



PEORIA CIVIC CENTER®

PEORIA CIVIC CENTER AUTHORITY – CAPITAL COMMITTEE

July 15, 2022 at 8:00 AM – Regular Meeting No. #10

MINUTES

Chairman Bartolo called the regular meeting of the Capital Committee of the Peoria Civic Center Authority to order at 8:06 A.M, Friday, July 15, 2022 at the Peoria Civic Center via video & conference call.

**Present:**

Chairman Matt Bartolo  
Commissioner Dave Horton  
Commissioner Sid Ruckriegel  
Commissioner Christell Frausto Aboytes  
Commissioner Kyle Cratty (Finance Committee)  
Commissioner Rick Semonis (Finance Committee)  
PCC Legal Counsel - Robert Gates  
PCC Staff – Rik Edgar  
PCC Staff – Will Kenney  
PCC Staff – Ashley Clayton  
PCC Staff – Mindi Baumann

**Absent:**

Commissioner Deborah Roethler

Chairman Bartolo called the meeting to order at 8:06 A.M. He requested that a roll call be taken, Quorum present.

**Motion to Approve Meeting Minutes of June 17, 2022 Meeting:**

Moved: Commissioner Ruckriegel. Seconded: Commissioner Frausto Aboytes. Passed unanimously by voice vote.

**Old Business:**

Mr. Kenney provided a handout regarding various project/inspection updates to committee members.

- Changing format to include budget information that was requested at last month's committee meeting.
- DAS Project is 49% complete. They are mainly running conduit and CAT6 at this time.
- Theater elevator work is progressing. Thyssenkrupp's labor is going to be included under their current service contract. Will be removing generator this weekend. The turn around time for repair should be a couple of weeks.

- Arena Camera Platform Loft remodel is going well. Most of the in-house work is complete including drywall and painting. We have flooring on-site and the countertops have been ordered. Flooring will be installed prior to the concert on July 25<sup>th</sup> and we will put a temporary countertop in place as well. Project is going well overall. We are also creating an opening from the Connor suite into the row of seats in front of the suite. That project is also going well, we are still waiting on a permanent railing system but will have a temporary rail system in place for the concert as well.
- We have been holding off on the installation of the parking lot controls until the completion of the parking lot resurface project. Maintenance is working on preparing the conduit and electrical work on the site for the parking lot controls.
- Materials for Arena Club Room remodel are beginning to arrive. The ceiling tile and grid were scheduled to be installed on 8/22 but this has been delayed due to concerts.
- Next month Mr. Kenney will provide information on how much has been paid out towards Capital projects.
- Cooling tower shutdown went well, new water lines and valves were installed. Steel structure is currently being installed. Had a meeting yesterday with CMI in regards to the crane plan. They have submitted the plan to Dewberry for review. They will begin placing the equipment on August 8<sup>th</sup>. This project is slightly behind schedule, due to various project delays. Some of the pumps are not expected to arrive on-site until this fall, this will delay the finalization of this project until next summer once they are able to complete load tests, etc.
- We are working on scheduling the parking lot resurface during a slow time, right now we are looking at beginning on October 15 when we have a 3–4-week window to complete the project.
- Roof Replacement design and bid documents are ready to go. We asked for direction from the PCCA in regards to DCEO funds and moving forward with this project. Chairman Bartolo advised that he has spoke to Representative Gordon Booth several times in regards to this and has not received any clarity on when funds will be received. He is not sure he is comfortable proceeding with the project at this time without a guarantee on when funds will be received. Mr. Kenney explained that the goal for this season is to get the theater roof complete due to its current condition and the urgency for repair. One option is to bid out the total project with contingencies, then authorize the theater portion of the project to start. A discussion was held on the different options and possible outcomes for moving forward with the project.

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We are requesting approval for advertisement of the Roof Replacement project bid. The bid packet is to include staging and will be awarded in phases.

**Motion to approve the advertisement of the Roof Replacement project bid.**

Moved: Chairman Horton. Seconded: Commissioner Ruckriegel. Passed by unanimous consent.

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Chairman Bartolo updated the committee on a discussion with Bradley in regards to negotiating the terms of their contract. This will include capital needs as previously discussed however, there are no specific asks at this time.

Chairman Bartolo also met with Brian Lund from the parent company of the Rivermen last week with the main goal of introducing Chairwoman Greer-Baton. The staff recommendation in regards to purchasing R-22 for the upcoming season was discussed. Mr. Lund advised that they would like to have a better handle on what the terms of a subsequent lease agreement would look like and what type of risk would be associated with the large purchase of R-22. Chairwoman Greer-Baton will continue discussions.

**New Business:**

We are requesting a recommendation to the PCCA for the purchase of Security Cameras, to be funded by the 2022 Capital Budget.

**Motion to approve recommendation for the purchase of Security Cameras for \$29,686.05**

Moved: Commissioner Ruckriegel. Seconded: Commissioner Frausto Aboytes. Passed by unanimous consent.

**Adjournment:**

Chairman Bartolo requested a motion to adjourn.

**Motion to Adjourn:**

Motion made by Commissioner Frausto Aboytes. Seconded by Commissioner Horton. Motion passed unanimously by voice vote.

Meeting adjourned at 8:44 A.M.