



PEORIA CIVIC CENTER AUTHORITY

January 26, 2023 at 4:00PM – Regular Meeting No. 4

MINUTES

Chairman Greer-Batton called the regular meeting of the Peoria Civic Center Authority to order at 4:00 pm, Thursday, January 26, 2023 at Room 400, 4th Floor – City Hall, 419 Fulton Street, Peoria, Illinois 61602 via video, conference call, and in person.

Voting Authority Members Present:

Chairman Yvonne Greer-Batton
Commissioner Richard Semonis
Commissioner Karrie Ross
Commissioner Lon Lyons
Commissioner Matt Bartolo

Voting Authority Members Absent:

Commissioner Christell Frausto Aboytes
Commissioner Norris Chase

Non-Voting Authority Members Present:

Commissioner Sid Ruckriegel
Commissioner Joseph Dalfonso

Non-Voting Authority Members Absent:

Commissioner Deborah O'Fallon Roethler

PCC / ASM Global Staff Present

Rik Edgar, General Manager
Mindi Baumann, Director of Finance
Will Kenney, Director of Operations
Beau Sutherland, Director of Sales and Marketing
Brian Carver, Guest Services Manager
Ashley Clayton, Booking Coordinator
Dawn Holly, Accounting
Robert Gates, PCCA Legal Counsel

Chairman Greer-Batton called the meeting to order at 4:00 pm. She requested that roll call be taken, Quorum present.

Motion of Unanimous Consent to proceed with the PCCA Meeting by automated attendance: Passed with no objections.

Chairman Greer-Batton thanked everyone for the change in venue. ILMEA and Winter Jam were utilizing the entire building today.

OPERATING REPORTS:

Venue Report:

General Manager Rik Edgar submitted the Venue Report. November posted the best Adjusted Gross Income in recent history with over \$1M in income. On December 3rd we held two sold out shows. The PNC Kids NYE Countdown had record attendance of more than 2,100. Parking was moved in-house and with the new equipment has allowed us to improve net revenue in that category. Peoria Expo continues to be a strong acquisition as revenues continue to outpace expectations. Upcoming events include: Winter Jam, ILMEA, Hot Wheels Monster Trucks Glow, Dr. Jordan B. Peterson, and Bert Kreischer.

PACVB Report:

Commissioner Dalfonso submitted the PACVB Report. ILMEA is a large piece of business we have currently going on. In February we will be hosting Connect Midwest. This event will be the Midwest and Chicago combined. The Independent Insurance Agents of IL 2023 Annual Convention and the Illinois Section American Water Works Association 2025 Water Convention have both been booked. We are still trying to recover from the pandemic. The PACVB continues to collaborate with the PCC. They are looking for business that will be a win-win for hotels and the Peoria Civic Center.

COMMITTEE REPORTS:

Finance Committee:

Commissioner Ross informed the PCCA that the Finance Committee met on Tuesday. November and December financial statements were reviewed because of the holiday break.

Director of Finance Mindi Baumann reviewed the November 2022 Financial Statements. In November we had 38 event days with an attendance of 63,170. We had one grant funded event: Varsity Spirit. Successful events included Keith Urban, Blackberry Smoke, Bill Burr, Taylor Tomlinson, WWE, Jurassic Quest, Chamber Thanksgiving Luncheon, and Easter Seals Tribute Dinner. Total Event Income exceeded budgeted expectations. Net Salaries and Expenses were down due to five open positions. General and Administrative Expenses were up due to the dual payroll system still being required. Operational Supplies were up and included the purchase of fuel, propane, cores, and parking supplies. HRA was up Actual vs Budget. Net Income was up Actual vs Budget.

Director of Finance Mindi Baumann reviewed the December 2022 Financial Statements. In December we had 40 event days with an attendance of 49,581. We had one grant funded event: Midwest Archery. Successful events included Disney Princess, Harry Connick Jr., Pentatonix, Nutcracker, and Farm Show. Total Event Income exceeded budgeted expectations. Net Salaries and Expenses were down due to five open positions. General and Administrative Expenses were up due to the dual payroll system still being required. Operational Supplies were up and included the purchase of replacement cameras for the Pit and Kitchen. HRA was up Actual vs Budget. Net Income was up Actual vs Budget.

Commissioner Ross stated that November and December were both great months. Net Income for FY23 is budgeted at a loss, so each month we exceed budgeted expectations we are closing that loss gap. Staff is working on the renewal of the Directors and Officers Insurance. We are waiting on our first reimbursement from the DCEO Grant. Capital Expenses are being monitored. The Intergovernmental Agreement with the City for the bridge loan is working well.

Capital Committee:

Director of Operations Will Kenny update the PCCA on the status of the DCEO Grant and the projects covered by the grant. Staff has submitted the first request for reimbursement from DCEO. The request is being processed and the first payment should be received in the next 30 days. The roofing project will begin in March. The parking project is complete. The cooling towers are 85% complete. Design work is overbudget and staff and the capital committee will be working to adjust the budget. Staff is asking DCEO for a two-year extension due to the delay in obtaining materials and design work. The term for the DCEO grant ends November 2023. The DCEO grant award was for \$35M. The PCCA and staff worked to make wise and smart decisions for the facility. The Arcade Update will be based on the affordability to match the existing structure. The Hot Water Heater Replacement was not part of the DCEO grant. This issue came up and will need to be covered with operating funds since there is not a Capital Budget for FY23.

Commissioner Bartolo explained the potential cost of a new Ice Plant. Three or four years ago the estimated cost to replace the Ice Plant was \$2M-\$2.5M. At this time, the estimate is \$2.55M for the machine and floor only. This does not include the mechanical room. The new Ice Plant cannot be put where the current one is located. Design would need to be chosen outside the building and that amount would need to be added to the \$2.55M. It is estimated that the arena would have to be closed for four months for a new Ice Plant to be installed.

CONSENT AGENDA ITEMS:

1. Minutes from December 8, 2022 PCCA Meeting

Motion to Approve the Consent Agenda Items: Moved: Commissioner Bartolo. Seconded: Commissioner Semonis. Passed unanimously by roll call vote.

ACTION ITEMS:

1. Receive, File, Approve Committee Reports and Recommendations

Motion of Unanimous Consent to Receive, File, Approve Committee Reports and Recommendations: Passed unanimously by roll call vote.

2. CLA Single Audit

Motion of Unanimous Consent to Approve the CLA Single Audit: Passed unanimously by roll call vote.

3. Equipment Disposal Request

Motion to Approve the Equipment Disposal Request – January 20, 2023:

Moved: Commissioner Bartolo. Seconded: Commissioner Ross. Passed unanimously by roll call vote.

4. Capital Committee Memo – Hot Water Heater Replacement

Motion to Approve Capital Committee Memo – Hot Water Heater Replacement from Ruyle for \$210,400.00: Moved: Commissioner Bartolo. Seconded: Commissioner Semonis. Passed unanimously by roll call vote.

DISCUSSION/INFORMATIONAL ITEMS:

None

Public Comment:

Mike Olson, Emily Hagaman, Jeff Resser, Jared O'Brien, Jon Bonar, Michael Maloof, Bill Jones, Joey Olson, Bill Duseau, Wade Lovin, Mark (last name not written), and Randy Jessup were present along with many others in support of the Peoria Rivermen and addressed the PCCA regarding the Peoria Rivermen.

Executive Session:

There was no need for an Executive Session.

Adjournment:

Chairman Greer-Batton informed the committee that the next PCCA Meeting will be on Thursday, February 23, 2023. Chairman Greer-Batton requested a motion to adjourn.

Motion of Unanimous Consent to Adjourn:

Motion made by Commissioner Bartolo. Seconded by Commissioner Ross. Motion passed with no objection.

Meeting adjourned at 5:17 pm.