

Joliet City Center Partnership

**Board of Directors
September 8, 2022
8:00 a.m. – In-person**

Meeting Minutes

Meeting called to order at 8:04 a.m.

1. Introduction of Wade Welsh

- Rod requested a motion to approve Wade Welsh, Executive Director of the Rialto, as a board member. Megan Millen made a motion, Dave DiLorenzo seconded. All aye – motion approved.

2. Introduction of new board members, Diana Viveros, Cornell Lurry and Ron Romero.

3. Approval of August Minutes

- Diana Viveros motioned to approve.
- Doug Pryor seconded.
- All Aye – Motion approved.

4. Approval of August Financials

- Priscilla stated that we are still awaiting payment of the \$20,000 Old National sponsorship for the parking deck sign. CCP has also paid some expenses for events upfront. Tunes & Brews expenses will be split with the Park District Foundation. Furthermore, there was a 2021 Light up the Holidays expense that was paid for in 2022.
- Jen Howard motioned to approve.
- Diane Harris seconded.
- All Aye – Motion approved.

5. HCCVB Presentation

- Bob Navarro of the HCCVB presented to the board on accomplishments in 2022. Bob stated that the city approved the annual contract with the HCCVB. The IHSA tournament contract was also renewed. The Taco Trail will be launched this year as well. DCEO released a Route 66 grant. HCCVB applied and only 4 CVBs received grant funds. HCCVB was approved for \$1.5 million and the money has been spent on monuments including a sign for the Rock & Roll Museum, remodeling the Joliet Area Historical Museum gift shop and some funds for the Rialto. Samantha Brown will be coming to the area and has been booked for 4 spots including a tour of the Joliet Prison. Bob stated that this funding will be available in 2023 again. He also stated that twelve more Route 66 signs will be added throughout the region. Jen Howard asked if he had a list of where these would be installed. They include Burr Ridge, Bolingbrook, Pontiac and Joliet among others. Bob presented on the first 100 miles as well. HCCVB has a website highlighting the first 100 miles including breweries, museums, antiques and other interests related to the first 100 miles. Rod asked if there is anything new

Name	Present	Absent
Jennifer Bertino-Tarrant		X
Susan Bornhofen	X	
Mike Brick		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
Doug Pryor	X	
Ron Romero	X	
Jim Roof	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	

for 2023. Bob stated that the grant projects are still in the works and need to be completed. The biggest development downtown will be the redesign of the Joliet Area Historical Museum gift shop. Will be adding an "Illinois Made" section. \$500,000 of the grant came to Joliet and the amount the museum received was the largest amount they received since opening. Priscilla noted that Sue Regis Glass Art is an "Illinois Maker."

6. Committee Chair Reports

- Marketing
 - Marketing Committee met yesterday. Tunes & Brews will be taking place September 24th. The Breakfast Club and Serendipity will be our bands.
 - Monica stated that Panic at the Plaza has 6 bands and 13 vendors signed up. We are still looking for sponsors.
 - We are asking businesses to decorate for Halloween and be set up by October 8th leading into the Stone & Steel Spooky 5k taking place October 9th. We are also partnering with the library on a Story Stroll for both October and November. Kids will complete a route reading a story and finish at Dragon's Den with a free copy of the book. highlighted our new "Monster Mash Up" of events in October
 - Monica further discussed our Holiday events including our upcoming Light up the Holidays Parade and the new events that are in planning including a Holiday market. New features include the North Pole Park with an artificial ice rink.
 - Monica presented the Taco Trail
 - Vicki is highlighting La Villa in light of Hispanic Heritage Month "Business Spotlight" in September, Strange & Unusual in October and Dragon's Den in November
- Owners & Managers Association Meeting
 - Dave DiLorenzo stated that the next meeting is scheduled for October 6th at 3:00 and Doug Pryor will be our speaker. More details to come.
- Economic Development Committee did not meet due to the shortened week.
- Beautification Committee
 - Megan stated that Greg Ruddy, Director of Public Works, has joined our committee. The Holidays Planters will be installed in November. We also discussed holiday decorations for the trees. We are looking at new landscaping companies for planters in 2023. Greg stated that Chicago Street reconstruction will not go out to bid to late 2023 and construction would not begin until 2024. Cesar Suarez suggested that a second Special Service Area could be created solely for maintenance. Galesburg did this and has a special service area for capital improvements and another for maintenance.

7. 307 N. Chicago Street Grant Request

- Rod stated that the Executive Committee met to review this grant. Priscilla presented the project. Porfirio Corral Vega and Laura Montiel Hernandez have purchased the building at 307 N. Chicago Street on the north end of Downtown. This is the building formerly known as St. Vincent's Thrift. The building is currently two units, one of which is leased by a barber shop and will be opening soon. Mr. Vega and Mrs. Hernandez want to open a Bar & Grill concept in the unit next door. The name of the business will be Azul Celeste

Bar & Grill. The goal is to open a bar with small plates and limited menu options. Appetizers will include taquitos, wings and chips with guacamole. The goal is for the appetizers to have a Mexican twist including making tortillas from scratch and using old family recipes. They also plan to have brunch on Saturdays and Sundays offering mimosas and chilaquiles among other items. Mrs. Hernandez has been in the food, restaurant and bar industry her entire life. She started her first restaurant at the age of 27 in Mexico. When she moved to the United States, she began by working for others including working at Nena's Cantina for 12 years. She helped her sister launch Catrina's Mex and helped her create the menu and concept. Her daughter has also worked in restaurants her entire life and is currently employed by Vela's on Cass Street. Her husband, Mr. Vega, worked for AT&T for 26 years and managed technicians and contractors throughout the US. His responsibilities included negotiating pricing with contractors for large development projects. He is now retired and will be working with Mrs. Hernandez on the business. The proposed space is 2,117 square feet. The construction budget is approximately \$158,000 and includes a complete rehab of the electrical, plumbing, flooring, HVAC, kitchen build-out as well as addition of insulation and parking lot repaving. There will be additional façade work that needs to be done that is not included in the budget. This is estimated to be \$12,000. They have budgeted another \$70,000 for equipment and working capital. They have purchased the building and own it free and clear. They currently have \$140,000 in equity in the form of savings and have investors who are interested in investing. They are determining whether this investor(s) will inject equity or provide a loan. They have also considered a commercial loan or line of credit again the building if additional funding is needed. Based on their current budget and our grant sliding scale, they qualify for a \$41,500 grant. Please see note at the end of this memo for a sources and uses of funds. The Executive Committee met on September 6, 2022 to discuss this project. They recommend the Board consider approving a \$41,500 grant. Rod asked for a motion to approve a grant in the amount of \$41,500. Jim Roolf made a motion to approve. Monica Cicimov seconded. All aye – motion approved.

8. Chair Report

- Rod presented the history of the Downtown sculpture project. Last year, Jim Caparelli and an ad hoc committee met to discuss hiring Steve and Wendy Streiff of Lockport to consult with us and help us launch our project. It was originally going to be car-themed, but we've decided on a guitar theme and the tag line is "Joliet-Ready to Rock." We will be working with the same company that did the Lockport Ducks and will be using fiberglass material. The goal for next year is 15-20 guitars with another project in 2026 for the Route 66 Centennial. Rod stated that we discussed different entities that could manage the financial portion of this project and there are challenges with each including the Chamber possibly being negatively impacted by requesting additional sponsorships for this project. He stated that the committee suggested having CCP taking on the financial management aspect of this project. Once sponsorships are received and the project is complete, the guitars will be auctioned off and those funds can remain for projects in the Downtown. Ron Romero stated that the artist who is designing the museum's guitar sculpture would be a good resource for us. Rod requested a motion to approve this request. Ron Romero made a motion. Dave DiLorenzo seconded. All aye – motion approved.
- Rod stated that City Council approved the TIF extension on Tuesday night and the City Center TIF is now extended through 2035.

- Rod also stated that some of the CCP board members should have received an invite for the advisory committee for the design of the City Square and that meeting is scheduled for September 21st.

9. Staff Report

- Priscilla stated that we are still working on the tenant we are trying to recruit for the former “Cheesecake by James” space.
- Priscilla met with Jason Berry, Community and Economic Development Director for Lemont, and toured downtown Lemont to learn best practices.
- Other projects that are moving forward include the Old Church on Ottawa. The offer has been accepted and the closing is expected to take place on September 19th. There is a serious prospect interested in the old Post Office as well for a light furniture manufacturing use. The old restaurant next to Supermercado Joliet has been purchased and is being remodeled including major changes to the façade. Will Grundy Medical Clinic had also received funding and has painted their façade.
- Puerto Escondido has reopened their restaurant with a new concept.
- Priscilla is working on the annual report and budget and will be submitting to the board next month.
- Priscilla will also be attending the International Economic Development Council Conference September 18-21.

10. City Report

- BF Tire and Motor Galaxy have applied for new business registrations in SSA.
- Burger King has submitted a permit for a new building.

Meeting adjourned at 9:14 a.m.

- Megan Millen motioned to adjourn.
- Diane Harris seconded.
- All Aye – Motion approved.

Motion to adjourn executive session made by Megan Millen. Ron Romero seconded. All aye – meeting adjourned at 9:27 a.m.