

Joliet City Center Partnership

**Board of Directors
July 11, 2019
8:00 a.m. – CCP Board Room**

Meeting Minutes

1. Approval of June Minutes

- Denise motioned to approve the June minutes.
- Rod seconded.
- Motion carried.

2. Approval of June Financials

- Lauren reported on the status of SSA reimbursements from the city and receivables from the 2017 holiday parade. Lauren suggested that the board vote to write off the \$100 from 2017.
- Randy Conroy motioned to write off the outstanding \$100 from 2017 Light Up the Holidays Parade.
- Denise seconded.
- Motion carried.

3. Committee Chair Reports

- Marketing
- OMA
 - Megan Millen reported on the schedule for the remaining OMA meetings this year:
 1. August 29th – Rod and Derek will speak about the beautification program
 2. September 26th – Library architects discuss remodel of the Ottawa Street Branch
 3. October 24th – Capitol Bill project and I-80
 4. November 21st – After hours with the Mayor
 5. December 5th – After hours social with business owners
 - Economic Development
 - Marriott project
 1. Mike Patel and Dan Scott presented the potential Marriott Spring Hill Suites project at the former Barrett's Hardware building
 - a. Will add 2 floors to include 82 suites, meeting space, and restaurant/lounge space
 - b. Will retain as much character of the building as possible, restaurant theme
 - c. Total incentive package developed at the City is less than 20% of the total project cost.

Name	Present	Absent
Susan Pritz-Bornhofen		X
Mike Brick	X	
Randy Conroy	X	
Valerie Devine	X	
John Greuling	X	
Mary Jaworski	X	
Bryan Kopman	X	
Megan Millen	X	
Sue Moore		X
Ivette Núñez		X
Mayor Bob O'Dekirk		X
Jim Roolf (Chair)	X	
Jim Smith	X	
Dan Stevenson		X
Rod Tonelli	X	
Larry Walsh		X
Denise Winfrey	X	
Steve Jones		X
Derek Conley	X	
Lauren Las (Staff)	X	
Richard Fredrickson (Consultant)	X	

- d. The ask for the SSA grant is \$200,000 to be paid in two increments
 - i. \$100,000 reimbursement at time of occupancy
 - ii. \$100,000 after 1 year of being open
 - e. Total incentive package is \$3.1 million.
 - 2. Randy Conroy of Harrah's mentioned his support of the project and that is a complement to his business. Harrah's is at about 93% full daily and they turn away people on the weekends.
 - 3. Jim Smith also voiced his support of the project.
 - 4. Jim Roolf suggested the CCP will submit a letter in support of the project to the City Council and attend the meeting.
 - 5. Bryan Kopman motioned to approve the \$200,000 grant with two payouts
 - 6. Denise seconded.
 - 7. Motion carried.
 - Sunshine Mexican Café – Jessica Garcia
 - Small Business Assistance Grant - \$1,500
 - 1. Rod motioned to approve the SBA grant for \$1,500.
 - 2. Denise seconded.
 - 3. Motion carried.
 - Beautification grant
 - One-time program with a pool of money to make aesthetic and cosmetic improvements.
 - \$200,000 pool of money for a 50% match up to \$2,500 per business.
 - Rod asks that the board approve setting aside this money and allowing the projects to be approved on a committee and staff level.
 - Denise motioned to approve the project
 - Mary Jaworski seconded.
 - Motion carried.

4. City Report

- Derek reported on the development agreement for Two Rialto Square and the City Center TIF extension
 - Jim Smith motioned to write a letter of recommendation for the TIF extension.
 - John Greuling seconded.
 - Motion carried.

5. Staff Report

- Lauren reported on Race Fan Rally and the start of the Live Markets.

6. Chairman's Report: City Advocacy

- Jim Roolf led a discussion about the CCP's role in city advocacy.
- John Greuling suggested a member of City Council could be on this board.

7. Adjournment

- John motioned to adjourn the meeting.
- Jim Smith seconded.

- Motion carried.

Board Meetings held at: 8:00 a.m. – CCP Boardroom

Upcoming meetings:

August 8th | September 12th
October 10th | November 14th | December 12th