

Meeting Details

Subject:	Joliet City Center Partnership Board Meeting
Date:	Thursday, May 11, 2023
Time:	8:00 a.m.
Participants	Sue Bornhofen, Monica Cicimov, Dave Dilorenzo, Amber Duffy, Diane Harris, Bryan Kopman, Cornell Lurry, Megan Millen, Sue Moore, Greg Peerbolt, Ron Romero, Jim Roof, Rod Tonelli, Wade Welsh
Did not attend:	Jennifer Bertino-Tarrant, Jen Howard, Doug Pryor, Diana Viveros
Staff Members:	Priscilla Cordero, Vicki Sanchez (on phone)
Guests:	Cesar Suarez, City of Joliet Economic Development Director
Meeting Handouts:	May 2023 Board of Directors Agenda; April 13, 2023 Minutes; Financial Reports: April 2023; Joliet Area Historical Museum Grant Application; Art Movement Grant Application; El Guero Grant Renewal Documentation; Matisse Events Grant Request Documentation, Communications Report

Meeting Notes

- I. **Call to Order**
 - a. Rod Tonelli called the meeting to order at 8:04 a.m.
- II. **Approval of Minutes**
 - a. **BOARD ACTION:** Motion to approve the April 13, 2023 Minutes as presented by Rod Tonelli.
 - i. Motion – Ron Romero
 - ii. Motion Seconded – Dave DiLorenzo
 - iii. Vote
 - iv. All in favor-Motion Approved.
- III. **Approval of Financials**
 - i. April 2023 CCP and Ready to Rock Financials were presented by Priscilla Cordero.

BOARD ACTION: Motion to approve the April financials as presented by Priscilla Cordero.

- ii. Motion – Sue Moore
- iii. Motion Seconded – Monica Cicimov
- iv. Vote
- v. All in favor-Motion Approve

IV. Marketing Committee –

- i. Monica presented a Joliet Area Historical Museum grant in the amount of \$2,000 for their Summer Rooftop Concert Series.
 1. Motion – Dave DiLorenzo
 2. Second – Ron Romero
 3. Abstained – Greg Peerbolt
 4. Vote
 5. All in Favor-Motion Approved
- ii. Monica presented an Art Movement grant in the amount of \$1,000 for their Summer of Stone Sculpture project.
 1. Motion – Megan Millen
 2. Second – Ron Romero
 3. Abstained – Greg Peerbolt
 4. Vote
 5. All in Favor-Motion Approved
- iii. Monica provided an update of upcoming events. Nail Inn Academy was the business spotlight for May. The Slammers will be featured in June and Yura Nuna, formerly known as K-Ribs, in July.

V. Economic Development Committee –

- i. Jim Roof presented El Güero’s \$100,000 renewal grant and stated that the project was delayed due to COVID.
 1. Motion – Bryan Kopman
 2. Second – Cornell Lurry
 3. Vote
 4. All In Favor- Motion Approved
- ii. Jim Roof presented a grant for Matisse Events in order to rehab the former St. Mary’s Church and open an event venue space. The property is located at 113 N. Ottawa Street. Proposals for the work to be done have been submitted. Jim stated that we discussed whether the grant was catalytic and determined that it was not. However, we discussed doing a larger grant in order to support their investment as this is an important project to Downtown. They requested \$500,000 and we discussed approving \$100,000. Rod Tonelli also added that we discussed splitting

the reimbursement so that \$50,000 is disbursed once the roof is complete with the other \$50,000 being disbursed upon full completion of the project. This grant is contingent upon a city TIF approval and a bank loan approval.

1. Motion – Jim Roolf
2. Second – Sue Bornhofen
3. Abstained – Cornell Lurry
4. Vote
5. All In Favor – Motion Approved

VI. Beautification Committee

- i. Megan invited everyone to attend our Community Clean Up Day on May 31st from 1-4:00.

VII. Chair’s Report- No new business to report

VIII. Staff Report

- a. Priscilla stated that the Executive Committee took a tour of The Hatchery, a 67,000 square foot commercial kitchen in Chicago operated by Allies for Community Business and Industrial Council of Near West Chicago. This is a concept we would like to bring to Downtown Joliet. Our next step would be to conduct a feasibility study. Priscilla is exploring funding opportunities for the study. Rod added that we have an incubator at USF and Lewis University as well as the Entrepreneur & Business Center and Culinary Institute at JJC. This might be an opportunity to bring all of those resources together.
- b. The Ready to Rock project is moving along. Artists are working on the guitars, and we are starting to market the project. A ribbon cutting is scheduled for June 1st at 5:00.
- c. Priscilla met with Matt Novander from the Will County Forest Preserve District to discuss the lack of signage on the I&M Canal Trail pointing to Downtown Joliet. This signage exists pointing towards “Downtown Historic Lockport.” Matt stated that he will work with his staff to get the signage updated. Also had some preliminary conversations regarding bike routes through Downtown Joliet.
- d. The Plaza Building on Clinton façade has received a significant improvement with the blue window coverings removed and the entire brick painted black.
- e. We are finalizing our restaurants and retail downtown map with Unidos. It should be completed this month.
- f. Vicki ordered some CCP mugs and pens as we have not had any promotional materials in over 2 years.
- g. 215 N. Chicago has received a lot of interest from different types of businesses. Priscilla expects the unit to be leased very soon.

- h. Prison City Vintage should be open this month, Internode Greenery & Home had their best month in business ever, Studio 88 is now open as well as El Gallo de Acero.
- i. Priscilla shared April's Communication Report. Followers and likes on social media continue to steadily increase. Open rates for both the business and visitor newsletters were very strong.

IX. City Report

- a. Cesar thanked the CCP for all the work that is being done.
- b. He stated that the new council was sworn in and there is a lot of positivity regarding the city's trajectory.
- c. At the May 2nd City Council meeting, the incentive agreement for El Guero was extended with a completion date of March 2024.
- d. On May 16th, a \$130,000 contract is going to city council. The contract is for a transit-oriented study with RTA. The city would pay 20% of this contract.
- e. Staff are also asking city council to allow staff to apply for a Charging & Fuel Infrastructure grant for EV installation throughout the entire city. The grant is in the amount of \$1 million and the city would have to commit \$200,000.
- f. The City will receive \$290,000 from DCEO's Route 66 grant for 6 EV charging stations downtown, the Dairy Queen Museum, the Railroad Depot and a bridge exhibit at the Joliet Area Historical Museum.

X. Adjourn

- i. Motion – Sue Moore
- ii. Second – Sue Bornhofen
- iii. Vote
- iv. All in Favor – Motion Approved

Meeting adjourned at 8:45 a.m.