WILL COUNTY METROPOLITAN EXPOSITION AND AUDITORIUM AUTHORITY

Date: September 23, 2026

Authority Memo Number **034-2026 September 23, 2026 Regular Meeting**
The September 23, 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, Jeff Pierson, Kathy Trizna
Staff: Wade Welsh, Shane Richards, Kathleen Haberkorn, Emily Carey, Leann Hoffrogge, Nancy Lindmark, Christine Sturm
Others: Jim Murphy, Legal Counsel; Carol Mulvihill

APPROVAL OF MINUTES
Authority Memo Number **031-2026 August 26, 2026 Regular Meeting Minutes**
Discussion and Vote:
The Chairman asked if there were any changes to be made to the August 26, 2026 regular meeting minutes. Filotto asked for the following clarifications to be made under the Executive Director's report: on page 3, he wanted it to read that the cash flow report would be given to Filotto instead of the Board; and on page 4, he wanted it changed to read that the Rialto was hiring instead of Richards.

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 August 26, 2026 regular meeting minutes with the noted changes.
AYES: Members Filotto, Broderick, Chestnutt, Condon, Kent, Pierson, Trizna
NAYS: None

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

FINANCIAL REPORTS
Authority Memo Number **032-2026 Operational Bills Paid, Payable and Payable Age Listing**
Discussion and Vote:
Chestnutt said there were six large checks on the check detail. Most of the nearly $2.4 million paid out was for the HVAC project. Condon asked about the check to Global Tour Creatives. Welsh said it is one of the companies that creates ads for the shows. Welsh reported that the auditing of the Authority's ComEd account has been completed and the account is back to its normal billing schedule. Welsh said that he was directing Haberkorn to pay the same monthly amounts as last year so there would not be one large bill due at the end of the audit.

Chestnutt said the Accounts Payable Report was $1.263 million. Welsh said all costs for the asbestos cleanup should now be paid. Chestnutt said there was nothing to report on the Account Receivable 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 B. Kent 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 **033-2026 Financial Statements**
Discussion and Vote:
Chestnutt reported that Total Income for the period was budgeted for $44,333 but came in at $48,071. Total Income YTD was budgeted at $88,666 but was actually $106,300. Gross operating profit was ahead of what was projected. Total Expenses were higher due to staff bonuses. Net Ordinary Income was on target. Net Income was expected to be a negative $24,105 but was a negative $17,007.

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

OLD BUSINESS

Renovation Project Update: Welsh said that all clearances from the City to reopen the theatre for the first event have been received. The air handlers and cooling system are fully functional. The heating system is still being worked on and workers will be in the building until the end of November. Welsh said that the project is on time and slightly under budget. The unused funds will be spent on touching up paint and plaster throughout the theatre and painting the inner and outer doors at the Van Buren Street entrance.

Welsh has met with Bulley & Andrews, JLK and Calor to discuss upcoming projects that will be paid for by the $2 million received from the State. He will present a list of possible projects to the Board at the next meeting. The top recommendations from Bulley & Andrews are to put in a fire detection system, clean up the hanging wires and cables in the basement and install a new basement ceiling. Other suggestions were to remodel the upstairs bathrooms; install security cameras; and install metal detectors for the front doors. The projects would be slated to begin in the spring/summer of next year. Welsh also told the Board that Bulley & Andrews will be repaving the back parking lot since it was damaged during construction. The work will be done at the end of September/beginning of October.

Rialto Building Redevelopment Update: Broderick said that a formal RFQ was created and will be ready to publish in a few weeks. The RFQ is for the redevelopment of the 60,000 square feet of unused space in the building. The next step will be to create an RFP. Welsh said that a walk-through for anyone interested in submitting an RFQ will be in mid-October with the qualifications due at the end of October.

EXECUTIVE REPORTS

RSTF Report: Condon provided a recap of her report from last month. She said that the Merry Little Soirees would be held on December 14th and 15th. Nova Soul was unavailable for this year's performances. A singer from Maggie Speaks along with three other musicians will perform instead. There will be a new fundraiser which will feature the Joliet Symphony Orchestra. Tickets will be $20 for general admission or $60 for admission with a cocktail hour and food. The Christmas tree will go up on November 2nd. Raffle baskets are due in the middle of October. There will be ten baskets on display in the Rotunda and three baskets offered online.

Executive Director's Report: Welsh reported that sales are strong for shows and there are three sold-out shows so far. He is concerned about the 2027 schedule. Bookings in January and February are light. He is trying to get some shows scheduled. Welsh said he has received the payment from the asbestos case. He told the Board that the State has stopped all grants because businesses were not using their legal names on the paperwork. This is effecting hundreds of organizations. He said Meg Cappel used Rialto Square Theatre instead of WCMEAA on the grant application for the theatre. He is consulting with her on how to get the grant moving forward. The Authority may not get the grant money until the spring of 2027. The Board may have to use the loan money from the City until the payment is received. It will cost the Authority $25,000 in interest fees if the loan from the City is used.

Chairman's Report: Filotto said he has received the cash flow statement which projects through the end of January. There is a $335,000 positive cash position. There is a separate capital cash flow statement for capital projects. He has not seen it but it will be given to him soon. VenuWorks would like the cash position to be at $600,000.

Filotto thanked Welsh, Condon and Broderick for attending the lobbyist dinner on behalf of the Authority. He said that he would like to invite the City of Joliet deputy manager to tour the theatre.

Committee Reports: No report.

City of Joliet Liaison's Report: No report.

Lobbyists' Report: Broderick said that since hiring the new lobbyists, Fulcrum Government Services, the Authority has received $4 million over the past two years. At the recent lobbyist dinner, Welsh, Condon and he had a chance to meet the Illinois Speaker of the House, the president of the Senate and several State Senators. He said that they all knew about the Rialto and are very aware of the board's appreciation for their support. Several of the senators want to come to the Rialto for a tour and to see a show.

The increase in the bid threshold from $10,000 to $35,000 may possibly be accomplished in the Spring session. Another request for some funding for the theatre will also be submitted during the Spring session. Broderick said that Welsh received a call from lobbyist, Dan Shomon, about forming a coalition with other municipal theatres to go for one big capital ask. Welsh said he would need to consider if it would be more beneficial to be in a group or not.

PUBLIC TO BE HEARD: Carol Mulvihill asked if the chips in the Rotunda columns will be fixed since Bulley & Andrews are making other minor repairs. Welsh said that the most notable repairs will be done first but he will consider any other suggestions.

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

The meeting adjourned at 4:39 P.M.
Minutes respectfully submitted by Christine Sturm, Recording Secretary.

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Kathy Trizna, Board Secretary

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