

**COLLINSVILLE METROPOLITAN EXPOSITION  
AUDITORIUM AND OFFICE BUILDING AUTHORITY  
GATEWAY CENTER  
January 18, 2018  
Regular Board Meeting – 7:00 p.m.**

**Call to Order**

The January 18, 2018 Regular Board Meeting of the Collinsville Metropolitan Exposition Auditorium and Office Building Authority was called to order at 7:03 p.m. by Mark Steyer.

**Roll Call**

MEMBERS:

Present: Bob Kinamore, Fontez Mark, Mark Steyer, Kim Thebeau, Ginger Trucano, Mark Schusky and Kevin Weinacht

Absent: John Bitzer

Also present: Cynthia Warke, Executive Director; Kim Jones, Director of Finance and Tracy Robinette, Director of Human Resources and Administrative Services

Guests: Mitch Bair, City Manager for the City of Collinsville; John Miller, Major of Collinsville; and Donna Green, Councilman for the City of Collinsville

**Public Input**

Mayor Miller stated the Agreement between the Authority and the City of Collinsville was written very well. Miller expressed that he feels bringing Gateway Center into the City's fold is win-win for both entities. The merger will keep Collinsville moving upward and forward.

Green stated how much she appreciates all the work that went into the proposed plans to consolidate Gateway Center and the City of Collinsville, especially the work done by Bair and Warke. The recommendation was so well thought out, it made it an easy decision to support the proposed course of action.

Bair said there will be endless opportunities for the community of Collinsville as a result of Gateway Center and the City combining forces.

**Consent Agenda**

**Motion to Approve Board Minutes of the December 14, 2017 Regular Board Meeting**

A **MOTION** was made by Schusky and seconded by Trucano to approve the Regular Board Meeting Minutes on December 14, 2017. All were in favor. **MOTION** carried.

**Motion to Approve Payment of Obligations for the Period Ending December 2017**

A **MOTION** was made by Schusky and seconded by Trucano to approve payment obligations for the period ending December 2017. All were in favor. **MOTION** carried.

**Motion to enter into an Intergovernmental Agreement between the City of Collinsville and the Collinsville Metropolitan Exposition Auditorium and Office Building Authority**

A **MOTION** was made by Schusky and seconded by Trucano to enter into an Intergovernmental Agreement between the City of Collinsville and the Collinsville Metropolitan Exposition Auditorium and Office Building Authority. All were in favor. **MOTION** carried.

**Motion to enter into an agreement with First Mid-Illinois Bank and Trust Acknowledgement and Consent.** A **MOTION** was made by Schusky and seconded by Trucano to enter into an agreement with First Mid-Illinois Bank and Trust Acknowledgement and Consent. All were in favor. **MOTION** carried.

**Ordinance #235 –Consolidation of the Collinsville Metropolitan Exposition Auditorium and Office Building Authority into the City of Collinsville, Madison and St. Clair Counties, Illinois**

A **MOTION** was made by Trucano and seconded by Weinach to approve the Consolidation of the Collinsville Metropolitan Exposition Auditorium and Office Building Authority into the City of Collinsville, Madison and St. Clair Counties, Illinois-Ordinance #235. Roll Call was taken. All were in favor. **MOTION** carried.

**Committee Reports**

**Finance**

The following transfers for December 2017 obligations are:

From the Revenue Deposit Account, to the Operating Account - \$144,259.62

From the Principal & Interest Account, to the Operating Account - \$36,247.83

From the Credit Card Account, to the Principal & Interest Account- \$43,961.14

**Building/Capital Purchases/Site/Vehicle**

Warke reported the only punch list item remaining in connection with the HVAC Removal and Installation Project, is the balancing of the units. Due to experiencing unexplainable moisture issues in the south end of the facility, the staff is working closely with the contractor to ensure the new units are properly balanced. Once this matter is taken care of and the Center has received all of the Lien Waivers, the staff will be seeking reimbursement for the project costs from the City of Collinsville.

**Personnel/Benefit/Retirement/Grievance/By-Law**

None

**Marketing/Public Relations**

Jones reported that a Festival of Trees Meeting is scheduled on January 31, 2018. She reported that 675 attendees were in attendance at the 2017 event, and that attendance was down from the prior year. Jones stated the Gross Revenue for the 2017 event was \$47,597.00, and the Net Revenue was \$32,773.51.

Weinacht asked when the Center be searching for the 2019 Festival of Trees recipient.

Warke stated the solicitation of a 2019 recipient is currently underway, and the Chamber of Collinsville is assisting with getting the word out within the community.

## **Director's Report**

### **City of Collinsville & Gateway Center Consolidation**

Warke reported the plans for the consolidation with the City are going smoothly. Recently, the City learned the \$545,000 Debt Reserve will no longer be required. The City is evaluating whether to pay down some of the principal on the Revenue Bonds or designate these funds for improvements to the convention center. As the consolidation process continues to evolve, there seem to be far greater benefits than concerns with moving in this direction.

### **Alton Regional Convention & Visitors Bureau**

Warke said both representatives of Gateway Center, Mayor Miller, Mitch Bair and several additional representatives of the City of Collinsville attended a Tourism Summit earlier in the day. The summit was hosted by the Alton CVB, and was very well attended. The City of Collinsville will be taking formal action on aligning the community with the Alton CVB on January 22, 2018. This will require the City to compensate the bureau \$100,000 annually. Hotel/Motel taxes will be recommended to the City Council as the source of funding this ongoing expense. Warke is extremely excited about having a Convention & Visitors Bureau has an external marketing arm for both Gateway Center and the balance of Collinsville hospitality stakeholders.

### **Gateway Center Renovations & Doubletree Connection Improvement**

Warke reported both she and Bair will be meeting with representatives of HOK in reference to the convention center's renovation and expansion plans in the near future. Both Warke and Bair want to launch the renovation plans to the Center and making needed improvements to the pedestrian bridge between Gateway Center and the DoubleTree Hotel, as soon as possible. Now that there is more working capital to make improvements, a comprehensive assessment of the building needs to be completed to define the scope of work. Once the renovations are underway, Bair and Warke will shift their focus to the balance of the recommendations identified in the long-range strategic plan.

### **Status of Capital Bill Grant**

Warke has requested a time extension on the Capital Bill Grant, since it was recently reinstated. Warke said it will be very difficult to complete the grant projects by this upcoming October, since the plans for renovations and expansion have not been finalized. A representative of the Illinois Office of Accountability informed Warke he would contact the Governor's Office to request the extension. Other public assembly facilities within Illinois have also requested a time extension on their Capital Bill Grants.

### **Collinsville Economic Development Commission Annual Business Networking Reception**

Warke encouraged members of the board to mark their calendars on March 8<sup>th</sup>. This is the date when the Collinsville Economic Development Commission will be hosting its annual business retention and attraction reception.

Weinacht, who serves as Chairman of the EDC stated that the commission's goal is to have as many quality residential and commercial developers in attendance at the event. The event is geared towards showcasing Collinsville, and all of the advantages of developers and business representatives investing in our community.

Green interjected that the C3 event will be held in connection with the EDC Reception for the very first time this year. Green explained that C3 stands for Collinsville Community Collaboration. The purpose of C3 is to showcase what Collinsville is all about. There are so many positive things

underway in our community, and this event provides residents the opportunity to learn about them. Green said the EDC asked Warke to serve as the keynote speaker at this year's reception.

**Unfinished Business**

None

**New Business**

Steyer asked if updates were available in regards to the upcoming Freddy's Steakburgers location in Collinsville.

Blair said the restaurant is slated to open at the end of January. Blair also updated the board that a Distillery and Microbrewery should be open by June or July, and the official name will be Old Herald Brewery Company.

**Executive Session**

None

**Adjournment**

There was no further business to come before the board. A **MOTION** was made by Trucano and seconded by Mark to adjourn the Regular Board Meeting. All were in favor. **MOTION** carried. The Regular Board Meeting was adjourned at 8:02 p.m.

**The Next Regular Board Meeting  
February 15, 2018**