



AUTHORITY BOARD MEETING

Date/Time: Wednesday, April 26, 2023; 12:00 P.M.

Location: BMO Harris Bank Center (Board Room – Lower Level)
300 Elm Street, Rockford, IL 61101

MINUTES

Board Members Present: Craig Thomas Rudy Valdez
Tom Walsh Megan McCoy
John Phelps Geno Iafrate

Board Members Absent: Martesha Brown Bobbie Holzwarth

Others Present: Alderman Chad Tuneberg
Alderman Frank Beach
Tim Rollins, Attorney
Beth Howard, Friends of the Coronado
Connor Hollingsworth, WIFRTV

Staff Present: Gretchen Gilmore, General Manager, BMO Harris Bank Center
Doug Johnson, Assistant General Manager, BMO Harris Bank Center
Jackie Powers; Finance Coordinator/RAVE Board Secretary, BMO Harris Bank Center
Ashley Minnick, Director of Event Management
Bill Folk, Director of Operations
Bethany Bohn, Director of Marketing and Private Event Sales

Chairman Thomas called the meeting to order at 12:01 P.M.

Craig Thomas brings the meeting to order and welcomes new board member, Megan McCoy. Megan McCoy briefly introduces herself to the board.

MINUTES – The minutes from the March 29, 2023, meeting are reviewed and approved.

MOTION: To approve the March 29, 2023, minutes made by Rudy Valdez, second by Tom Walsh. Motion passes unanimously.

COMMITTEE REPORTS

- **Finance** **Mr. Tom Walsh, Chair**

Tom Walsh defers to the treasurer's report.

- **Executive**

Mr. Craig Thomas, Chair

Craig Thomas informs the board of a recent presentation to the City Council. Geno Iafrate relays positive feedback for RAVE from an earlier CVB Board meeting. Craig Thomas informs the board the presentation will also be made at a future Winnebago County Board meeting. Chairman Thomas notifies the board that due to incoming bid packages, the May meeting will be held one week later, on May 31, 2023. Craig Thomas informs the board he would like to set up a board retreat and will determine possible dates for members' consideration.

- **Davis Park**

Mr. Tom Walsh, Chair

No report at this time.

- **Coronado**

Mr. Craig Thomas, Chair

Gretchen Gilmore informs the board that Alpha Controls is expected to start work on the building automation system in September with no delays in purchasing. There will still be some humidity issues in the theatre this summer with a completion date set for the end of the calendar year. Gretchen Gilmore explains the restoration on the Owner's Apartment will begin as the weather improves. Gretchen Gilmore states that due to our facility being government-owned we are not eligible for previously discussed "Back to Business" grants. Gretchen Gilmore informs that Bill Folk, Director of Operations, had a walk-through of the Coronado with City of Rockford Public Works and praises the maintenance work being done by the city and briefly reviews upcoming projects.

- **DEI Advisory Group**

Ms. Martesha Brown, Chair

Chairman Thomas praises the work of the DEI and states that due to their hard work they were able to provide the city council with detailed answers to their questions regarding inclusiveness. Gretchen Gilmore informs the board of a recent team-building exercise for BMO staff and a recent staff tree-planting in Levings Park.

- **Governance**

Mr. Tim Rollins, Attorney

No report at this time.

- **Capital Improvement**

Mr. John Phelps, Chair

No report at this time.

TREASURER'S REPORT – Mr. Tom Walsh, Treasurer

Tom Walsh states the month of March was the best financial year the organization has ever had and defers to Gretchen Gilmore. Gretchen Gilmore reviews the financial reports for March and highlights the event contribution line item and explains the BMO outperformed all previous seasons. Doug Johnson and Gretchen Gilmore review events from the month and prepare the board that we are entering the slower season. Gretchen Gilmore reviews attendance at the Rockford IceHogs playoff games. Craig Thomas reviews aspects of the agreement with the Chicago Blackhawks for new board members. Gretchen Gilmore informs the board a new Accounting Manager has been hired and will start on May 15, 2023. Chairman Thomas requests a clarification of increased percentage of TicketMaster fees and Doug Johnson confirms an approximate increase of 30%. John Phelps compares the previous operational deficit to the current record profits for the new board members and commends the staff on a job well done. Gretchen Gilmore introduces staff members Ashley Minnick, Bill Folk, and Bethany Bohn. Chairman Thomas thanks the employees in attendance for their hard work.

MOTION: To approve the March 2023 financials made by John Phelps, second by Rudy Valdez. Motion passes unanimously.

GENERAL MANAGERS REPORT – Ms. Gretchen Gilmore, GM

Doug Johnson reviews the inclusion of the BMO Center in the Pollstar top 200 arenas list and discusses the changes being made in booking and food and beverage pricing strategies for the arena. Craig Thomas briefly discusses the effect of ease of parking at events. Doug Johnson informs the board of new events coming to the BMO Center and highlights the inclusion of community events at both facilities. Chad Tuneberg inquires regarding the return on investment of the Pollstar ad and is assured it has paid off with a new booking.

Gretchen Gilmore updates the board on the arena renovation status, including the settlement of issues with the new scoreboard and the escalator replacement project. Gretchen Gilmore explains the contents of the Phase 3 renovation plan and the grant requirements. A brief discussion follows regarding the state requirements for bidders. Gretchen Gilmore informs the board regarding the upcoming bids for the exterior concrete work and funding at the BMO Center. Craig Thomas clarifies details of the restoration and renovation for new members. Gretchen Gilmore discusses the recent tornado warning during an IceHogs game and praises the staff for handling the evacuation of the arena and following the plan in place. Rudy Valdez states he was in attendance at the game and agrees everything went very well.

COUNSEL’S REPORT – Attorney Tim Rollins

No report at this time.

CHAIRMAN’S REPORT – Mr. Craig Thomas

Gretchen Gilmore explains the details of the Phase 3 renovation bid and alternates as they relate to the budget and contingency with possible change orders. Craig Thomas states the ability within the budget or other sources to fund Alternate 3 of the bid package will be evaluated. A brief discussion follows regarding the projects within the bid package and possible contingency funds.

MOTION: To approve awarding the contract for the Phase 3 renovation to Accel Construction Services, LLC in the amount of \$4,433,867 for its base bid and Alternates 1 and 2, and further to award Alternate 3 in the amount of \$116,128 if the chairman determines that funding is available made by John Phelps, second by Rudy Valdez. Phelps-Aye, McCoy-Aye, Iafrate-Aye, Valdez-Aye, Walsh-Aye, Thomas-Aye. Motion passes unanimously.

Craig Thomas updates the board on parking matters regarding surrounding lots and requests by other parties to acquire a parking lot from the county, which is currently in use by the BMO Center. All parties involved have been in discussion and specific analysis has been requested to ensure BMO Center is able to fulfill all obligations to its tenants. A review of parking procedures and agreements over the years is given as clarification for newer members.

Craig Thomas reiterates the board has an ongoing commitment to provide programming in our venues that serve all segments of our community, and the program advisory group will be instrumental in our mission to provide community access to our venues.

OLD BUSINESS:

None at this time.

NEW BUSINESS:

None at this time.

ADJOURNMENT – The Authority Board adjourned at 12:56 P.M.

MOTION: To adjourn made by Tom Walsh, second by Rudy Valdez. Motion passes unanimously.

Respectfully Submitted

Jackie Powers, Authority Board Secretary/ FOIA Officer