

WILL COUNTY METROPOLITAN EXPOSITION AND AUDITORIUM AUTHORITY

Date: April 22, 2026

Authority Memo Number **013-2026 April 22, 2026 Regular Meeting**

The April 22, 2026 regular meeting of the Will County Metropolitan Exposition and Auditorium Authority Board was held at 15 E. Van Buren Street, Joliet, Illinois 60432. Vice Chairman Jeff Pierson 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: Tim Broderick, Jane Condon, Bill Kent, Jeff Pierson, Kathy Trizna

Absent: Bob Filotto, Donnie Chestnutt (excused)

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

Others: Jim Murphy, Legal Counsel; HR Cook, VenuWorks

APPROVAL OF MINUTES

Authority Memo Number **010-2026 March 25, 2026 Regular Meeting Minutes**

Discussion and Vote:

The Vice Chairman asked if there were any changes to be made to the March 25, 2026 regular meeting minutes. No corrections or changes were suggested.

The Vice Chair 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 K. Trizna seconded approval of the March 25, 2026 regular meeting minutes.

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

ABSENT: Filotto, Chestnutt

NAYS: None

Public to be Heard Re: Agenda Items – None.

FINANCIAL REPORTS

Authority Memo Number **011-2026 Operational Bills Paid, Payable and Payable Age Listing**

Discussion and Vote:

Welsh said that the Check Detail showed checks paid in March totaled \$471,902. The three largest checks were made out to: Busey Bank \$32,000; NiteLite \$82,220 and VenuWorks \$113,950. He said that the Accounts Payable by Vendor listing showed nothing out of the ordinary. The biggest checks went to NiteLite for \$142,019 and VenuWorks for \$195,592. The VenuWorks check included the payment for the Brett Young show of \$113,950. The Accounts Receivable Aging Report shows that JATOE has a couple of open invoices for their socials. Welsh said he is waiting for payments from February and March but does not have an issue with it.

The Vice 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 K. Trizna seconded approval of accepting the Operational Bills Paid, Payable and Payable Age Listing into the minutes.

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

ABSENT: Filotto, Chestnutt

NAYS: None

Authority Memo Number **012-2026 Financial Statements**

Discussion and Vote:

Welsh said that Net Ordinary Income came in close to budget for the month at \$21,009. Expenses were down for the period by about \$40,000. Net Ordinary Income is still positive at \$116,209 compared to the budget of a negative \$114,812. For the year, budget is better by about \$230,000. Welsh believes that there could still be a chance for a positive Net Ordinary Income for a third year in a row. He expects to have a very

strong month of May considering all of the rentals that have been booked. June will be a loss given that the theatre will be closed and that was accounted for in the budget. Welsh noted that Food & Beverage exceeded budget for the period by \$4,000, solely due to the Aaron Lewis concert. He said that show saw the highest liquor sales since he has been Executive Director. The sales for the show were just under \$35,000. Ticket sales were 1800 and there were 3600 beers sold.

The Vice 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 Broderick, Condon, Kent, Pierson, Trizna

ABSENT: Filotto, Chestnutt

NAYS: None

OLD BUSINESS

Renovation Project Update: Welsh told Board members that the second invoice from Bulley & Andrews has been received. The amount was for \$533,408.80. The demo company is working quickly to remove the old equipment in the basement. They have begun the demo of the chiller and the chiller platform. The temporary chiller that will be used over the summer is getting delivered on April 23rd and will be installed the following week. Welsh said that he has made the decision to narrow the scope of the demo in the basement. He has decided to leave some of the abandoned ductwork in place in order to save money on the project. The savings could be in the six figures. He is waiting to get the actual amount. Welsh said that Calor is still trying to figure out a way to vent the exhaust from the new boilers since the chimney is not structurally sound and has asbestos in it.

Welsh is still trying to close the funding gap for the project. He has been in multiple meetings with Kevin Sing, Finance Director for the City of Joliet. Sing has introduced him to representatives from JP Morgan for a possible loan of \$2 million. The collateral for the loan would be the grants from the City. Welsh thinks he may have an answer by April 24th.

Condon had a question about the invoice from Bulley & Andrews regarding the charge for \$35,000 for confined small spaces. Welsh said it is the charge for cleaning the vents under the theatre floor that contain asbestos. The cost is determined by the union contract based on the drawings and the work that needs to be done.

EXECUTIVE REPORTS

RSTF Report: Condon said that the silent movie and organ concert held on April 14th was a success. There were 226 people in attendance. Photos and other Rialto artifacts were on display in the Rotunda. The next centennial event will be the open house on May 3rd. It is a free event being held from 1-4 pm. At 4:00 the movie *Cars* will be shown. There is also an event in the city square planned at the same time. The final planning for the Gala on May 16th is being done. There will be a painting of the Rialto that will be raffled off. Tickets will be \$20 each and will be available online, at the open house and at the Gala. Gala guests will get a small print copy of the painting.

Hoffrogge told Board members that she had met a man who colorizes old photographs at a JATOE social. She put him in touch with Steve Randich. Randich met with him and commissioned 18 large canvas prints to be colorized. The canvases will be displayed during the anniversary events. They include black and white posters, pictures of downtown Joliet, pictures of the theatre, and advertisements for the Rialto. Everything was colorized and the canvases are beautiful. The Foundation may sell the canvases after the anniversary events are over or hang them in the building somewhere.

Executive Director's Report: No report.

Chairman's Report: No report.

Committee Reports: No report.

City of Joliet Liaison's Report: Reardon said that she is working with Welsh on several different things, one being the loan and something else involving the building. As she does not have an answer yet on the project, she is not able to report on it.

Lobbyists' Report: Welsh, Condon and Broderick went to Springfield on April 15th and met with all the area legislators and the lobbyists. Welsh felt that it was a good trip. He said that all the area legislators will be in attendance at the Gala. The lobbyists reported that the legislators will be determining the discretionary dollars they have available to give to their constituents possibly by mid-May. They are optimistic that a few of them will have money to give to the Authority, not in millions, like last year, but hopefully in the low six-figures. With the capital bill coming up, Welsh said that he will ask for about \$5 million to make repairs to the façade, replace the electrical system and install new seats. At the last meeting with the lobbyists, Welsh gave them the slide from the presentation made at the City Council meeting that showed the needs of the building which totaled about \$11 million. The lobbyists introduced Welsh, Condon and Broderick to the Budget Director for the State. One of the current lobbyists formerly held that position. Welsh feels that the lobbyist was responsible for getting the Authority the \$1 million from the Illinois Senate President last year.

PUBLIC TO BE HEARD: Hoffrogge told Board members that it was National Volunteer Week. She asked everyone to give their appreciation to the Rialto volunteers. Condon commented that the volunteers were really great at the silent movie and organ concert. She said they were very personable and engaging with the patrons.

EXECUTIVE SESSION

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

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

Motion: T. Broderick moved and K. Trizna seconded a motion to move into Executive Session.

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

ABSENT: Filotto, Chestnutt

NAYS: None

The open session was closed at 4:34 pm

The open session resumed at 4:44 pm

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

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

ABSENT: Filotto, Chestnutt

NAYS: None

The meeting adjourned at 4:45 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.