

WILL COUNTY METROPOLITAN EXPOSITION AND AUDITORIUM AUTHORITY

Date: February 25, 2026

Authority Memo Number **006-2026 February 25, 2026 Regular Meeting**

The February 25, 2026 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, Jeff Pierson, Kathy Trizna

**Absent:** Bill Kent (excused)

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

**Others:** Sherri Reardon, City Liaison; Jim Murphy, Legal Counsel

APPROVAL OF MINUTES

Authority Memo Number **049-2025 December 17, 2025 Regular Meeting Minutes**

**Discussion and Vote:**

The Chairman asked if there were any changes to be made to the December 17, 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:** D. Chestnutt moved and T. Broderick seconded approval of the December 17, 2025 regular meeting minutes.

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

**ABSENT:** Kent

**NAYS:** None

Public to be Heard Re: Agenda Items – None.

NEW BUSINESS

Authority Memo Number **001-2026 FY25 Audit**

**Discussion and Vote:**

The FY25 Audit Report was presented by Hannah Cullerton, Audit Manager, of Lauterbach & Amen. Cullerton said that the Authority was given a clean or unmodified opinion for the FY25 audit. All the financial statements were presented fairly in all material respects. In FY25, the Authority reported \$15.5 million in total assets and \$5.3 million in liabilities. Assets consisted of mainly cash and investments. Total Operating Expenses were \$3.9 million. The change in NET position from last year was a negative two percent. There were slightly more expenses, totaling a negative \$257,867, which Cullerton said was still very good.

Filotto said that Welsh sent him a copy of the audit several weeks ago. He went through it in detail and made two changes with the auditors. In the annual financial report, the auditors reflected the asbestos mediation as an operating expense. Filotto said he took exception to that and the auditors agreed. They reclassified it as a non-operating expense. The second issue was the footnote disclosure regarding the control that the City has over the Authority. Filotto agrees that the Authority is a component of the City. The auditors stated that the City has the ability to significantly influence the programs, projects, activities and the level of service of the Authority. Filotto disagreed with the statement and said it only applied to the first year of the Board's existence because of the inter-governmental agreement. The auditors also said that the City has financial accountability for the Authority. Filotto disagreed with that statement and said the Authority is responsible for itself. He asked the auditors to remove those statements from the audit.

In the Management Letter, the auditors had two new recommendations for the Authority along with the four prior recommendations. New recommendations were to 1) to increase and monitor security for the Authority's IT systems and 2) give consideration to having all bank deposits insured or collateralized. The prior recommendations were to 1) adopt a capital asset policy that addresses both financial and stewardship

issues; 2) create and adopt a formal investment policy; 3) develop and implement an outstanding check policy that includes procedure to follow-up and process outstanding checks; and 4) investigate the causes of the fund over budget and adopt appropriate future funding measures. Welsh said that the IT system has been recently upgraded. Positive Pay is now used to monitor and approve all checks that are being written for both the Authority and Foundation. Regarding collateralization of bank deposits, Filotto said that he believes sweep accounts were set up for this purpose. He will check with Mike Piehl of VenuWorks.

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 FY25 Audit.

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

**ABSENT:** Kent

**NAYS:** None

#### FINANCIAL REPORTS

##### Authority Memo Number **002-2026 December 2025 Operational Bills Paid, Payable and Payable Age Listing**

##### **Discussion and Vote:**

Chestnutt said the checks paid in December totaled \$487,193. Payroll was a little higher due to *Home for the Holidays*. Filotto inquired about the check to Clean Management Environmental Group for \$1404. He asked if it was asbestos related. Welch said that there was a lot of excess paint stored in the building that was discovered on a walk-through with the insurance company. Clean Management was going to be hired to dispose of it. Director of Operations, Shane Richards, instead found a company that would dispose of it at no cost. Richards took it in for disposal and the check to Clean Management was voided. Welsh said that everything listed on the Accounts Receivable Aging Report had been paid and there were no outstanding invoices remaining.

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 December 2025 Operational Bills Paid, Payable and Payable Age Listing into the minutes.

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

**ABSENT:** Kent

**NAYS:** None

##### Authority Memo Number **003-2026 December 2025 Financial Statements**

##### **Discussion and Vote:**

Chestnutt said that she was very impressed with the numbers in the Profit & Loss Statement. She highlighted the line items that she found most impressive: #4100 Theatre Rental Income – period budget \$22,200, period actual \$30,050; #4700 Ticket Rebates – period budget \$100,850, period actual \$106,875; #4800 Event Related Income – period budget \$171,525, period actual \$244,272. Total Income was budgeted for the period to be \$474,298 and was actually \$537,128. Total Income YTD was budgeted to be \$1,845,221 and came in YTD at \$2,004,171. Gross Profit was budgeted to be \$449,755 for the period but was actually \$521,026. Total Expenses were a little higher than budget. The period was budgeted to be \$364,783 but came in at \$371,169. Chestnutt said she did not see anything concerning listed under expenses. Event expenses were a little higher she noted but that could be attributed to the busier schedule. Pierson said he noticed that credit card fees were higher than normal. Welsh said that the Authority gets reimbursed for those fees in the event-related income. Net Ordinary Income was budgeted to be \$84,973 and came in better by \$65,000 at \$149,857. Net Income was budgeted to be \$47,893 and came in at \$111,385 for the period, better than budget by \$63,492.

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 December 2025 Financial Statements into the minutes.

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

**ABSENT:** Kent

**NAYS:** None

Authority Memo Number **004-2026 January 2026 Operational Bills Paid, Payable and Payable Age Listing**  
**Discussion and Vote:**

Chestnutt noted that the financials in January were very similar to December. She said the checks paid in January totaled \$632,939. The nine largest checks paid accounted for 83 percent of the total. Welsh said that both invoices were paid on the Accounts Receivable Aging 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 January 2026 Operational Bills Paid, Payable and Payable Age Listing into the minutes.

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

**ABSENT:** Kent

**NAYS:** None

Authority Memo Number **005-2026 January 2026 Financial Statements**

**Discussion and Vote:**

Chestnutt said the month of January ended with Total Income at \$299,938. The period was budgeted to be \$170,628. Total Income YTD was better than budget by \$288,260. Gross Operating Profit was \$268,332 for the period, up \$124,519 over the period budget of \$161,813. Gross Operating Profit YTD was at \$2,228,816, up \$312,981 over the period budget of \$1,915,835. Total Expenses for the period were \$305,374 which was higher than the period budget of \$257,512 by \$47,862. Chestnutt asked Welsh for an explanation on amounts listed in accounts #8200 RSTF Grants/Endowment Support and #7950 EPA-Related Expenses. Welsh said that the \$6,566 listed under account #8200 was the additional amount due for the chandelier project. Since it was paid for by the Foundation, it needed to be listed as a grant. The \$700 listed under account #7950 was for attorney fees related to the asbestos issue. Net Income for the period was budgeted to be a negative \$132,657 but was only a negative \$49,405 for the period, which was better by \$83,252. Net Income YTD was budgeted to be a negative \$373,672 and is currently at a negative \$77,770 which is better than budget by \$295,902.

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 January 2026 Financial Statements into the minutes.

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

**ABSENT:** Kent

**NAYS:** None

OLD BUSINESS

**Renovation Project Update:** Welsh told Board members that asbestos removal for the HVAC project will begin on March 9th. Work will be done only in areas that do not affect operations. Midwest Environmental will oversee the asbestos company on a daily basis.

EXECUTIVE REPORTS

**RSTF Report:** Condon said \$500,000 in sponsorships for the Gala has been raised. There are only four tables available for sale to the public. The Gala committee believes the table sponsors will not use all of their tickets, making more available to the public. It is expected that attendance for the Gala could be between 350-400 people. The two videos being made for the Gala should be done by the end of March. There were several issues with the book for the Rialto's 100 year anniversary. Steve Randich is working to get them resolved so the book is available for the Gala. The events for the Centennial were announced to the public: March 12 - Business After Hours; April 14 - a silent movie and organ concert; May 3 - an open house for the public followed by a showing of the movie *Cars*; and May 16 - the Gala.

**Executive Director's Report:** Welsh reported that the 1926 campaign began on February 3rd. Donations currently total \$13,199. Stanley Steamer was in the building cleaning the carpeting throughout the theatre. Welsh informed the Board that John Jimenez no longer works for VenuWorks. He was the national booking

agent for acts. A new person has been hired and will be starting in a few weeks. Welsh thanked everyone who attended the Joliet Region Chamber of Commerce Awards Dinner & Ceremony on behalf of the Rialto. He felt the Brother James Gaffney Award of Excellence was great recognition for the Rialto. He thanked all those that helped to put the theatre into that position.

**Chairman's Report:** Filotto said that he and Broderick met with City officials regarding the River's Edge tax credits and how they might assist the Authority. The Authority has been asked to create a vision statement for the building. The City officials also asked if the Authority would consider selling or leasing the north side of the building to a developer. Pierson and Broderick will attend the next meeting regarding the tax credits. Filotto reminded Board members to fill out and submit their statement of economic interest forms when they get them. A cash flow statement has been drawn up through September of 2026. It shows the Authority's cash reserves going from \$1.4 million down to \$500,000 due to the HVAC project. Filotto said he and Welsh will be meeting with City officials about the \$475,000 grant from 2024 that could not be spent during the required time frame due to the asbestos abatement. He will also ask the City if they could provide the next grant one year early as the Authority is about \$2 million short on funds for the HVAC project. Filotto has also asked Welsh to see if any of the vendors for the HVAC project would be willing to give the Authority one year to pay. He is looking for options to cover the gap in the HVAC funds. He will also be asking the Foundation to earmark money raised from the Gala sponsorships for the project. He believes that Foundation Board President Steve Randich may support his request if the funds were used for staff payroll.

**Committee Reports:** No report.

**City of Joliet Liaison's Report:** No report.

**Lobbyists' Report:** Welsh said that he is still speaking monthly with the lobbyists. They are looking for ways to fill in the funding gap for the HVAC project. Broderick and Condon are also working with them to find more money for the theatre. They believe that there may not be funds this year due to the money that has been received in the past. The lobbyists believe that a capital bill may be coming up soon since there has not been one since 2019. They have asked Welsh to make up an outline of what repairs/renovations need to be done in the building. Welsh, Broderick and Condon will be going to Springfield on March 11th and 18th to meet with legislators to put the needs of the Rialto in front of them so that if a capital bill does come around, the Authority will be near the top of the list.

**PUBLIC TO BE HEARD:** - None.

**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, Pierson, Trizna

**ABSENT:** Kent

**NAYS:** None

The meeting adjourned at 5:13 P.M.

Minutes respectfully submitted by Christine Sturm, Recording Secretary.

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Kathy Trizna, Board Secretary

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