

## Joliet City Center Partnership

**Board of Directors  
January 13, 2022  
8:00 a.m. – virtual**

### Meeting Minutes

**Meeting called to order at 8:04 a.m.**

#### **1. Approval of December Minutes**

- Diane Harris motioned to approve.
- Rod Tonelli seconded.
- All Aye – Motion approved.

#### **2. Approval of December Financials**

- Diane Harris motioned to approve.
- Jim Roolf seconded.
- All Aye – Motion approved.

#### **3. Committee Chair Reports**

- Marketing
  - Monica provided an update on the I-80 signage stating Priscilla is continuing to work on submitting the application to the Illinois Tourism Office.
  - Monica provided an update on the Marketing & Event Manager job stating that CCP has begun accepting resumes and will begin interviewing shortly.
  - Monica also stated that the Marketing Committee met to discuss ideas for new events and will provide more information as the planning continues.
- OMA
  - Dave stated that no meeting was held this month. The next meeting will be on February 3, 2022 at 3:00 p.m. and will be held virtually due to the rising number of COVID cases. Our guest speaker will be Ron Romero from the Illinois Rock & Roll Museum. Our business spotlight will be The Dragon's Den.
- Economic Development
  - Rod stated that no meeting was held this month.

#### **4. Chair Report**

- Megan presented the 2022 slate of CCP officers as follows:  
Rod Tonelli – Chair  
David DiLorenzo – Vice Chair, OMA Chair  
Jim Roolf – Economic Development Committee Chair  
Monica Cicimov – Marketing Committee Chair  
Megan Millen – Beautification Committee Chair
  - Sue Moore motioned to approved slate of officers. Jen Howard seconded. All aye-motion approved.
- Megan stated she was thankful for the opportunity to serve as Board Chair the past 2 years and thankful that we hired an executive director. Sue Moore thanked Megan for her service on the Board. Rod stated we would do a proper “farewell” for Megan next month.

Name	Present	Absent
Jennifer Bertino-Tarrant		X
Susan Bornhofen		X
Mike Brick		X
Monica Cicimov	X	
Valerie Devine	X	
David DiLorenzo	X	
John Greuling		X
Diane Harris	X	
Jen Howard	X	
Bryan Kopman	X	
Megan Millen (Chair)	X	
Sue Moore	X	
Ivette Núñez		X
Mayor Bob O'Dekirk		X
Jim Roolf	X	
Dan Stevenson	X	
Rod Tonelli	X	
Denise Winfrey		X
Garland Mays (on behalf of JBT)	X	
Derek Conley (guest)	X	
Priscilla Cordero (Director)	X	
Richard Fredrickson (consultant)	X	

- Megan stated that we were looking to make changes to the Bylaws and Terms and asked Priscilla to provide further details. Priscilla stated that the executive committee wanted to look at making changes to terms as most board members have been on longer than Bylaws allow. We discussed changing terms to 4, three-year terms unless by simple majority vote by the board. We also discussed starting to enforce attendance requirement. Bylaws require 50% attendance. Jim Roof suggested we consider increasing to 75%. Dave DiLorenzo recommended we make changes now since it is January and we are looking at attendance for the calendar year. Sue Moore agreed. Rod stated that 75% requirement is only 9 meetings. Bryan Kopman added that we should add a clause on excused absences. Rod stated he didn't think that was necessary since the Board would still get to vote on whether to remove a member and reasons for absences should be considered. Megan stated that the next step is to put together a committee to make changes and bring it back to the Board.

## 5. Staff Report

- Priscilla provided an update on the City Square and Jim Roof's and Priscilla's presentation to City Council requesting the support the resolution to apply for the Rebuild Illinois grant for the Square.
- Priscilla informed the Board that the Dragon's Den was approved for a Small Business Assistance Grant.
- Priscilla created a new business retention & expansion survey and requested if anyone had any feedback. There was none.
- Priscilla stated that EDC Forge, our new business retention software, is up and running. She shared her screen and provided an overview of the software's capabilities.
- Priscilla is still working on getting LOIS, a GIS platform, on the CCP website in order to have an inventory of SSA commercial property online. LOIS is having technical difficulties with the shapefile provided by the city of Joliet Planning Department. Working on resolving the issue.
- Priscilla stated Unidos is working on adding a shopping directory listing retail businesses on our website. It will be up and running shortly.
- Priscilla and Richard continue to meet with businesses and have started inputting this data into EDC Forge.
- Priscilla stated that Megan and Rod will be part of the interview committee for the Marketing & Events Manager position. We have received over 40 resumes and have started scheduling first round interviews. We expect to have someone in place by February.
- Priscilla requested that board members notify her of their start dates on the CCP board.
- Diane Harris asked whether the category on the website was shopping or retail. Priscilla stated that it was shopping. Jim Roof stated that the website looks great.

## 6. City Report

- Derek Conley reported on the following:
  - The City submitted the application for the City Square grant and the City Council passed the resolution in support of the application. If the city is awarded the grant, the city Council would have to accept the grant and commit \$3 million to the project. Derek also stated that the city contracted an engineering firm for assistance with putting together the application. They

received about 20 letters of support for the project. He stated that the next step is to keep pressure on our local legislators to advocate for funding.

- The city's parking study is almost complete. They have also put together a parking survey that will go out to residents, businesses and other stakeholders.
- The amendment to the TIF was completed in late December and a Joint Review Board meeting will be scheduled shortly in order to get the TIF extended.
- Next week we will be meeting to finalize the event schedule for Downtown. There is also a joint meeting with Unidos, HCCVB and CCP on a joint summer campaign.
- IDOT now stated that the Jefferson Street Bridge will be open mid to late February.
- Demolition of the Priory building should begin soon.
- In the recent budget, the city quadrupled its budget for sidewalk replacement to \$750,000. Derek, Katie and Priscilla walked and drove the Downtown and Cass and Collins corridors to identify areas that need to be replaced. We have provided Public Works a map with photos.
- John Bays has confirmed that Bill of Cut 158 will be opening a new restaurant at the 2 Rialto Square Building. Expected to open in February. Megan asked what will happen to Cut 158. Derek stated that Bill will remain the owner with a different concept for that restaurant.

**7. Meeting adjourned at 8:50 a.m.**

- Rod Tonelli motioned to adjourn.
- Jim Roolf seconded.
- All Aye – Motion approved.