

QUINCY METROPOLITAN EXPOSTION AUDITORIUM AND OFFICE BUILDING AUTHORITY

MINUTES OF BOARD MEETING

October 15, 2025

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

The meeting was called to Order by QMEA Treasurer, Rachel Williams at 12:08 pm.

The following business items were discussed, and actions taken:

- The August 2025 Minutes were read (no meeting in September):
 - The minutes were read and accepted by all, Motion made 1st by Kerr, followed by a 2nd Motion by McClean, all in favor.
- Breeden gave the financial report for August & September 2025:
 - AR and AP for the month of September 2025 were read and are current.
 - The Board approved Payables to be paid for August bills, Motioned 1st by Kerr, and 2nd Motion was made by McClean, all in favor.
 - The Board approved Payables to be paid for September bills, Motioned 1st by McClean and 2nd Motion was made by Crane, all in favor.
 - Hotel/Motel tax distributions are being received once again as we start the City of Quincy's beginning of their new physical (fiscal) year from July's collection, distributed in September.
 - No questions or discussion, except for one account 31-60 days old and in the process of receiving payment. Also, everyone glad to get the Hotel/Motel tax distributions started once again.
- Landwehr gave the Building and Grounds report:
 - Adams Fiber put in new data lines, and we will be getting new data and communication lines installed.
 - Air handlers will be getting the new controls installed starting next week. The goal is to have them in place with little maintenance before we change over to the winter season.
 - The new controllers will make a difference being remote, eliminating and saving on service calls, and will still be able to be controlled manually if needed.
 - Landwehr is currently working on getting pricing for the South end of the building. Spring pricing is up, so he is checking in to those prices.
 - Future plans in the next 1-2 years are to replace concrete in the South Entrance of the building. The South Entrance concrete was not as bad as the North Entrance was but is 30 years old.
 - Insurance is up due to the updated building value.
 - Employee insurance is locked in and is not going up at this time.
- Landwehr gave the Executive Director's report:
 - This is the busiest October we have ever had.
 - New employee is on the floor and Landwehr is helping to train.
 - Last week we had crews working overnight with 2 events back-to-back
 - Bartenders are needed. We estimate 4 Bartenders for a weekend, and DOT Foods has as many as 16 for their event. Landwehr is hiring, with seniority given to current faithful employees already established.
 - Landwehr took a class at the ILBA and is now a Certified Trainer for Bassett Training needed for Bartenders serving liquor.
 - Landwehr is currently serving on the ILBA Board which helps to give insight and be able to network with Pool, Darts, and the people who have meetings with those organizations.
 - Virtual Gaming is gaining popularity, and a person can even obtain a degree in the field. Landwehr is currently looking at Virtual Gaming prospects.

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- No Pool Tournaments In March this year since we are on a rotation basis. We were the only city to be able to do it for 4 years in a row.
- Brenda is doing the OLC Craft Show.
- Dream Big is really getting big and their council is using the hall for 6 days prior to set-up for the 1-night event.
- The Atrium's renovations are not complete as they transition to a Hilton Double Tree, so we have helped them with some of their events since they had contracts in place.
- Deron Johnson's Sales & Marketing report:
 - All have read the report, sales report is good, is self-explanatory, and no questions.

New Business:

- No new business.

Capital Expenses:

- No Capital Expenses.

Grants:

- No grants.

Budget:

- None

Overdue Invoices:

- No overdue invoices.

Executive Session:

- No Executive Session was needed.

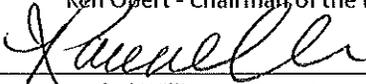
The Board meeting was adjourned at 12:30 PM by Williams. Motion 1st from Crane and 2nd Motion was made by Carstens.

NEXT MEETING – DECEMBER 2025. The QMEOBA Board Meeting is scheduled for Wednesday, December 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