

Date: May 27, 2026

Authority Memo Number **017-2026 May 27, 2026 Regular Meeting**

The May 27, 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

Absent: Bill Kent, Kathy Trizna (excused)

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

Others: Sherri Reardon, City Liaison; David Silverman, Legal Counsel; Steve Randich, Rialto Square Theatre Foundation Board President; Geoffrey Dickinson, SB Friedman; Meg Kindelin, JLK; Nick Weiss, Suburban Real Estate Services

The Chairman asked for a motion to move the presentation by Geoffrey Dickinson before the approval of minutes on the agenda. He called for a voice vote. No opposing votes were expressed. Motion passed unanimously.

Motion: J. Pierson moved and J. Condon seconded moving item #016-2026 before item #013-2026 on the agenda.

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

ABSENT: Kent, Trizna

NAYS: None

NEW BUSINESS

Authority Memo Number **016-2026 Informational Presentation/Proposed Redevelopment – 30,000+ sq. ft. SB Friedman, Geoffrey Dickinson**

Discussion:

Broderick told the Board that over the past several months, he, Filotto and, on occasion, Pierson have been leading an effort on how to potentially manage leasing or selling the 30,000 square feet of unused space in the building. He felt in order to make an informed decision, they would need advice from professionals – real estate developers, advisers, tax consultants and architects. The presentation by Geoffrey Dickinson was to be informational in order to give some clarity as to what is potentially possible.

Dickinson said that SB Friedman is an economic development consulting company that works around the country, mainly with developers but also for the public sector. They help cities sell land and buildings. They have worked on and off with the City of Joliet for over a decade. From his calls with Broderick, Dickinson determined that the Authority has a bigger building than is needed; they want to reduce costs and increase revenue; and they want to have a more active building. His presentation was to give the Board an understanding of how to find a development partner for the 30,000 square feet of surplus space willing to take on a lease to bring in revenue and help maintain the building. He said that the Board would have to decide which matters most, control of the space or getting the most money for the space. If the Board wanted to keep control of the space, they would suboptimize the economics of the transaction. He added that there are always balancing acts between financially optimal outcomes and optimal outcomes regarding stewardship goals.

SB Friedman helps their clients to establish strong facts about the property, legal controls and opportunities for the property. Developers will need to know the following about a property: What is it? Where is it? What can I do with it? What can't I do with it? How much do I need to pay? How do I work with the Board? The more answers the Board can provide in advance, the clearer the opportunity will be for developers. Drawings of the building will need to be as accurate as possible. The physical space has to be consumable and functional for a third-party. The Board and/or developer needs to think about not only how the building functions today but also how it might work in the future. A developer will need to know if there will be

limitations on the use of the property, either legal or policy, and if there are city rules or regulations. Dickinson asked the Board to think of a workable project that could fit in parameters that the Board defines and to focus the marketing effort.

Silverman said the Board would have to get legislative approval to sell the surplus space. He said the Board could have a lot of flexibility with long term leases. Chestnutt agreed that the Board needs to figure out what to do with the space. Welsh said the Board needs to determine if they want to sell or lease the property and then move forward with getting the needed information to market the property. Condon thought the Board needed outside help pertaining to the real estate aspect. She thought a committee should be formed to meet with experts and determine the different options that could be considered. Broderick said that it's a fiduciary responsibility of the Board to make an informed decision about what routes are available and then pursue those routes. There were some fundamentals that the Board needs to understand and then some decisions would have to be made. Silverman suggested that the Board take some time with Welsh to walk through the building in order to get a better understanding about what complications could be involved with a sale versus a lease. Filotto thought the Board needed to discuss this further to establish their position. He agreed with Condon about not having enough knowledge to go forward and thought it would be beneficial for the Board to have a workshop with an expert on the matter. Reardon suggested that the Board meet with City officials who could provide information and experience on the matter.

APPROVAL OF MINUTES

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

Discussion and Vote:

The Chairman asked if there were any changes to be made to the April 22, 2026 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 J. Condon seconded approval of the April 22, 2026 regular meeting minutes.

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

ABSENT: Kent, Trizna

NAYS: None

Public to be Heard Re: Agenda Items – None.

FINANCIAL REPORTS

Authority Memo Number **014-2026 Operational Bills Paid, Payable and Payable Age Listing**

Discussion and Vote:

Chestnutt said there were about 150 checks paid out in April for a total of \$1,126,577. The ten largest checks totaled \$1,013,067. The largest check was to Bulley & Andrews for the HVAC project in the amount of \$411,303. She said there was nothing else out of the ordinary. Condon asked about the \$5,000 check to All Types Elevator. Richards said it was for State mandated load testing of the elevators which occurs every five years. Condon also asked about the check to ComEd for \$13,000. She thought it seemed higher than usual. Welsh said ComEd began auditing the account six months ago when it was switched to third-party energy providers to lock in a better rate. Welsh has not received an electric bill for the building in six months. He said that the bill is being prepaid monthly, determined by taking averages of past bills, so that a large electric bill is not levied after the audit. He is trying to get information on when the audit will be completed.

Chestnutt asked Welsh if the invoice for the Rainbow National Dance Competition showing on the Accounts Receivable Aging Report was paid. Welsh said yes. He said that the only outstanding invoices left on the report are the JATOE invoices for a total of \$370. He has been in contact with them and has been assured they will be paid.

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

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

ABSENT: Kent, Trizna

NAYS: None

Authority Memo Number **015-2026 Financial Statements**

Discussion and Vote:

Chestnutt said that the Profit & Loss Statement was looking good as the end of the fiscal year is approaching. Total income was budgeted to be \$301,436 for the period and was actually \$374,265. Total income YTD was budgeted to be \$3,014,847 and actually \$3,408,036. She said that all categories exceeded the budget with the exception of #4200 Event Sponsorships. Gross Operating Profit was budgeted to be \$292,406 for the period and came in at \$362,601. For YTD it was budgeted to be \$2,877,816 and was actually \$3,293,654. She commended Welsh and the staff for doing a great job in keeping expenses in line. The only expense category that was higher than budget was #7900 Event Expenses. It was budgeted to be \$52,300 for the period and was actually \$81,292. She said it correlates to the higher income generated. Net Income for the period was budgeted to be a negative \$52,437 but was actually \$18,089. Net Income YTD was budgeted to be a negative \$501,029 and is only a negative \$76,954. Welsh said that Net Ordinary Income was still positive for about \$170,000. He believes that May will be a strong month and Net Ordinary Income will be positive again for FY26, which would be three years in a row.

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, Pierson

ABSENT: Kent, Trizna

NAYS: None

OLD BUSINESS

Renovation Project Update: Welsh told the Board that as of June 1st, the building will be shut down for the HVAC project. There will be two shifts for workers – 6:00 am to 2:00 pm; and 2:00 pm to 10:00 pm. The later shift is when most of the asbestos remediation will happen throughout the building. Welsh said the biggest concern for the budget is the chimney and the chimney flue. If it needs to be used to vent the new boilers, the entire chimney will have to be abated and the masonry repaired. There is a contingency and an allowance within the budget which should cover the cost and not increase the budget at this point. The chimney repair and abatement was not one of the original bid packages so a contractor will have to be found. Welsh believes the cost may be in the \$200,000 range. There is about \$500,000 in the budget for contingencies.

EXECUTIVE REPORTS

RSTF Report: Randich said the 100th Anniversary Gala was great. There were four events to celebrate the theatre's centennial and the Gala was the highlight. He believes that the Foundation may net around \$300,000. Randich thanked Welsh for helping to negotiate the contract with the entertainment for the Gala. He received a lot of compliments. Filotto said that he would like the minutes to reflect the exceptional planning and leadership by Jane Condon and Steve Randich. He said he has only been receiving compliments on the Gala, no complaints. Pierson said he was impressed with all the little details that really made the event – the red carpet, the antique cars, the velvet ropes. Reardon said that she loved the book about the Rialto that was included in the gift bags. She found it very interesting and nostalgic.

Executive Director's Report: Welsh is still working on the FY27 budget. He will get it to the Board within the next two weeks so Board members can review it before the June Board meeting. He said the mediation session regarding the asbestos litigation is May 29th. It begins at 9:00 am and is expected to last all day.

Welsh told Board members that Governor Pritzker was in the building on Friday, May 22nd. The Will County Center for Economic Development had a special recognition event for their internship program. The Governor spoke to the interns and met with them. Welsh gave the Governor a gift bag from the Gala. He apologized for not attending.

Chairman's Report: Filotto thanked Pierson for running the Board meeting last month and congratulated him on his son's marriage. Filotto said that there were six recommendations from the audit this year. He asked Welsh to address them over the summer while it is slow. He said he also spoke to Welsh about issues with the contract negotiations that are coming up with VenuWorks. He asked Pierson and Chestnutt to meet with Welsh over the summer. Filotto told the Board that he won the painting that was raffled off at the Gala. He will donate it back to the theatre. He would like it placed where the public could see it. Randich said the Foundation will put a plaque near it recognizing Filotto and the artist, Dante DiBartolo. Filotto added that he would also like the painting in the conference room to be relocated.

Committee Reports: No report.

City of Joliet Liaison's Report: Reardon said that the City is aware of the deficit for the HVAC project. She wanted the Board to know that the City Council is currently working on it. She hopes to have something to tell the Board at the June meeting.

Lobbyists' Report: Broderick told the Board that he expects to see some results from the lobbyists' efforts over the weekend. Welsh said that he should hear something when the session ends at the end of the month. He is also waiting to hear if the \$10,000 bid threshold has been raised. He told the Board that the unions in the State are pushing back against the proposal. The lobbyists asked Welsh if the Authority would be willing to accept a \$30,000 threshold rather than \$100,000. Welsh told them that anything would be better than the current \$10,000 threshold.

Welsh was also told that the Board could change the by-laws to state that the bid process can be avoided through a super-majority vote by the Board. Welsh said it means that five out of seven Board members would be needed to approve a quote. Silverman asked if the lobbyists would help with getting the legislation passed to allow the Board to change the by-laws. Welsh said yes. Silverman thought it was a good tool to have but thought that the Board should still try to get the threshold limit raised.

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

ABSENT: Kent, Trizna

NAYS: None

The meeting adjourned at 5:23 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.