

WILL COUNTY METROPOLITAN EXPOSITION AND AUDITORIUM AUTHORITY

Date: October 22, 2025

Authority Memo Number **042-2025 October 22, 2025 Regular Meeting**

The October 22, 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, Jeff Pierson, Kathy Trizna

Staff: Wade Welsh, Shane Richards, Kathleen Haberkorn, Emily Carey, Leann Hoffrogge, Lisa Murphy, Christine Sturm

Others: Jim Murphy, Legal Counsel; Brendan Keene, Allison Roldan - Bulley & Andrews; Carol Mulvihill

NEW BUSINESS

Authority Memo Number **031-2025 HVAC Project Presentation**

Discussion: Division Leader, Brendan Keene, and Project Manager, Allison Roldan, from Bulley & Andrews were in attendance to give a presentation on the HVAC project to the Board members. Bulley & Andrews will be the construction manager for the project. The bidding process was public and was opened on October 9th at 11:15 am. The notice was posted three times in the public notice section in local newspapers in the Joliet area as well as in the Sun-Times to reach the Chicago area. Keene said the project was broken down into six bid packages: 1) abatement, 2) demolition, 3) plumbing, 4) mechanical, 5) electrical and 6) general trades. There were five alternates priced during the bid process: Alternate 1) steam & condensate pipe replacement - \$1,533,304; Alternate 2) select new FCU replacement - \$386,349; Alternate 3) chiller platform repairs - \$306,010; 4) fire and jockey pump replacement – \$161,305; and Alternate 5) chimney abatement - \$71,382. The Authority accepted alternates 1, 3, and 4. They will carry alternates 2 and 5 within the contracts with an option to accept them at a later date.

Bulley & Andrews sent out and additional 61 bid invitations to contractors that they have done business with in the past. They conducted two site visits for interested contractors. They expected to receive 25 bids but received 14. The following bids are being recommended by Bulley & Andrews:

Bid Package 1 Environmental Remediation: NES Environmental with a total base bid of \$144,500 and a final bid amount of \$296,500 that included accepted alternates

Bid Package 2 Demolition: Alpine Demolition with a total base bid of \$337,300 and a final bid amount of \$409,100 that included accepted alternates

Bid Package 3 Plumbing: The Stone Group with a total base bid of \$408,890

Bid Package 4 Mechanical: Quality Mechanical with a total base bid of \$3,310,000 and a final bid amount of \$3,905,202 that included accepted alternates

Bid Package 5 Electrical: Block Electric with a total base bid of \$258,850 and a final bid amount of \$275,900 that included accepted alternates. Keene told Board members that another contractor had a lower bid for the electrical but they were missing some significant scope in their quote so the bid was awarded to Block Electric.

Bid Package 6 General Trades: Bulley & Andrews with a total base bid of \$515,843 and a final bid amount of \$1,274,489 that included accepted alternates. He added that Bulley & Andrews was the only contractor to bid on the General Trades package even though bid documents were sent to five contractors. The general trades scope includes work in steel, masonry, painting, plaster, doors and rough carpentry.

Keene said the total project cost, including alternates 1, 3 and 4, is estimated to be \$9,063,000. Keene said that once the Board approves the bids, he will get the contracts finalized. The next four months will be focused on ordering the equipment. The removal of old mechanical equipment from the building will begin in March as well as some plumbing and abatement. The goal is to get as much of the prep work done before June 1st so that the installation can begin as soon as possible.

Filotto said that the Authority does not have full funding for this project but he feels that the project must proceed. Welsh said that there is about \$7 million in funds for the project. He believes there are avenues to get the additional money before it is needed. He said the Authority does have the capital to start the project. Filotto said the Authority's cash flow is about \$1.4 million and about \$500,000 could be used for the HVAC project.

Authority Memo Number:

032-2025 Approval of Bid Package 1 Environmental Remediation and Award of Contract

033-2025 Approval of Bid Package 2 Demolition and Award of Contract

034-2025 Approval of Bid Package 3 Plumbing and Award of Contract

035-2025 Approval of Bid Package 4 Mechanical and Award of Contract

036-2025 Approval of Bid Package 5 Electrical and Award of Contract

037-2025 Approval of Bid Package 6 General Trades and Award of Contract

Discussion and Vote: The Chairman asked if the bid packages could be approved all at once instead of separately. Legal Counsel, Jim Murphy, said they could be voted on all together as an omnibus as long as they were read out. Welsh read the approved bid packages as follows:

Bid Package 1: Environmental Remediation – NES Environmental

Bid Package 2: Demolition – Alpine Demolition

Bid Package 3: Plumbing – The Stone Group

Bid Package 4: Mechanical – Quality Mechanical

Bid Package 5: Electrical – Block Electric

Bid Package 6: General Trades – Bulley & Andrews

The Chair 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 D. Chestnutt seconded approval of awarding the bid packages as read out by Wade Welsh.

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

NAYS: None

APPROVAL OF MINUTES

Authority Memo Number **038-2025 September 24, 2025 Regular Meeting Minutes**

Discussion and Vote:

The Chairman asked if there were any changes to be made to the September 24, 2025 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: T. Broderick moved and K. Trizna seconded approval of the September 24, 2025 regular meeting minutes.

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

NAYS: None

Public to be Heard Re: Agenda Items – None.

FINANCIAL REPORTS

Authority Memo Number **039-2025 Operational Bills Paid, Payable and Payable Age Listing**

Discussion and Vote: Chestnutt said that checks paid in September totaled \$250,888. The three largest checks were to: R. Berti \$99,264; Illinois Rock & Roll Museum \$28,430; and VenuWorks \$15,647. There were no outstanding invoices past 31 days. Welsh said that invoices from Heritage Corridor and Three Rivers Association of Realtors have been paid. There was some sort of invoicing error on the invoice for the naturalization ceremony. The US District Court has paid \$502. He is working on getting the remaining \$264.

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

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

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

NAYS: None

Authority Memo Number **040-2025 Financial Statements**

Discussion and Vote: Chestnutt said numbers for FY26 continue to do well. Net income for the period was \$15,142 and was budgeted for a loss of \$98,709. Net Income YTD is a loss of \$258,032 and was budgeted for a loss of \$412,232, which is better by \$154,200. Total income is strong at \$423,738 which is \$81,234 ahead of budget. Total expenses are currently at \$668,386, which is \$41,257 better than budget. The bulk of expenses were payroll, benefits and credit card fees.

Pierson asked why line item #7200 Administrative Expenses was doubled. Welsh said that he forgot to include the annual charge for the Microsoft licensing fees in the budget.

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. Condon seconded approval of accepting the Financial Statements into the minutes.

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

NAYS: None

Authority Memo Number **041-2025 Property Insurance Renewal November 2025 thru November 2026**

Discussion and Vote: Welsh told Board members that the quote for next year's property insurance policy from Affiliated FM Insurance Company was about \$2,200 more than last year. He said there were no changes to the policy and no other requests were added, such as a sprinkler system or fire detection system. Welsh said that he was told that the property insurance market was starting to soften and that is why there wasn't a big increase in price. Director of Operations, Shane Richards, has been working with Affiliated to improve safety in the building. They have requested very basic fixes that have made building safety better. The insurance company appreciates the responsiveness from Richards.

Welsh said that Sherri Reardon advised him to question two things in the policy: 1) The only address listed on the policy was 15 E. Van Buren Street. She said to make sure the policy covers the entire building 2) Does the policy include debris removal? She said that a lot of policies do not carry that option and removal costs can get very expensive. Welsh said the Board has until November 15th to renew.

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

Motion: D. Chestnutt moved and T. Broderick seconded approval of the property insurance policy, dependent upon the mentioned contingencies.

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

NAYS: None

OLD BUSINESS

Renovation Project Update: Welsh said that he has gotten the official document back from the State regarding the unused funds from the roof project. The remaining \$992,000 can be used for the HVAC project.

EXECUTIVE REPORTS

RSTF Report: Condon reported that \$316,000 has been raised in sponsorships for the Gala. Steve Randich is following up on some other possible sponsorships. The mayor is going to try to help secure a few larger sponsorships also. There will be 35 tables of 10 at the Gala of which 24 have been sold. Another four tables of eight may be added if needed. The dates for all the centennial events have been finalized: Thursday, March 12, 2026 Business After Hours; Tuesday, April 14, 2026 free senior silent movie and Barton Grand Organ concert; Sunday, May 3, 2026 free public event; and Saturday, May 16, 2026 Gala. Jack Ericksen will be seeking sponsors for the other three centennial events. The Centennial book has been completed and the Foundation is in the process of working with a publisher to print 1,000 copies. The book will be given away at the Gala and be available to buy at the other three events. The Foundation is working with Shaw Media on a pull-out section for the Rialto's 100 year anniversary. The piece will go out to 35,000 Herald News subscribers

and an additional 2,000 will be given away at other events. The video tribute to the Rialto is still being worked on and should be available in early January.

Condon said that \$110,000 in sponsorships have been committed for Home for the Holidays. The Foundation is looking for more volunteers to sell raffle tickets. The raffle baskets will be set out on November 6th and will be available through 28 events. The first sitting of Teddy Bear Tea has one ticket remaining for sale. The second sitting has 33 tickets available. Both Merry Little Soirees have sold out.

The Foundation Board has a new member, Mike Jostes, who replaced Jen Hannon.

Executive Director's Report: Welsh told the Board that the light bulbs on the marquee will be switched with red and green bulbs for the Christmas season on November 10th. A sponsor will pay for part of the cost to switch the bulbs and the Foundation will also help cover the costs. The main expense for the switching of the bulbs will be the labor. Boyd Signs will be providing two bucket trucks for the job. The clear bulbs are scheduled to be put back on the marquee on January 12th. Holiday decorations will start going up inside of the building on November 3rd.

Chairman's Report: Filotto said that he has spoken with USF President, Ryan Hendrickson, and was told the University will vacate the property by the end of the semester but will continue to pay the lease. Hendrickson is trying to control and reduce operating expenses. Forty-three positions have been eliminated at the University. Filotto said he has spoken to City officials and the City Center Partnership about finding a new tenant for the space currently occupied by USF in the building. Filotto told Hendrickson that if another tenant was found, he may be able to let USF out of the lease. Busey Bank was not willing to alter the payments.

Committee Reports: No report.

City of Joliet Liaison's Report: No report.

Lobbyists' Report: Welsh said the Authority received two State grants from the last legislative session. One of those grants should be completed within the next six months. Welsh has not met with Fulcrum yet but is working on setting up a schedule with them. He said that Fulcrum will be getting a table at the Gala. They are also helping with trying to get the Governor to attend the Gala as well.

PUBLIC TO BE HEARD: - Leann Hoffrogge said that the Rialto volunteers will be having a fundraiser at Corrigan's Pub in Shorewood on Friday, November 14th. Cadillac Groove will be performing. Tickets are \$15 in advance or \$20 at the door.

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

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

NAYS: None

The open session was closed at 4:54 pm

The open session resumed at 5:20 pm

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

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

NAYS: None

The meeting adjourned at 5:21 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.