

WILL COUNTY METROPOLITAN EXPOSITION AND AUDITORIUM AUTHORITY

Date: December 18, 2024

Authority Memo Number **087-2024 December 18, 2024 Regular Meeting**

The December 18, 2024 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, Bill Kent, Jeff Pierson

Absent: Kathy Trizna (excused)

Staff: Wade Welsh, Rafael Ramirez, Jack Ericksen, Kathleen Drozd, Leann Hoffrogge, Lisa Murphy, Christine Sturm

Others: City Liaison, Sherri Reardon; Legal Counsel, Jim Murphy; Pete Bohler, R. Bertj; Sabrina Bohler, R. Bertj; Carol Mulvihill

APPROVAL OF MINUTES

Authority Memo Number **079-2024 November 13, 2024 Special Meeting Minutes**

Discussion and Vote:

The Chairman asked if there were any changes to be made to the November 13, 2024 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: T. Broderick moved and J. Pierson seconded approval of the November 13, 2024 special meeting minutes.

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

ABSENT: Trizna

NAYS: None

Authority Memo Number **082-2024 November 20, 2024 Regular Meeting Minutes**

Discussion and Vote:

The Chairman asked if there were any changes to be made to the November 20, 2024 regular 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: D. Chestnutt moved and T. Broderick seconded approval of the November 20, 2024 regular meeting minutes.

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

ABSENT: Trizna

NAYS: None

Public to be Heard Re: Agenda Items – None.

FINANCIAL REPORTS

Authority Memo Number **083-2024 Operational Bills Paid, Payable and Payable Age Listing**

Discussion and Vote:

The Chairman said that checks paid in November totaled \$895,000. The largest checks were mostly performance related and paid to: Nitelite \$251,000; Innovation Arts & Entertainment \$100,000; Outback Presents \$75,000; VenuWorks \$70,000; and Busey Bank \$31,000. Filotto asked about the check to the Arkas Group for \$3,500. Welsh said that it was for valet parking. The City asked that the Authority pay

Arkas Group for the valet services and the City would reimburse the Authority. Welsh said he has not yet received reimbursement from the City.

The Account Payable by Vendor report totaled \$259,000. The largest checks were made out to: Busey Bank \$31,000; Nitelite \$88,000; Rialto Square Theatre Foundation \$11,000; and VenuWorks \$73,000.

The Accounts Receivable Aging Report had a zero balance once again.

The Chairman invited further discussion and, hearing none, he directed roll to be called. No opposing votes were expressed. Motion passed unanimously.

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

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

ABSENT: Trizna

NAYS: None

Authority Memo Number **084-2024 Financial Statements**

Discussion and Vote:

The Chairman said that the financial statement covered the period ending November 30, 2024. He felt that the numbers for November were good. Income was up \$105,000 over budget for the month but was down for the year \$241,000. Expenses were \$176,000 over budget. Account #7500 Repair/Custodial was still doing well, being \$84,000 under budget. Item #7950 EPA-Related Expenses was moved to non-operating income. There was no change to the total for the asbestos cleanup. Filotto said the operational figures are now clear and are only \$47,000 under budget for the year. He feels that the operating line will get back into positive territory before the end of the fiscal year.

The Chairman invited further discussion and, hearing none, he directed roll to be called. No opposing votes were expressed. Motion passed unanimously.

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

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

ABSENT: Trizna

NAYS: None

NEW BUSINESS

Authority Memo Number **085-2024 Proposal to Raise Bid Limit Amount**

Discussion:

Welsh told the Board that he, Ramirez, Condon and Broderick had a conversation with the new lobbyists about getting the bid limit raised for any expenses over \$10,000. He said the \$10,000 limit has become cumbersome since many of the repairs to the building cost much more. He said that the lengthy process to obtain a bid is a major issue. When a repair becomes necessary, it needs to be attended to immediately. Welsh asked the Board to consider raising the figure to at least \$25,000 or preferably \$50,000. He said the lobbyists feel confident they can get the change approved at some point in 2025. Chestnutt said that she preferred a system of checks and balances and was comfortable with a \$25,000 limit. Broderick asked Welsh how often he has to seek approval for repairs between \$25,000 and \$50,000. Welsh said it happens at least quarterly. Condon asked if the Board would still be able to get multiple quotes for a job. Welsh said yes. Condon said that with the current administration, she has no problem with the higher amount and was in favor of a \$50,000 limit. Broderick, Pierson and Kent also favored the \$50,000 limit. Chestnutt consented to giving her approval for the \$50,000 limit. Welsh said he would let the lobbyists know so they could begin the process of getting the limit changed.

Authority Memo Number **086-2024 Discussion RE: Remaining Funds from State of IL \$5 Million Grant**

Discussion:

Welsh said that the roof and masonry project is coming to a close and there will be \$1 million left of the \$5 million grant from the State. He said that the new grant manager let him know that the remaining funds may be used for another project. A new project plan would have to be submitted and go through

the approval process. Welsh asked the Board how they wanted the remaining funds to be used. He said that the upcoming HVAC project has the biggest funding gap. Welsh estimates that the cost for the HVAC project may be between \$8-\$9 million due to the delays in the project. Chestnutt said she would like the money applied to the HVAC project. Pierson agreed. Welsh said he had a conversation with the lobbyists and the State is going through its own financial issues and money for projects might not be available. He said the Board needs to have a serious discussion because the building has many capital needs which have to be addressed. Chestnutt asked if the Board should consider having a capital campaign. Condon said that the Foundation has looked into this and found out that they were not in a position to run a capital campaign due to a lack of constituency that could fund it.

OLD BUSINESS

Renovation Project Update:

Welsh told Board members that there are a few updates that have to be completed on the roof and masonry project. R. Berti is working to finalize everything. The work on the women's bathrooms is expected to be completed by December 20th. He reminded the Board that the State grant for the project was \$500,000. The initial bid for the work was \$800,000. Due to changes in the plans and a rise in material costs, the project now totals \$922,000. More change orders are expected which could push the cost up to around \$950,000. Welsh said that the ARPA funds from the Will County grant for \$3.5 million dollars have been amended to include the bathroom project to help with the cash flow situation. Welsh said he will need clarification on the plaque to recognize the contribution of the local representatives who helped with the grant for the bathroom project.

Final asbestos testing in the basement was expected to be done on December 20th. The asbestos company may begin a tear-down of their operation on December 23rd if all test results come back negative. Welsh said that the ceiling tiles in the building that were taken down during the abatement will have to be replaced due to fire safety regulations. He is getting a quote for the tiles which will be added to the asbestos cleanup total. Filotto said that Welsh will arrange a tour of the basement in January for the Board.

EXECUTIVE REPORTS

RSTF Report: Condon told Board members that Home for the Holidays was wrapping up. Tickets for the raffle baskets were doing really well. Ticket sales started three weeks earlier and have generated \$33,000 to date. Last year's sales totaled \$20,000. She said that today was the last day for ticket sales. She thanked everyone who donated time and money for the raffle.

Condon said that the Foundation is starting the planning for the 100-year celebration. They are looking for an event planner for the gala scheduled on May 16, 2026. Some names have been submitted and candidates are being considered. Chestnutt thought the 100-year anniversary was a great time for a campaign for new seats for the theatre. She said that this was the perfect time to get the public emotionally involved with helping to replace the seats. Condon said she will revisit the idea with the Foundation.

Ericksen said that over \$100,000 was made in Home for the Holidays sponsorships. Harrah's just sponsored a window cling in the front of the building for \$13,000.

Executive Director's Report: Welsh told the Board that the GFWC moved out of their offices on December 1st. He said there are no more tenants on the second floor. USF and Midland Bank are the only two tenants left in the building.

He has two finalists for the Technical Director's position. One will be chosen soon so that they may be hired before Christopher Smith leaves at the end of January.

He thanked Bill Kent for providing a holiday luncheon for the staff.

Chairman's Report: Filotto informed Board members that Bob Rubens is wanting more wording on the plan to protect the furniture pieces he will be gifting to the Authority. Filotto asked Silverman and

Murphy to add wording to the agreement. Filotto said that Rubens will prepare the wording for the plaque that will be placed near the pieces.

Filotto said there were four possible candidates to fill Bill Kent's seat on the Board but two of them have declined. The two remaining candidates are both very qualified and very active with organizations in the area. Filotto said that he would talk to the candidates about their commitment to the Authority Board regarding meeting attendance and volunteering. He will speak with the mayor about the choices.

Filotto thanked everyone for their hard work and commitment during the past year. He remains optimistic that the upcoming year will be a great one for the theatre.

Committee Reports: No report.

City of Joliet Liaison's Report: Reardon said that she is very impressed with the work the Board and staff have done this past year. She commended them for getting the Rialto through the difficult circumstances that came about and thanked them for their dedication.

Lobbyists' Report: Broderick said that he and Filotto talked with the lobbyists about the open Board seat. They advised not to go to area legislators for recommendations or open the seat up to the public. They said the Board should do its due diligence and recommend candidates. They said to have a candidate A and a candidate B. Welsh and Broderick are planning to go to Springfield to meet with committee chairs. The lobbyists will coordinate the meetings. Filotto said that he would like to join them if his schedule allows. Chestnutt advised the Board to be intentional about looking for a candidate that could diversify the Board to reflect the community.

PUBLIC TO BE HEARD: Carol Mulvihill asked Reardon if the Rialto was included in the raise of the city's hotel/motel tax. Reardon said that the tax rate was not changed.

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, Condon, Kent, Pierson

ABSENT: Trizna

NAYS: None

The meeting adjourned at 4:52 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.