

# QUINCY METROPOLITAN EXPOSTION AUDITORIUM AND OFFICE BUILDING AUTHORITY

## MINUTES OF BOARD MEETING

July 23, 2025

- QMEOBA Board Members present: Ken Obert, Rachel Williams, Cheri Kerr, Deb Carstens, Anthony Crane, and Gabe McClean.
- QMEOBA Board Members not present: Anthony Sassen.
- 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 12:05 pm.

The following business items were discussed, and actions taken:

- July's QMEA Board Meeting was moved from July 18, 2025 to July 23, 2025.
- The June 2025 Minutes were read:
  - The minutes were read and accepted by all, Motion made 1<sup>st</sup> by Crane, followed by a 2<sup>nd</sup> Motion by Williams, all in favor.
- Breeden gave the financial report for June 2025:
  - AR and AP for the months of June 2025 were read and are current.
  - The Board approved Payables be paid for June bills, Motioned 1<sup>st</sup> by Kerr, and 2<sup>nd</sup> Motion was made by McClean, 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).
  - No questions were asked about financials, apart from one Accounts Receivable bill explained to be 60/90 days out is from the Monster Garage Sale event of previously owned by the Quincy Herald Whig (has been sold and in the process of the new owner taking over to pay that bill).
- Landwehr gave the Building and Grounds report:
  - The original HVAC is a Carrier brand system that was installed in 1995 and is 30 years old.
    - All controllers need replaced and be compatible Carrier brand, coming to a total of \$160,000.
    - Motioned to approve purchase: 1<sup>st</sup> by Crane and 2<sup>nd</sup> by Carstens, all in favor.
  - The east parking lot which was up next on a rotational basis of resurfacing, still looks good and could be used on other needed maintenance projects.
    - Discussion on the \$20,000 set aside for the east parking lot could be re-directed toward concrete needed to be replaced on the north side of the building. Bid for labor on the concrete was around \$58,600.
    - A motion was made 1<sup>st</sup> by Carstens and 2<sup>nd</sup> McClean to move to replace the whole north side concrete before it could become a hazard or a legal issue. This will come out of the Capital Improvement line item 4510-2.
  - Otherwise, the building and grounds were all up to date and well maintained.
- Landwehr gave the Executive Director's report:
  - OLC just finished having the Jr.'s, Men & Women, and Wheelchair National Pool Championships event. The US Congress of America recipients love the OLC venue and struggle with transportation to get to Quincy. While the return of the group never wants to leave us but may have to schedule every other year.
  - Everything is good.

# QUINCY METROPOLITAN EXPOSTION AUDITORIUM AND OFFICE BUILDING AUTHORITY

## MINUTES OF BOARD MEETING

July 23, 2025

- In the next 2 weeks our calendar will be booked every weekend through March.
- Landwehr met with NADO (National American Dart Organization) with hopes to get a foot in the door at a state level, while explaining the pool event started out at that level and evolved to a national level due to the reputation of the OLC being a great facility.
- Bids are out for more conventions that are more main street type of state of IL and look good.
- We have only one concert, which is Hairball. One concert (Toby Keith tribute) is coming up in August is not ours but Tyree Entertainment's renting the hall.
- Deron Johnson's Sales & Marketing report was briefly discussed:
  - All have read the report and is self-explanatory.

### **New Business:**

- No new business.

### **Capital Expenses:**

- Capital expenses involve the maintenance and improvements discussed.

### **Grants:**

- No grants other than the Legacy grant that was approved 4 months ago for the Jr. Nationals that were approved.
  - A new advocate aside from Quincy Convention & Tourism grant is available as we are waiting for.
  - There are a couple of other prospects that Landwehr will go over with Breeden being prospects with the State of IL.

### **Overdue Invoices:**

- No overdue invoices.

### **Executive Session:**

- No Executive Session was needed.

The Board meeting was adjourned at 12:41 PM by a Motion from Kerr and a second Motion was made by Williams.

**NEXT MEETING – SEPTEMBER 2025.** The QMEAOBA Board Meeting is scheduled for **Wednesday, September 17, 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