

## Joliet City Center Partnership

**Board of Directors  
April 13, 2023  
8:00 a.m. – In-person**

### Meeting Minutes

**Meeting called to order at 8:01 a.m.**

#### **1. Approval of March Minutes**

- Ron Romero motioned to approve.
- Monica seconded.
- All Aye – Motion approved.

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

- Priscilla presented both the CCP and the Ready to Rock financials. Priscilla stated that the Park District Foundation has reimbursed us for Tunes & Brews. One large expense included the purchase of Christmas decorations for the tree.
- Diane made a motion to approve.
- Sue seconded.
- All Aye – Motion approved.

#### **3. City Presentation on Construction and Water Main Improvements**

- Greg Ruddy presented on the downtown construction projects to begin this summer. Chicago Street will be under construction from Jefferson to Webster. This project will begin in 2024 with completion expected in mid-2025. Lead work with sidewalk vault construction is out to bid now with an award date of May 16, 2023. Sidewalk vaults in the Van Buren Plaza in front of USF around the corner to Chicago Street Pub is expected to begin June 5 and be completed by August 1<sup>st</sup>. There is a ComEd vault in front of Chicago Street Pub, so he is not completely certain on that time frame, but the expectation is that it is also done in conjunction with the city’s vaults. The east side of Chicago Street will go out to bid in August and is expected to be completed by mid-November. They are working with the Rialto on the vaults in front of the theater and expect construction to start on those in January or February. The city is expecting contractors to maintain access to buildings and is writing that language into those contracts. If building access cannot be maintained, some type of bridge scenario will be provided.
- Bill Blatz presented on upcoming water main improvements. The City manages 675 miles of water main and currently has 26 entry points. They would like to decrease this to 3 entry points. Two hundred miles of water mains built before 1970 will be replaced. They will replace 24 miles of water main this year and 30 next year. Joliet Road and Ottawa Street water main replacement will begin on approximately June 1, 2023 with an estimated completion date of December 27, 2023. Collins Street water

<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 Roof		X
Rod Tonelli (Chair)	X	
Diana Viveros	X	
Wade Welsh		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	
Bill Blatz (Guest)	X	
Greg Ruddy (Guest)	X	

main replacement will begin on approximately July 1, 2023 with an estimated completion of December 2023. Collins Street will need to be fully shut down for 2-3 weeks due to the size of the equipment required.

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

- **Marketing Committee:**
  - Monica presented both seminars held by CCP on the topics of Social Media and Attracting & Retaining Staff.
  - Monica stated that we have gained 1,600 followers since last March totaling over 7,000 followers.
  - Salsa Fest is coming up June 9<sup>th</sup>. Eight restaurants are signed up to participate. Two sponsorship opportunities remaining.
  - The next Lunch and Learn is scheduled for June 12 in partnership with the Joliet Library for a presentation from the Digital Media Studio.
  - Business spotlights included Internode for April, the Nail Inn Academy for May and Slammers for June.
  - Monica presented a Joliet Chamber grant request for New Orleans North in the amount of a \$2,000. Bob made a motion to approve, Sue Moore seconded. Jen Howard abstained. All aye – motion approved.
  - Monica presented a grant request for Including You in the amount of \$1,500. Diane Harris made a motion to approve. Cornell Lurry seconded. All aye – motion approved.
  - Last, Monica presented a grant request for the Rock & Roll Museum in the amount of \$3,000 for Cars & Guitars for all 5 events. Jen Howard made a motion to approve. Diane seconded. Ron Romero abstained. All aye – motion approved.
  - Updates have been made to the website on upcoming events.
- **Owners & Managers Association Meeting**
  - Megan stated that OMA met on April 6<sup>th</sup> at 3:00 p.m. at the library. Civil Tech presented on the city square. We had about 40 in attendance. Bill Blatz also attended to present on the water main improvements.
- **Economic Development Committee**
  - No meeting was held this month.
- **Beautification Committee**
  - Megan stated that the Beautification Committee did meet this month. Rod requested a motion to approve a \$29,395 contract for the maintenance of the planters. Megan made a motion to approve, Jen seconded. All aye- motion approved.

#### **5. Chair Report**

- Rod presented the Mayor with a letter and thanked him for his commitment to CCP and the Downtown these past 8 years.

#### **6. Staff Report**

- Priscilla stated that the Ready to Rock Sculpture project is going well and a ribbon cutting is scheduled for end of May/beginning of June.
- Internode Greenery & Home opened on March 20<sup>th</sup> and CCP and the Chamber held a ribbon cutting on March 23<sup>rd</sup>.
- El Gallo de Acero is scheduled to open on April 9<sup>th</sup>.
- Priscilla stated that Prison City Vintage signed a lease for 70-74 N. Chicago Street and is going through the special use process with the city.

- 124 N. Ottawa was leased out by Studio 88. The business will solely focus on photography.
- Priscilla met with one of the owners of 65 W. Webster. The graffiti on the building has been cleaned up. The developers have been showing the space, but most tenants want a move-in ready unit. They plan to build out 20,000 square feet of space on the north end of the building.
- CCP staff are working on a downtown map with Unidos which should be completed in the next few weeks.
- The owners of the Old St. Mary's property plan to start work on the roof next month.
- MAHA, Inc. has also already begun work on their buildout.
- Priscilla stated that she and a friend started a run/walk group that meets downtown Wednesdays at 11:30 a.m. The group has grown and after a 30-minute walk/run, they support a local restaurant by taking food to-go.
- We just hit over 7,000 followers on Facebook.
- CCP staff and the Executive Committee will be touring the Hatchery in Chicago. The Hatchery is a shared commercial kitchen/food incubator.
- Save the date for our Community Clean up day May 31<sup>st</sup>, Salsa Fest June 9<sup>th</sup>, Digital Media Studio seminar June 12, Lending seminar June 21, and Kidz Fest August 5<sup>th</sup>.
- Priscilla will be taking one last IEDC class this week and will then be able to sit for the CEcD exam (Certified Economic Developer).

#### **7. City Report**

- The Mayor thanked Rod and the board for the letter we provided. He is happy to see the improvement that has happened downtown in the past 8 years and looks forward to staying involved.
- Two licenses issued for Citgo Gas and another business at 509 W. Washington.
- The City is exploring applying for a \$500,000 federal grant for EV.

#### **Other Business**

- Rod stated that JJC is hosting an EV Expo this Saturday.
- Diana stated the LEDA and the city are partnering on a webinar for the Back 2 Business Grant next Monday. The deadline for the application is May 10<sup>th</sup>.
- Greg stated that Heritage Corridor should be receiving \$1.6 million from DCEO for Route 66.
- Diane Harris stated that she will be celebrating her 5<sup>th</sup> anniversary on May 15<sup>th</sup>.

#### **Meeting adjourned at 9:01 a.m.**

- Diane Harris motioned to adjourn.
- Ron Romero seconded.
- All Aye – Motion approved.