

Joliet City Center Partnership

Board of Directors

December 9, 2021

8:00 a.m. – CCP/CED Boardroom

Meeting Minutes

Meeting called to order at 8:03 a.m.

1. Approval of November Minutes

- Sue Moore motioned to approve.
- Rod Tonelli seconded.
- All Aye – Motion approved.

2. Approval of November Financials

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

3. Welcome New Board Member

- Megan Millen welcomed new board member, Amber Duffy of Jitters and Duffy Realtors. Amber stated she was excited to be part of the board and looked forward to making improvements in the Downtown.

4. Committee Chair Reports

- Marketing
 - Monica provided a recap of the Light Up the Holidays Parade. Everything went well and we look forward to putting this event on again next year.
 - Monica presented the Marketing & Event Manager job description and asked if anyone had any feedback. Priscilla stated that John Grueling provided feedback yesterday and suggested we cut back some of the duties. Priscilla made changes to the description and provided an updated job description to the Board. Everyone agreed with the new description provided. Rod Tonelli made a motion to approve the job description and Dave DiLorenzo seconded. All aye-motion approved.
 - Monica presented a quick summary of a possible joint Unidos contract for CCP, the Rialto, the museum and HCCVB. Ads in the Route 66 and I&M Canal magazines could also be done jointly. Priscilla stated that currently every organization is doing their own marketing with Unidos and/or others. A joint contract may be more cohesive and more cost effective. Derek Conley is coordinating a meeting for us to discuss further. Rod Tonelli commented that we may want to include the Chamber in the discussions.
- OMA
 - Dave reported the association met on December 2nd at 3:00 p.m. at ItisAmazing. He thanked Diane Harris for hosting. Priscilla was the speaker and presented on future plans for the Downtown. The next meeting will be on

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 Roof		X
Dan Stevenson		X
Rod Tonelli	X	
Denise Winfrey		X
Jim Capparelli (guest)		X
Garland Mays (on behalf of JBT)	X	
Derek Conley (guest)	X	
Priscilla Cordero (Director)	X	
Richard Fredrickson (consultant)	X	

February 3, 2022 at 3:00. Amber Duffy recommended we meet at Studio 88 for our next meeting.

- **Economic Development**
 - Rod reported that the Economic Development committee met on November 7 and presented changes to the grant program. The changes discussed include adding a personal guarantee on all agreements, only requiring a lien on the property for grant amounts of \$25,000 and above, changing the time period in which a business or property owner can apply for a new grant from five years to three years, introducing a new Site Improvement Grant for up to 25% of the project up to \$5,000 and simplifying the sliding scale. Priscilla stated that John Grueling had some reservations about the personal guarantee. Rod stated that we will ask Bryan Kopman to draft language adding personal guarantee. Dave DiLorenzo made a motion to approve the grant changes pending legal review. Monica Cicimov seconded. All aye-motion approved.
 - Rod presented info on EDC Forge, a CRM software that will allow the CCP to track contacts and business retention efforts. Priscilla added that it can be used for project and prospect activity as well. The annual cost is \$1,000 as the CCP gets a discount due to EDC's partnership with the state. Dave DiLorenzo made a motion to approve and Mike Brick seconded. All aye-motion approved.
 - Rod presented information on the City Plaza and Derek's efforts in applying for a Main Street Grant which would provide up to \$3 million in funding with a requirement of a \$3 million match by the City of Joliet. The CCP will draft a letter seeking business owner signatures showing support for the Plaza and will attend the City Council meeting at which the item will be discussed. Mayor O'Dekirk stated that the resolution allowing the City to apply for the grant will be presented to the City Council in early January.

5. Chair Report

- Megan reiterated that the Parade went very well and thanked everyone who was involved in planning and executing the event. She also encouraged everyone to reach out to City councilmen and women showing support for the City Plaza.

6. Staff Report

- Priscilla welcomed Tamales Korina to Downtown and stated that Dragon's Den, a toy collectible retail shop, will be opening soon.
- Priscilla encouraged everyone to attend our first ribbon cutting with The Nail Inn Academy on December 16, 2021.
- Priscilla is working on getting LOIS, a GIS platform, on the CCP website in order to have an inventory of SSA commercial property online. She expects it to be up and running later this month.
- Priscilla and Richard continue to meet with businesses and expect this process to improve once EDC Forge is up and running.
- Priscilla will be speaking at the Collins Street Neighborhood Association meeting next week and will report back to the Board.
- Richard reported that Audiophil's did very well on Record Day-they had a line out the door.

7. City Report

- Mayor stated that 3 IDOT engineers attended the City Council meeting this week and expect the Jefferson Street bridge to be open the 1st week of January. The City is in discussions with IDOT to consider using Scott Street as a truck route instead of Ottawa Street. They also continue to push to make Cass Street a permanent two-way street at the bridge.
- Derek Conley reported on the following:
 - Resolution allowing the City to apply for the grant to be used for the City Plaza will go to the council in January.
 - The bus station is not yet completed and the contractor is paying the City \$1,000 a day until it is complete. They expect to host a soft opening in January followed by a grand opening with the Governor in the future.
 - Demolition of the Priory building is scheduled for next week.
 - Burger King submitted plans for a remodel on December 8, 2021.
 - City Council voted to extend the HCCVB contract for 5 years.
 - Marriott Hotel developer moving forward. The development agreement has expired, but the Marriott is still on board. Mayor O'Dekirk stated the developer is adamant the project is moving forward.
 - The Mayor stated that Hudson Hollister hosted a Zoom meeting yesterday to discuss plans for redevelopment of the former Will County Courthouse. Garland Mays stated Will County's plans continue to be to demolish the courthouse.

8. Other Comments

- Diane Harris questioned why retail shops and services are not listed on website other than through the business directory. Priscilla stated she is aware of issue and will work with Unidos Marketing on fixing.
- Mike Brick asked Derek whether the Downtown parking study is done. Derek stated the City is working on it.
- Jen Howard thanked Megan Millen and the CCP for their sponsorship of the Santa 5k.
- Garland Mays thanked the CCP on behalf of the County for hosting the Light Up the Holidays Parade. They look forward to participating in the future.

9. Meeting adjourned at 8:48 a.m.

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