

WILL COUNTY METROPOLITAN EXPOSITION AND AUDITORIUM AUTHORITY

Date: September 24, 2025

Authority Memo Number **031-2025 September 24, 2025 Regular Meeting**

The September 24, 2025 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

Absent: Jeff Pierson, Kathy Trizna (excused)

Staff: Wade Welsh, Kathleen Haberkorn, Leann Hoffrogge, Jack Ericksen, Lisa Murphy, Nancy Lindmark, Emily Carey, Christine Sturm

Others: Jim Murphy, Legal Counsel; Sherry Reardon, City Liaison; Carol Mulvihill, Steve Randich

APPROVAL OF MINUTES

Authority Memo Number **028-2025 August 27, 2025 Regular Meeting Minutes**

Discussion and Vote:

The Chairman asked if there were any changes to be made to the August 27, 2025 regular meeting minutes. No corrections or changes were suggested. Filotto said that he would like comment that the parking lot looks great and thanked those that worked to get the project done.

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 D. Chestnutt seconded approval of the August 27, 2025 regular meeting minutes.

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

ABSENT: Pierson, Trizna

NAYS: None

Public to be Heard Re: Agenda Items – None.

FINANCIAL REPORTS

Authority Memo Number **029-2025 Operational Bills Paid, Payable and Payable Age Listing**

Discussion and Vote:

Chestnutt said the total of checks paid in August was \$408,454 with nearly half being for payroll. The total for payroll paid out on August 29, 2025 reflected year-end bonuses. Accounts Payable Aging totaled \$71,500. Accounts Receivable Aging totaled \$1,066. Chestnutt said there was nothing out of the ordinary presented in the report.

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 D. Chestnutt seconded approval of accepting the Operational Bills Paid, Payable and Payable Age Listing into the minutes.

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

ABSENT: Pierson, Trizna

NAYS: None

Authority Memo Number **030-2025 Financial Statements**

Discussion and Vote:

Chestnutt said the new fiscal year was starting off well. Total income for the period was \$172,178 which was better than budget by \$69,414. Income YTD was \$222,666 which also was better than budget by \$72,869. Total expenses for the current period were \$253,529 which was over budget by \$48,000. Expenses YTD were \$416,412 and were over budget by \$33,083. Event expenses were \$48,876 and were over budget by \$28,276. Gross operating profit was \$169,585 for the period and \$218,197 YTD and was ahead of budget by

\$73,162. Welsh explained that there was a show that had been rescheduled but not budgeted for in the current fiscal year. That is why revenues exceeded the budget but also why expenses were up. He said the numbers are still positive because revenues exceeded expenses.

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

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

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

ABSENT: Pierson, Trizna

NAYS: None

OLD BUSINESS

Renovation Project Update: Welsh said that the HVAC project is now live as the notice for bids has been posted. There was a walk-thru for contractors held on September 22nd and over 40 contractors showed up. There is a second walk-thru scheduled for September 29th. Bids are due on October 9th at 11:00 am and will be opened on that day. The general contractors for the project, Bulley & Andrews, believe they will be able to review and question the winning bids in time for the October board meeting. It will be critical for getting the bids approved so that materials can be ordered. The theatre is scheduled to be closed from June through mid-September next year. Bulley & Andrews expect the project will take much longer than three and a half months. They would like to start on March 1st with any work that would not affect operations of the theatre, such as tearing down the water tower; getting all the old equipment out of the basement; and asbestos removal. They have also budgeted for a portable air conditioner if needed for the spring. The preliminary budget has \$200,000 in it for overtime in case the progress falls behind. While not as much of the equipment will be custom as initially planned, the project may become more expensive because of tariffs. Welsh let the Board know that the water tower chiller system was experiencing a major leak. He was first alerted to the problem by the water bill which was one and a half times bigger than the prior month. The last bill was almost three times higher. Director of Operations, Shane Richards, has been working with the City to figure out the increased water usage. Richards noticed that when the chiller system is on, that's when the water usage spikes. The water tower cannot be fixed because it is rusted and well beyond its useful life. Welsh said the water bills will remain high until the cooling system is shut down in the fall.

EXECUTIVE REPORTS

RSTF Report: Condon said the Foundation is continuing to seek solicitations for sponsors for the Gala. In the first phase, the Foundation sent information on the Gala to 50 local businesses. A Save the Date card will go out in December. The next phase will be targeting long-standing/generous patrons to possibly get sponsorships. Home for the Holidays ticket sales are going well.

Foundation Board President, Steve Randich, said 18 tables for the Gala have been sold and 17 are still available. About \$270,000 in sponsorships have been sold. The sponsorships will not only support the Gala but three other events to celebrate the centennial: a Business After Hours in March; a silent movie and organ concert in April; and an open house for the public in May. Randich said the Foundation is also working with the City to get other activities set up, such as an art show, to bring more people downtown. The draft of the coffee table book on the 100th anniversary of the Rialto is almost complete. The book will be given out as a gift to people who attend the Gala and will be for sale throughout the year. Cesar Cardenas is finishing up the first round of interviews for two short films for the Rialto's Centennial. A seven minute film will be played at the Gala and other centennial events. A 30 minute film will be given to Channel 6 to broadcast. Randich said that Cardenas was very excited about the amount of historical knowledge that the interviewees knew about the Rialto. There will also be a Shaw Media piece that will be put in the newspaper and sent to about 30,000 homes. Another 4,000 will be given away at the in-person events. Randich said that he has a list of 35 individual donors who have given \$10,000 or more to the theatre. He will be sending a Save the Date postcard to them for the opportunity to buy tickets to the Gala or even sponsorships. There are 20 raffle baskets. He wants to have two baskets available for an online raffle. Volunteers will be needed for ticket sales.

Welsh told Board members that he will be having the lights on the marquee changed to red and green by the first week of November. The Foundation is helping with some of the cost and Rendels has also agreed to

sponsor the marquee. Welsh said the most expensive part of switching out the bulbs will be the labor. He will have to have Chicago Street blocked for a day so a truck can be out front to change the bulbs.

Executive Director's Report: No report.

Chairman's Report: Filotto told Board members that he had an introductory meeting with the new president of USF, Ryan Hendrickson. Several weeks after, Filotto received a call from Hendrickson who requested a reduction in the lease agreement as the school is experiencing some financial difficulties. Filotto agreed to get the lease and bank documents to the respective attorneys for review. A request for forgiving part of the loan was "poorly received" by Busey Bank. There are currently three more years left on the term of the loan. Filotto said that Hendrickson has stated that USF has no intention of remaining downtown after the lease expires. Randich said he has been in contact with the City's grant writer to see if there was anything that could be pursued to either eliminate or substantially reduce the loan. He said that the deal was terrible for both parties and is greatly affecting both the Rialto and USF.

Filotto updated Board members on the status of the furniture pieces being donated by Bob Rubens. Rubens had his attorney review the written agreement for the furniture. Three additional points were added to the agreement: 1) the Authority would assume legal fees up to \$5,000 2) Rubens requested electronic monitoring of the pieces 3) Rubens wants his heirs to monitor the condition of the furniture and if something happens to the pieces, the family would have to put their complaint in writing. The Authority would then have 30-60 days to fix the problem, regardless of the cost. In the end, Rubens decided he did not want to donate the pieces. Filotto said that under the new conditions, he could not accept them. Filotto told Rubens he would let the Board know of the situation to see if they would like to move forward. Chestnutt suggested drawing up a gift receipt policy to have guidelines on how to accept in-kinds gifts to avoid situations like this in the future. Welsh said that he and Ericksen have discussed doing something for Rendels for the time that they have spent assisting on this project.

Committee Reports: No report.

City of Joliet Liaison's Report: Reardon said the park construction across the street from the Rialto is moving along. The City wants it completed by May. Work completion will be dependent on the weather. Reardon informed Board members that the City is still working on the River's Edge application. A public opinion hearing is scheduled for the second week of October.

Lobbyists' Report: Broderick told the Board that the monthly meetings with the lobbyists will resume again in October.

PUBLIC TO BE HEARD: - Carol Mulvihill asked if there was any action on the hotel/motel tax. Reardon said there has been no discussion on it.

Ericksen said that the Arkas Group will be having their second annual philanthropy recognition ceremony on Saturday, October 4th from 10 am until 1 pm at the Joliet Renaissance Center. Jen Hannon will be recognized. Ericksen said that the Foundation has three open seats at their table. Anyone interested in going should let him know.

EXECUTIVE SESSION

The Chairman requested a motion to move into Executive Session to discuss matters relating to the asbestos litigation.

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

Motion: T. Broderick moved and J. Condon seconded a motion to move into Executive Session.

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

ABSENT: Pierson, Trizna

NAYS: None

The open session was closed at 4:44 pm

The open session resumed at 5:04 pm

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

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

ABSENT: Pierson, Trizna

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.

Approved minutes shall be posted on www.rialtosquare.com /Public Information/Approved Minutes.