WILL COUNTY METROPOLITAN EXPOSITION AND AUDITORIUM AUTHORITY

Date: August 26, 2026

Authority Memo Number **031-2026 August 26, 2026 Regular Meeting**
The August 26, 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, Bill Kent, Kathy Trizna
Absent: Jeff Pierson (excused)
Staff: Kathleen Haberkorn, Leann Hoffrogge, Christine Sturm
Others: Sherri Reardon, City Liaison; Jim Murphy, Legal Counsel; H.R. Cook, VenuWorks; Ann Sylvester, Director of the Department of Cultural Affairs & Special Events for the City of Joliet

APPROVAL OF MINUTES
Authority Memo Number **019-2026 June 3, 2026 Special Meeting Minutes**
Discussion and Vote:
The Chairman asked if there were any changes to be made to the June 3, 2026 special 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 B. Kent seconded approval of the June 3, 2026 special meeting minutes.
AYES: Members Filotto, Broderick, Chestnutt, Condon, Kent, Trizna
ABSENT: Pierson
NAYS: None

Authority Memo Number **024-2026 June 24, 2026 Regular Meeting Minutes**
Discussion and Vote:
The Chairman asked if there were any changes to be made to the June 24, 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: J. Condon moved and T. Broderick seconded approval of the June 24, 2026 regular meeting minutes.
AYES: Members Filotto, Broderick, Chestnutt, Condon, Kent, Trizna
ABSENT: Pierson
NAYS: None

Public to be Heard Re: Agenda Items – No public.

FINANCIAL REPORTS
Authority Memo Number **025-2026 June Operational Bills Paid, Payable and Payable Age Listing**
Discussion and Vote:
Filotto said the two largest checks paid in June were made to Bulley & Andrews for a total of $1.3 million. It was 88% of the total payments. Under the Accounts Payable by Vendor report, the two payments to Bulley & Andrews totaled $2.1 million and accounted for 97% of the payables.

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 B. Kent seconded approval of accepting the June Operational Bills Paid, Payable and Payable Age Listing into the minutes.
AYES: Members Filotto, Broderick, Chestnutt, Condon, Kent, Trizna
ABSENT: Pierson
NAYS: None

Authority Memo Number **026-2026 June Financial Statements**
Discussion and Vote:
Filotto said that the June Financial Statement was effectively the year-end statement. Total Income came in $466,000 better than budget. Total Expenses were $62,000 over budget. Net Ordinary Income was projected to be a loss of $286,000 but came in at $140,000. It was the third year in a row that the Authority generated an operating profit. He said the credit should go to the staff.

Net Income was projected to be a loss of $729,000 but was a loss of only $206,000.

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 June Financial Statements into the minutes.
AYES: Members Filotto, Broderick, Chestnutt, Condon, Kent, Trizna
ABSENT: Pierson
NAYS: None

Authority Memo Number **027-2026 July Operational Bills Paid, Payable and Payable Age Listing**
Discussion and Vote:
Filotto said the total of checks paid in July was $120,000. The largest checks were written to: Busey Bank $32,000; Holmes Murphy $41,587; and First Insurance Funding for $14,589. The largest payment in the Accounts Payable by Vendor went to Bulley & Andrews for $3.3 million.

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 K. Trizna seconded approval of accepting the July Operational Bills Paid, Payable and Payable Age Listing into the minutes.
AYES: Members Filotto, Broderick, Chestnutt, Condon, Kent, Trizna
ABSENT: Pierson
NAYS: None

Authority Memo Number **028-2026 July Financial Statements**
Discussion and Vote:
Filotto said the Net Income for July was better than expected by $17,000. Total Expenses were just a bit better than budget. Net Ordinary Income was better by about $15,000.

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 July Financial Statements into the minutes.
AYES: Members Filotto, Broderick, Chestnutt, Condon, Kent, Trizna
ABSENT: Pierson
NAYS: None

NEW BUSINESS
Authority Memo Number **029-2026 Audit Renewal Discussion & Vote**
Discussion and Vote:
Filotto said the Authority received a letter from Lauterbach & Amen asking for the Board to approve the contract with them for the next three years. Annual costs of services begin at $32,600 with a 3% increase for the next two years. Filotto thought the rates were reasonable. He was comfortable recommending approval.

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 D. Chestnutt seconded approval of the Audit Renewal with Lauterbach & Amen, LLP as presented.
AYES: Members Filotto, Broderick, Chestnutt, Condon, Kent, Trizna
ABSENT: Pierson
NAYS: None

Authority Memo Number **030-2026 Discussion and Vote on USF Sub-Lease**
Discussion and Vote:
Filotto told the Board that USF has found The Community Foundation of Will County to lease their former art gallery for the next three years. Jim Murphy reviewed the sublease and found a few small things that need to be changed. Filotto pointed out that the sublease runs for the exact time period as the current USF lease. He said that if for some reason during that time period, USF ends the lease, the sublease terminates as well. The Authority has been listed as an additional named insured on the lease. The Community Foundation is seeking to sublet beginning September 1, 2026.

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 B. Kent seconded approval of the USF Sublease Agreement with The Community Foundation of Will County.
AYES: Members Filotto, Broderick, Chestnutt, Condon, Kent, Trizna
ABSENT: Pierson
NAYS: None

OLD BUSINESS
Renovation Project Update: Filotto said that Welsh reported to him that the HVAC project is still on schedule and on budget. About $250,000 of the $500,000 contingency was spent so far. If the remaining $250,000 is not used, it will lower the overall cost of the project at completion. The new chiller should be operational by Friday, August 28th. A tour of the theatre is planned for the September Board meeting so Board members can see the project's progress and updates.

Status on Optimization of Under-Utilized Assets: Broderick said that this report is to give updates on the renovation of non-theatre areas within the building. The building has 60,000 square feet of unused space. Broderick has been in discussion with David Silverman and Jim Murphy and they determined that an RFQ development would be the best pathway to take to formalize the next steps in securing architectural services from different firms. An RFQ will need to be developed and published with the goal of creating a developer prospectus. This will let developers know that the Authority has available for lease or sale. It will be a more formal and professional way to market the unused space.

Condon asked what other data is put into the RFQ. Murphy said that information such as floorplans; entry access; limitations and restrictions on construction; possible uses; if there are any shared services; how the space is heated; and how water is supplied to the space.

Broderick said that he has approached Steve Randich about getting funds from the Foundation Board to pay for the report. Randich has verbally committed to some funding for the RFQ which could run between $36,000 and $47,000. Broderick hopes to have the RFQ by the next Board meeting.

EXECUTIVE REPORTS
RSTF Report: Condon said the Foundation Board met on August 3rd. She reported that the Foundation netted over $300,000 from the 100-year celebration events. The Foundation gave $300,000 to the Authority to cover payroll during the shutdown for the HVAC project. The Foundation will have a new member joining their board, Mike Dodge, External Affairs Manager from ComEd.

Discussions about Home for the Holidays have started. The tree in the Rotunda will go up on November 2nd. Raffle baskets will be limited to ten baskets on display and three baskets offered online. Baskets will be due in mid-October. Entertainment for the Soirees has been changed. Nova Soul was not available on the dates scheduled for the Soirees – December 14th & 15th. Tina Crawley Jenkins of Maggie Speaks will be performing with three additional musicians. There will also be a change in the food offered during the Soirees. A new event has been planned for HFTH. The Joliet Symphony Orchestra will have a matinee performance on Sunday, December 20th. Randich hopes to get a sponsor for food for the event as well. December 20th will also be the last day for raffle basket ticket sales.

Executive Director's Report: Filotto told the Board that Welsh informed him that an updated cash flow report thru January 2027 will be given to the him by the end of the week. Filotto assured the Board that the Authority's cash flow position is fine. After speaking with Welsh yesterday, Filotto feels that the Authority will not have to borrow any money from the City. Filotto said that Welsh was very proud that the theatre

was net operating income positive for three years in a row (FY24, FY25 and FY26). He said Welsh credits the entire Rialto staff/team for the accomplishment. Filotto said that the Rialto is hiring for multiple part-time roles for event nights. If the Board knows anyone that is interested, encourage them to apply on the Rialto website. Filotto said that Welsh is working with Bulley & Andrews, JLK and Calor to come up with a list of possible capital projects for 2027 so the Authority can use the $2 million that it received from the State in the Spring. He is hoping to present the options at the October board meeting.

Chairman's Report: Filotto congratulated Donnie Chestnutt on receiving a STEAM Innovation Award given out by the After the Peanut Foundation. Chestnutt explained that After the Peanut is an organization that brings STEM education to school-aged kids throughout Will County. She won the award for being an advocate for the organization.

Filotto said the settlement agreement was submitted and it is possible that a check could be received in two weeks.

Committee Reports: No report.

City of Joliet Liaison's Report: Reardon had no report to give to the Board. Ann Sylvester, Director of Cultural Affairs and Special Events, was present to talk about how the City wants the programming for the City Square to compliment the events scheduled at the Rialto. For example, a winter market is planned for the second two weekends in December which will coincide with the Christmas programming at the Rialto. She said it will be essential for the City to know what events are scheduled at the Rialto, including those not on the schedule for the public, in order to plan for street closures. She said it will be difficult to make accommodations for the Rialto events if they are scheduled after the City has plans in place.

Lobbyists' Report: Broderick said that the Authority has received $4 million over the past two years with the new lobbyists. He feels that they have been good stewards and partners. He said that he will be working with the lobbyists to prepare for the Spring legislative session to discuss the needs of the theatre. He and Condon will be attending a lobbyist dinner in Chicago with them. Filotto said that he would like to attend with Broderick and Condon if possible. Murphy will check to see if it violates the Open Meeting Act.

PUBLIC TO BE HEARD: None

Motion: The Chairman requested a motion to adjourn the regular meeting. T. Broderick moved and K. Trizna seconded the motion.
AYES: Members Filotto, Broderick, Chestnutt, Condon, Kent, Trizna
ABSENT: Pierson
NAYS: None

The meeting adjourned at 4:57 P.M.
Minutes respectfully submitted by Christine Sturm, Recording Secretary.

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Kathy Trizna, Board Secretary

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