

Meeting Details

Subject:	Joliet City Center Partnership Board Meeting
Date:	Thursday, November 13, 2025
Time:	8:01 AM
Participants	Monica Cicimov, Tiffany Johnson, Tim Brophy , Megan Millen, Mike Paone, Brian Kincaid, Amber Duffy, Bryce Jordan, Doug Pryor, Paulina Martinez
Did not attend:	Susy Huerta, Jennifer Bertino-Tarrant, Mayor Terry D'Arcy, Bryan Kopman, Wade Welsh, Howard Wright, Ron Romero
Call-in:	Michele Arana, Cornell Lurry, Greg Peerbolte, Diana Viveros,
Staff Members:	Emmanuel Lopez, Vicki Sanchez
Guests:	
Meeting Handouts:	November 2025 Board of Directors Agenda; October 2025 Minutes & Financial Reports; Digital Marketing Report; Grant application for Christmas @ the Castle, photos of the new photo opp and Santa mailbox, Bio of Ramiro Sanchez; 2026 Budget

Meeting Notes

- I. Call to Order**
 - i. Monica Cicimov called the meeting to order at 8:01
- II. Approval of Minutes**
 - i. **BOARD ACTION:** Motion to approve the October Minutes as presented by Monica Cicimov.
 - i. Motion to approve by Brophy; seconded by Arana
Motion carried unanimously.
- III. Approval of Financials**
 - i. October 2025 financials were presented.
Brophy asked to consider that the detailed financial report was not helpful or necessary for board meetings. Pryor did not see benefit in providing the board with less information and takes little effort on staff.

BOARD ACTION: Motion to approve the October 2025 financials as presented;.Motion to approve by Millen ; seconded by Jordan. Motion carried unanimously

IV. Board Chair Report - Monica

- i. Motion to Vote on Ramiro (Pepe) Sanchez to join the board, motion to approve by Lurry and seconded by Arana; motion carries unanimously
- ii. With Mike P will be Chairman in Jan and Tim B. will be Vice Chairman, leaving the ED Chairman position open which Brian Kincaid has accepted,
- iii. 2026 Operational Budget:
 - a. Increased event revenue due to Mexican Indep. Parade
 - b. Increased intern budget for fall events
 - c. Events are broken into quarters instead of specific
 - d. Motion to approve; Johnson, seconded by Jordan; Approved unanimously

V. Marketing Committee – Tiffany Johnson

- i. Last Stone & Steel Spooky 5k with 183 runners
- ii. Last Spirits with the Spirits took place on Oct. 24
- iii. Shamrock Stroll boosting and 21 and over
- iv. Light up the Holidays (over 50 entries), CCP will have a float, Elves on the Loose, Window Decorating Contest, volunteer sign-up for LUTH
- v. Making new videos explaining CCP and the SSA
- vi. Grant request for Christmas @ the Castle: Marketing recommends \$250. Motion to approve by Pryor and seconded by Duffy, approved unanimously with Lurry and Paone abstaining

VI. Economic Development Committee – Mike Paone

- i. Hoffee Guitar Case Company just closed on the property at 423 Chicago Street and will likely apply for a grant as well as two others
- ii. Manny working on presentation packet update to show to prospective property and business owners
- iii. Help build up the database
T. Brophy requested a follow-up strategy for the ED projects/ Business Retention; Pryor said to ask Manny to follow up on “targets”.

VII. Beautification Committee – Megan Millen

- i. Thanks for responding to online vote to add more holiday planters; Millan motions to approve \$19,505.30 for additional holiday planters, Brophy questions if we are overbudget and Cicimov confirms that we are overbudget with beautification but we have room to draw from other accounts. Brophy seconded; Arana abstained, Motion carried unanimously.

- ii. Holiday decorations being placed on Cass and Collins soon and we purchased a new photo opportunity frame and Santa mailbox to be placed by the tree. Paulina stated that people love the I heart DT Joliet signs and requested that we have them around for LUTH or give them away.
- iii. Spring beautification meeting in the new year

VIII. Owners & Managers Association Chair Report – Megan Millen

- i. OMA met December 4 at Chicago Street Pub; Jane Bernhard will be doing an exercise on the Comprehensive plan with drinks and apps after.

IX. Staff Report - Emmanuel

- i. LUTH, all hands on deck; Mike Veeck grand marshal
- ii. Draft video with CCP info as well as working on reels
- iii. Frist onboarding session with Hubspot
- iv. 3 new businesses asking for assistance, customizing grants in Spanish
- v. Elves on the Loose activity
- vi. Collins Street Quincenera support
- vii. Requesting everyone's headshot for website

X. City Report – Paulina

- i. Parking deck automation to take effect on Jan. 1
- ii. Christmas tree to be installed this week
- iii. River Edge Redevelopment Zone was approved by city council so the next step is submitting the application to the state; working on some roundtable discussions with investors to take advantage of it
- iv. Casa Catrina will taking over the old My Grain space hopefully in January
Questions about parking validations in the deck. Validation will go away after the automation takes effect.

XI. Other Announcements

- i. December 11 meeting will be held at the Reserve at 4:00 p.m. followed by a holiday dinner. Doug informed everyone that this might conflict with a Governmental League event which starts at 5:30 p.m.
- ii. C. Lurry talked about he JTHS CEO program and thanked everyone for their support as well as JJC is doing their master plan and make sure that CCP has input.

XII. Adjourn

- i. Motion to adjourn by Millen; 2nd by Pryor. Motion carried unanimously
- ii. Meeting adjourned