

# Joliet City Center Partnership

**Board of Directors  
October 13, 2022  
8:00 a.m. - In-person**

## Meeting Minutes

Meeting called to order at 8:10 a.m.

### **1. Approval of September Minutes**

- Megan Millen motioned to approve.
- Diane Harris seconded.
- All Aye – Motion approved.

### **2. Approval of September Financials**

- Priscilla stated that we have received the \$20,000 payment for Old National Bank's sponsorship of the parking deck sign. CCP has also paid some expenses for events upfront. Tunes & Brews expenses will be split with the Park District Foundation. Furthermore, there was a 2021 Light up the Holidays expense that was paid for in 2022.
- Ron Romero motioned to approve.
- Jen Howard seconded.
- All Aye – Motion approved.

### **3. National Historic District Presentation**

- Jayne Bernhard presented on the history of the National Register Historic District Project. She provided a timeline of the history as well as next steps. Jayne explained that the purpose of the historic district is to take advantage of federal and state historic tax credits. The Joliet YMCA was an example of a project that used historic tax credits and was rehabilitated in 2010. The Louis Joliet Hotel used historic tax credits and was rehabilitated in 2003. This project would allow the entire Downtown to be designated as a historic district and provide more visibility to the Downtown. Erica Ruggiero, the consultant who was hired for this project, presented a summary of findings on different historical buildings in the Downtown and stated that Joliet is unique in that our buildings and architecture spans 170 years of development. She proceeded to present features of unique buildings in the district and history of those buildings. The Illinois State Historic Tax Credit is set to sunset at the end of 2023, but advocates of the program are working to get it renewed. Erica also recapped next steps including presentation to City Council in November. The application will be submitted at the end of November. The review process will be about 90 days later. Cesar Suarez asked whether there would be any restrictions to property owners in the district looking to renovate their building. Jayne stated that the city would have to locally designate the area or a building in order to restrict changes. This designation for the Downtown is honorary and allows developers to access historic tax credits,

Name	Present	Absent
Jennifer Bertino-Tarrant		X
Susan Bornhofen		X
Mike Brick	X	
Monica Cicimov	X	
David DiLorenzo	X	
Amber Duffy	X	
Diane Harris	X	
Jen Howard	X	
Bryan Kopman	X	
Cornell Lurry	X	
Megan Millen	X	
Sue Moore		X
Mayor Bob O'Dekirk	X	
Doug Pryor	X	
Ron Romero	X	
Jim Roolf		X
Rod Tonelli (Chair)	X	
Diana Viveros	X	
Wade Welsh		X
Denise Winfrey		X
Garland Mays (on behalf of JBT)		X
Priscilla Cordero (Director)	X	
Vicki Sanchez (E&M Manager)	X	
Cesar Suarez (ED Director, City of Joliet)	X	
Jayne Bernard (City of Joliet, Guest)	X	
Erica Ruggiero (Guest)	X	

but they are not required to. Rod Tonelli asked whether buildings would have to be contributing or non-contributing to access credits. Erica stated they would need to be contributing.

#### **4. Committee Chair Reports**

- Marketing
  - Marketing Committee met yesterday. Tunes & Brews took place September 24<sup>th</sup>. Attendance was lower than in previous years.
  - Monica stated that Panic at the Plaza has 6 bands and 13 vendors signed up. We are still looking for sponsors.
  - We are asking businesses to decorate for Halloween and be set up by October 8<sup>th</sup> leading into the Stone & Steel Spooky 5k taking place October 9<sup>th</sup>. We are also partnering with the library on a Story Stroll for both October and November. Kids will complete a route reading a story and finish at Dragon's Den with a free copy of the book.
  - Monica stated that the Halloween Disguise Storefront contest was a success.
  - Monica further discussed our Holiday events including our upcoming Light up the Holidays Parade and the new events that are in planning including a Holiday market. New features include the North Pole Park.
  - Monica presented a \$2,000 request to sponsor the Rialto's Holiday Movies series. Monica stated that the Marketing Committee met and recommended a \$1,000 request given our available budget. Jen Howard made a motion to approve a \$1,000 event grant to the Rialto, Dave DiLorenzo seconded, all aye-motion approved.
  - Monica presented the Chamber's Santa 5k sponsorship request of \$3,000. The Marketing Committee met and recommended a grant in the amount of \$1,500 given our available budget. Jen Howard abstained. Mike Brick made a motion to approve a \$1,500 grant. Ron Romero seconded. All aye-motion approved.
  - Monica presented an event grant application for Azteca de Oro's inaugural Trunk or Treat, suggested by the CCP, and commented that this is the first time we have received a request for and supported an event on Collins Street. The request is for \$500 and funds will be used for prizes and candy for the children. The Marketing Committee met and agreed to recommend a \$500 grant. Diane Harris made a motion to approve a \$500 event grant. Mayor O'Dekirk seconded. All aye-motion approved.
  - Monica stated we are highlighting La Villa in light of Hispanic Heritage Month "Business Spotlight" in September, Strange & Unusual in October and Dragon's Den in November, and Mousa Tapas Bar for the month of December.
- Owners & Managers Association Meeting
  - Dave DiLorenzo stated that our last meeting took place October 6<sup>th</sup> at 3:00 and Caroline Portlock presented on what workforce looks like now and getting employers to be flexible with employees. He thanked Cut 158 for hosting us. The next meeting will take place December 1<sup>st</sup> at the Rialto Square Theatre and will be our final meeting of the year.
- Economic Development Committee did not meet due to the shortened week.
- Beautification Committee

- Megan stated that Greg Ruddy, Director of Public Works, has joined our committee. The Holidays Planters will be installed in November. We also discussed holiday decorations for the trees. We are looking at new landscaping companies for planters in 2023. Greg stated that Chicago Street reconstruction will not go out to bid to late 2023 and construction would not begin until 2024. Cesar Suarez suggested that a second Special Service Area could be created solely for maintenance. Galesburg did this and has a special service area for capital improvements and another for maintenance.

## **5. Staff Report**

- Provided an International Economic Development Council Conference recap
- Plaza Advisory Committee Met in September. Design firm taking feedback to provide possible concepts. Next meeting is February.
- Priscilla was interviewed by Patrick Hall for the Will County Works Podcast
- Priscilla was interviewed by Scott Slocum to discuss downtown development and the Stone & Steel Spooky 5k. Will be on WJOL 1340 am again to promote the Light up the Holidays Parade & Festival.
- Still in discussion with potential tenants on the 81 N. Chicago Street vacancy.
- 40 individuals attended the Starting & Growing a business seminar in partnership with JJC's Entrepreneur & Business Center.
- Met with a prospect who attended seminar regarding office space. Gave him a tour of the downtown.

## **6. Annual Report and 2023 Budget Presentation**

Priscilla presented an overview of the 2023 Draft Budget as well as the first ever completed CCP annual report. Some changes noted in the budget – addition of Mainstreet America association membership and additional training funds for staff. We will continue to work on decreasing beautification costs, but maintained the budget as-is until alternative options are considered. Priscilla also stated that event income is tied to sponsorships not SSA funds. If sponsorships are decreased, event expenses are also decreased accordingly. Diane Harris made a motion to approve budget, Mike Brick seconded. All in favor - motion approved.

## **7. Chair Report**

- Rod stated that the Executive Committee completed Priscilla's annual review. Meeting was positive and plan for 2023 was outlined. Rod congratulated Priscilla on her one-year anniversary.
- Rod stated that he and Jim Roolf met with Richard Fredrickson and meeting went well. Richard anticipated changes with contract end of 2022. Rod stated we will provide an opportunity to thank Richard publicly in the next couple of months.

## **8. City Report**

- Ready to Rock project is moving forward.
- Cesar stated we are looking at EV Charging Station opportunities for downtown.
- CMAP released a planning grant and Cesar is working with Jayne to submit a grant for a project south of the Gateway Center.
- Don Orlando's restaurant coming to the former Catrina's space.

**Meeting adjourned at 9:14 a.m.**

- Megan Millen motioned to adjourn.
- Diane Harris seconded.
- All Aye – Motion approved.