

## Joliet City Center Partnership

**Board of Directors  
March 9, 2023  
8:00 a.m. – In-person**

### Meeting Minutes

**Meeting called to order at 8:05 a.m.**

#### **1. Approval of February Minutes**

- Sue Moore motioned to approve.
- Jim Roolf seconded.
- All Aye – Motion approved.

#### **2. Approval of February CCP and “Ready to Rock” Financials**

- Priscilla presented both the CCP and the Ready to Rock financials. Priscilla stated that the City has reimbursed us for the last 6 months of expenses. One large expense included our annual payment for subscription to our business retention and prospect management software. The Ready to Rock financials look strong with a positive net income. We have begun to collect sponsorship income for events this year as well.
- Monica made a motion to approve.
- Megan seconded.
- All Aye – Motion approved.

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

- **Marketing Committee:**

- Monica presented an event grant request for Azteca de Oro for an Easter Egg Hunt. This will be the first time they host this event. Funding in the amount of \$500 was requested for supplies and raffle prizes. Greg Peerbolte made a motion to approve. Diana Viveros seconded. All aye – motion approved.
- Monica presented a Joliet Public Library grant request for Star Wars Day in the amount of a \$2,000. Sue Moore made a motion to approve, Jim Roolf seconded. Megan Millen abstained. All aye – motion approved.
- The business spotlight in the upcoming months will feature Tamales Korrina and Internode Greenery & Home.
- Salsa Fest and Kidz Fest planning are going well. We have several new sponsors including Harrah’s, Rush Orthopedic and Comcast. We have exceeded our income goal on Kidz Fest and the goal has almost been met for Salsa Fest.

- **Owners & Managers Association Meeting**

- Megan stated that we have rescheduled the presentation of the City Square Design for the next OMA meeting scheduled for April 6<sup>th</sup> at 3:00 p.m. at the

<b>Name</b>	<b>Present</b>	<b>Absent</b>
Jennifer Bertino-Tarrant		X
Susan Bornhofen		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
Greg Peerbolte	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	

library. Rod reminded the board that there is an open comment period for the City Square design.

- **Economic Development Committee**

- Jim stated that the board requested we put together an agreement between the CCP and the landlord and provided an overview of the Marketing Agreement. Rod stated that a tenant has signed a lease for the space we had in mind for this program, but this program could be duplicated in other spaces downtown.

- **Beautification Committee**

- Megan stated that the Beautification Committee did not meet this month, but Greg Ruddy will be presenting to the Board on the topic of the water main and vaulted sidewalk improvements. Megan stated that we will be scheduling a meeting to discuss a Community Cleanup Day most likely after Star Wars Day.

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

- Rod stated Denise Winfrey has had some conflicts and has decided to step off the Board. However, she stated her commitment to the CCP and desire to continue to volunteer.
- Rod also wished Amber Duffy a happy birthday.

#### **5. Staff Report**

- Priscilla stated that the Ready to Rock Sculpture project is going well, and sponsors have been secured for all 12 sculptures. A ribbon cutting is tentatively scheduled for May 20<sup>th</sup>.
- Priscilla stated that Prison City Vintage signed a lease for 70-74 N. Chicago Street.
- Greg Ruddy will be speaking to the board on April 13<sup>th</sup> on the upcoming water main improvements as well as vaulted sidewalk improvements.
- We have scheduled a tour of the new Railroad Museum for May 4<sup>th</sup>. More information to come.
- Priscilla spoke with an individual who owns two lots on Collins Street and is working on purchasing a third from the city. His plan is to build a 4-unit commercial building.
- We have 28 individuals registered for our upcoming Social Media Lunch and Learn.
- Internode Greenery & Home is scheduled to be open in two weeks.
- Shamrock Stroll was well attended and well received by our businesses.
- A Starbucks broker has been inquiring about available property on the east side of Joliet in the SSA.
- Kreamers is now open again.
- Sue Regis Art Gallery will become Wayward.
- The City has again committed to providing \$7,500 for the Light up the Holidays North Pole Park. Part of this sponsorship will allow us to purchase decorations for the Christmas Tree.
- Priscilla was awarded the Diane Lupke Scholarship from the International Economic Development Council. She has two classes remaining in order to sit for the CECD exam (Certified Economic Developer). She is currently scheduled to take Economic Development Credit Analysis March 22-24 and the scholarship will cover the cost of the remaining course.

#### **6. City Report**

- Cesar stated that the sidewalk vaults will be the first construction project to launch. They will either fortify or fill the sidewalk vaults.
  - There is a website dedicated to the city square project – [www.joliet.gov/citysquare](http://www.joliet.gov/citysquare)
  - The city is setting up 3 committees - OMA, Programming and Maintenance focused on the city square.
  - The City has a new software – El Camino – used to manage events and permits.
  - The city is modifying its format for selling city property. Rather than a formal RFP, they will market the properties.
  - The City owns 4.5 acres on the corner of Washington and York (Lyons Lumber site) for which we've been approved a CMAP grant.
  - We are also waiting on news for a charging station grant.
  - Richardson's was approved for the liquor license. MAHA Inc. submitted a building permit.
  - Priscilla asked whether the city would cover the costs of filling the sidewalk vaults, but Cesar was unsure at this time.
- Other updates:
- Greg Peerbolte mentioned that they will have a Star Wars traveling exhibit to promote Star Wars Day beginning the first week of May. Greg also stated that the museum has signed a lease for the original Dairy Queen. They have been communicating with Dairy Queen. Phase I will include a façade renovation. The goal would be to eventually purchase the property.

**Meeting adjourned at 8:47 a.m.**

- Megan Millen motioned to adjourn.
- Jim Roolf seconded.
- All Aye – Motion approved.