



PEORIA CIVIC CENTER®

PEORIA CIVIC CENTER AUTHORITY – CAPITAL COMMITTEE

July 18, 2025 at 11:00 AM

MINUTES

Chairman Bartolo called the meeting of the Capital Committee of the Peoria Civic Center Authority to order at 11:01 A.M, Friday, July 18, 2025 at the Peoria Civic Center.

Present:

Chairman Matt Bartolo
Commissioner Dave Horton
Commissioner Christell Frausto Aboytes
Commissioner Sid Ruckriegel – Via Conference Call
Commissioner Greer-Batton
PCC Staff – Will Kenney
PCC Staff – Ashley Clayton
PCC Staff – Rik Edgar
PCCA Legal Counsel – Bob Gates
Dewberry – Mike Breitbach

Absent:

NONE

Chairman Bartolo called the meeting to order at 11:01 A.M. He requested that a roll call be taken, Quorum present.

Motion to Approve Meeting Minutes of July 1, 2025 Meeting:

Moved: Commissioner Frausto Aboytes. Seconded: Commissioner Horton. Motion passed by unanimous consent.

Information Items/Discussion:

Mr. Kenney provided an update regarding various capital projects and inspections.

Projects/Inspections –

- **Masonry (Control Joints) –**
 - 5/24 – Evaluating and creating maintenance plan.
 - 2/25 – Bid received for maintenance.
 - 5/25 – In progress, moving at a good pace.
 - 7/25 – Remaining patching in progress.

- **Ice Plant –**
 - 5/24 – Project timeline discussion.
 - 8/24 – Equipment Pre-Purchase Approvals Requested
 - 5/25 – Installation approval requested.
 - 7/25 – Cimco and Oberlander have been contracted.

- **Escalators –**

- 12/24 – Discussing long term plan with Kone for escalator rebuild/replacement.
 - 4/25 – Discussed control board replacement.
 - 5/25 – Quotes have been requested.
 - 8/25 – Discussing options for professional assessment.
- **Fulton Parking –**
 - 5/25 – Mill and overlay in progress. Sealcoat scheduled.
 - 6/25 – Project is wrapping up.
 - 8/25 – Project Complete
- **Theater Marquee –**
 - 7/25 – Delivery and install scheduled.
 - 8/25 – Installed and fully operational.

DCEO Capital Grant / Projects

- **Glass Arcade Project**
 - Budget: \$7,420,000 – Contract Awarded to Dewberry (\$49,775 – Design Only)
 - 9/23 – Dewberry working on proposal for design.
 - 10/17/23 – Meeting with City Building Manager and Peoria Fire Inspector, discussion on code requirements for renovations of the arcade.
 - 12/23 – Design proposal provided by Dewberry.
 - 1/24 – Finalizing design contract language.
 - 2/24 – Contract finalized. Design process beginning.
 - 4/24 – Structural Design Review
 - 5/24 – Investigative Work In Progress
 - 8/24 – 50% of design work completed and being reviewed.
 - 9/24 – RFQ posted for bid.
 - 12/24 – Contract under review. Timeline discussions.
 - 2/25 – Project planning underway. Possible design changes in progress.
 - 3/25 – Re-Design Presentation
 - 4/25 – Re-Design Presentation Update
 - 5/25 – Structural plans are in development process.
 - 7/25 – Structural Plan Review Meeting Scheduled
- **Theater Stage**
 - 12/23 – Meeting with stage providers.
 - 1/24 – Reviewing samples and preparing for bid.
 - 2/24 – Installed test floor.
 - 4/25 – Discussed project deferment.

Mr. Kenney presented the capital spending report and DCEO budget/capital priority list updates. He also discussed energy management efforts including the results of the recent Voltus test for the demand response program we participate in. We were able to drop our energy usage from over 1000KW to 200KW in a matter of minutes. This is a direct result of energy-saving improvements we have made to the building (such as LED lighting upgrades, etc.) along with staff coordination. We also anticipate that we are going to have our second lowest year in electricity usage since Mr. Kenney began tracking usage in 2006 (not including 2020 pandemic year).

Old Business:

Mr. Kenney presented FY26 Capital budget updates.

New Business:

NONE

A motion to recommend to the Peoria Civic Center Authority Board that we approve and accept the quote from Hohulin Fence and proceed with the purchase of Jefferson Street Fence for \$32,853.00.

Moved: Commissioner Frausto Aboytes. Seconded: Commissioner Greer-Batton. Motion passed by unanimous consent.

Adjournment:

Chairman Bartolo requested a motion to adjourn.

Motion to Adjourn:

Motion made by Commissioner Greer-Batton. Seconded by Commissioner Horton. Motion passed by unanimous consent.

Meeting adjourned at 11:28 A.M.