for the bathrooms in case more money is needed.

Roof six could be finished in mid-December. There was an issue where the steel supports for the roof-top units were tied to the masonry work which was causing the brickwork to lean outward. The supports are now separated from the masonry work and are being reinforced right into the roof. Work is about a month behind but the roofers are working hard to get back on schedule. The project is still under the \$5 million budget. Welsh should have the exact numbers for the December meeting.

Welsh said there was some minor leaking in the women's bathroom caused by a crack in a connector pipe. The leak has been fixed. The City is working on the repairs to the alley and they should be done by the end of the week. Bulley & Andrews has started the stabilization work on the building. They have finished with the Chicago Street side and are now working on the Van Buren side. No major issues were found. They have done some minor stabilization around some of the window frames and have put up some netting. Welsh told the Board that the Foundation has agreed to pay the bill for the stabilization since the City will not pay for it.

JLK has updated the Phase II schedule. They will be getting the pricing in December. Welsh told Board members that a custom air handler may have to be purchased to stay on schedule with the project. The chillers and boilers should be able to be ordered. JLK, R. Berti and Calor will be at the December meeting to talk through the specifics and give firm numbers on pricing.

EXECUTIVE REPORTS

RSTF Report: Condon complimented the Board for the Volunteer dinner. She thought the evening was great and the tribute to Alice Malloy was very touching. She said the Foundation will need volunteers for Teddy Bear Tea, Merry Little Soiree and to sell raffle basket tickets. Hoffrogge said that she will send out a spreadsheet to everyone with the open slots. Condon said that the Foundation is applying for a grant through Route 66 for \$35,000 which will be for more signage. The Foundation expects to hear if they have received it by early December.

Ericksen said that the Foundation is expecting to break even on the Day of the Dead event. He said many positive comments were received from the Hispanic community. They said they feel that it could grow every year into a very nice event. A \$2500 sponsorship was received from Ron Tirapelli Ford which helps cover the cost of the event. There will be a wrap-up meeting scheduled. So far, the consensus was to make the event shorter next year. It seemed that by having the movie at the end, made it a late night for school kids. Chestnutt feels that it should be marketed better. She said she did not see any promotions on social media.

The large tree in the Rotunda will be put up on November 19th. Home for the Holidays opens on November 20th. Stacy Sienko, Music Director from St. Ray's, is helping to coordinate the event. She will be bringing in the St. Ray's Children Choir to perform. Both seatings of the Teddy Bear Tea have sold out. The Merry Little Soiree on December 12th and 13th have sold out. There are six tables left for the December 11th soiree. Ericksen reported that 784 tickets for Polar Express were bought by US Foods for their employees in the balcony for a company holiday party. Ericksen told Board members that Old National Bank, a major sponsor of the theatre, has held two events in the Rotunda. They have been thrilled with the venue and the assistance they have gotten from the staff.

Executive Director's Report: Welsh said that he is short on volunteers for the shows Daniel Tiger & Bored Teachers. He asked Board members for their help if they are available. He reminded Board members that the holiday luncheon and volunteer day at Northern Illinois Food Bank will be on December 19th.

Chairman's Report: The Chair asked Welsh about the time frame on the audit bids. Welsh said that he had the final audit and the bid notice will be put on the website early next week. Filotto said that he has not had another conversation with HR Cook about the tax credit fees. He has some compromises and wants to discuss it with Cook. Cook was unable to come to the meeting today. Filotto should get the issue addressed in the next month or so.

Committee Reports: Broderick told Board members that the grant writers got a grant approval for \$35,000 through the B2B program. He said there is a bigger opportunity with the Saving America's Treasures grant. The Board will have to decide if they want to apply. The grant will match dollar for dollar up to \$750,000. This grant would require the Board to show a bank statement verifying that it has the requested amount in its account. The application deadline is December 19th. Broderick said that this would be the only time the Board could apply. Filotto asked if the grant writers feel that they could meet that date. Broderick said they could. Filotto said the focus would have to be on the HVAC project. Welsh said he will get the information together as needed. The Board agreed that the grant should be applied to the HVAC project. Welsh said his

only concern is if the approval process would be quick enough to meet the summer timeline for the project. Broderick said that he would contact the grant writers and get the application started.

City of Joliet Liaison's Report: No report.

Lobbyists' Report: Condon said that at the end of October, she, Welsh and Broderick met with the lobbyists about the expectations that the Board had of them. They were clear about getting constant communication from them and are having bi-weekly meetings with them. Condon thought the meeting went very well. The next meeting will be on November 20th. After the meeting with the lobbyists, Condon said the entire group along with Steve Randich went to the County building to meet with Jennifer Bertino-Tarrant. The group talked about different ways to create streams of revenue for the Rialto. A lot of ideas were brought up. Bertino-Tarrant thought the Board should go after tourism dollars rather than a hotel/motel tax. The lobbyists went ahead and scheduled a meeting with Larry Walsh, Natalie Manley, Meg Cappel and Jennifer Bertino-Tarrant to further discuss revenue streams for the Rialto.

PUBLIC TO BE HEARD: Hoffrogge told the Board that the volunteers are still relaying their thanks for the volunteer dinner.

Condon asked Board members if they would be interested in establishing a statement of understanding and an attendance policy for the Board. Chestnutt said she is open to including one in the paperwork when a new member joins. She said she does not want to do it yearly. Filotto said he is willing to look at it and it can be discussed at the next meeting.

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

AYES: Members Filotto, Broderick, Chestnutt, Condon, Trizna

ABSENT: Kent, Pierson

NAYS: None

The meeting adjourned at 5:05 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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