

QUINCY METROPOLITAN EXPOSITION AUDITORIUM AND OFFICE BUILDING AUTHORITY

MINUTES OF BOARD MEETING

August 20, 2025

- QMEOBA Board Members present: Ken Obert, Rachel Williams, Cheri Kerr, Deb Carstens, and Anthony Crane.
- QMEOBA Board Members not present: Anthony Sassen and Gabe McClean.
- OLC Staff Members and Outside Representatives present: Chris Landwehr, Jennifer Breeden, and Brenda Dirkes.

The meeting was called to Order by QMEA President, Ken Obert at 12:01 pm.

The following business items were discussed, and actions taken:

- The July 2025 Minutes were read:
 - The minutes were read and accepted by all, Motion made 1st by Crane, followed by a 2nd Motion by Williams, all in favor.
- Breeden gave the financial report for July 2025:
 - AR and AP for the months of July 2025 were read and are current.
 - The Board approved Payables be paid for July bills, Motioned 1st by Kerr, and 2nd Motion was made by Carstens, all in favor.
 - Hotel/Motel tax distributions reached the limit for the end of the fiscal year with no distributions again until September (for July's collection).
 - Discussion:
 - Monthly comparisons were discussed and questioned on events, sales, and rentals. The time of year is without Hotel Motel tax distribution since reaching limit until September when distributions start coming in again. Discussion on coordinating the budget per quarter and yearly comparisons would true up numbers better for comparison, rather than monthly.
- Landwehr gave the Building and Grounds report:
 - Control parts are on order with Peters what they do not have in stock for the upgrades to the HVAC system. Peters Heating and Air provided excellent service and always were here when needed.
 - Concrete work is finished before the busy season.
 - The area which was the Chamber of Commerce is now painted, needs carpets cleaned, and will be ready to lease out soon.
 - Landwehr is currently looking for the right tenant for that space.
 - The Chamber of Commerce's plaques are removed from the wall, with holes in the wall fixed and painted.
- Landwehr gave the Executive Director's report:
 - The Civic Center has events that the public doesn't always see, such as the Swine Convention for one example, brings many people to the city of Quincy, using lodging, restaurants, and local entities.
 - The goal is for the center to bring people to Quincy to eat, stay in our hotels, etc., and revenue for the city.
 - Many cities rely upon line-item expenses and a variety of taxes collected to support their Civic Centers. We are the only Civic Center that relies only the Hotel Motel tax distribution for the Oakley Lindsay Center, plus Landwehr, the Executive Director is an active member on many local boards.
 - The Hotel Motel agreement was a 10-year agreement.

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- There will be no September meeting (due to ILBA meeting) and will be moved to October 2025.
- Deron Johnson's Sales & Marketing report was briefly discussed:
 - All have read the report and is self-explanatory.
- It was noted that July's adjournment time and motions were not listed in the minutes. That adjournment time was on July 23, 2025, at 12:41 pm, with 1st Motion by Kerr and 2nd by Williams.

New Business:

- No new business.

Capital Expenses:

- No Capital Expenses.

Grants:

- No grants.

Overdue Invoices:

- No overdue invoices.

Executive Session:

- No Executive Session was needed.

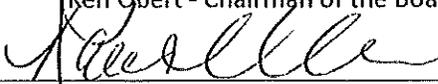
The Board meeting was adjourned at 12:26 PM by QMEA Board President, Ken Obert. Motion 1st from Crane and 2nd Motion was made by Williams.

NEXT MEETING – NOVEMBER 2025. The QMEOBA Board Meeting is scheduled for Wednesday, November 19, 2025, at 12:00pm noon in the Quincy Room.

*Submitted by Brenda Dirkes, Administrative Assistant



Ken Obert - Chairman of the Board



Rachel Williams – Secretary of the Board