

Joliet City Center Partnership

Board of Directors
September 13th, 2018
8:00 a.m. – CCP Board Room
Chairperson: Megan Millen
Guest: Lt. Bob Desiderio

Meeting Agenda

1. Approval of August Minutes

- Larry Walsh motioned to approve the August minutes.
- Rod Tonelli seconded.
- Motion carried.

2. Approval of August Financials

- Rod Tonelli motioned to approve the August financials.
- Larry Walsh seconded.
- Motion carried.

3. Committee Chair Reports

- Marketing
 - Great Prison Break-In
 1. Mike Brick reported on the success of the prison fundraiser event. 3,500 attendees, many positive comments. Started tours M/W/Sa – twice a day. Every tour has been booked solid. 384 guests have toured, more than 1,100 estimated to attend through October. Steve Jones thanked Mary Jaworski for her hard work on making the event happen.
- OMA
 - USF Incubator
 1. Megan Millen reported on the August OMA meeting with a presentation from USF's Incubator space.
 2. The September OMA meeting will be at Jitters, featuring Sue Regis and the artists downtown.
- Economic Development
 - Rod Tonelli introduced the following topics:
 1. City of Joliet Economic Development Incentive Policy
 - a. Lauren will send document to the board.
 2. Stadium Club project
 - a. Very similar project to the previous deal. 11 units with retail on first floor. Looking for a \$100,000 catalytic grant. Developer will put up a performance bond of \$25,000 – will get that money back if they complete the project, otherwise it will go to the City.

Name	Present	Absent
Susan Pritz-Bornhofen	X	
Mike Brick	X	
Randy Conroy		X
Valerie Devine	X	
John Greuling	X	
Mary Jaworski	X	
Bryan Kopman	X	
Megan Millen	X	
Sue Moore	X	
Ivette Núñez		X
Mayor Bob O'Dekirk		X
Jim Roolf (Chair)		X
Jim Smith	X	
Dan Stevenson		X
Rod Tonelli	X	
Larry Walsh	X	
Denise Winfrey	X	
David Hales	X	
Steve Jones	X	
Derek Conley	X	
Lauren Las (Staff)	X	
Richard Fredrickson (Consultant)	X	

- b. Jim Smith asked what the CCP commitment was for the turf project. \$50,000 per year, until the turf is paid off – which the City expects to be 13 years. Jim’s concern is the life of the SSA is 10 years. David Hales said he is optimistic that there will be a lease next week.
 - c. The EDC recommendation was that it should be approved subject to City approval of the development agreement.
 - i. Denise Winfrey motioned to approve the \$100,000 catalytic grant subject to City approval of the overall deal.
 - ii. Mary Jaworksi seconded.
 - iii. Motion carried.
- 3. Broker tour
 - a. Invite-driven tour to real estate brokers to showcase the properties available and the current projects. This would be with a group called MOR (Mainstreet Organization of Realtors). Derek has had success with this same event in Aurora.
 - b. The ask to the CCP would be help arranging the bus, day-of assistance, and comped drink tickets at MyGrain.
 - c. Date will be Tuesday, October 16th, from 2-4pm. Megan suggested a reprise of the fall cleanup for that morning. Rod suggested collaboration with the City and WM for this as well.

4. Staff Report

- Lauren reported that work is being done for the final events of the year, the Light Up the Holidays parade and Small Business Saturday.

5. City Report

- Steve Jones reported on many new and ongoing projects, including: the old post office building (expects this to be a catalytic grant), Barrett’s Hardware building, St. Mary’s Church, Phelan building. Also reported on the dissolution of the Innovation Pavilion and the Evil Intentions deals.

6. New Business

- Two-way streets
 - David Hales reported that the City has not received any formal response from IDOT in regard to the City’s letter. They are continuing to put pressure. David suggested the CCP could email Anthony Quigley – District 1 engineer, about this. John asked what the process would be – would it involve a transportation study, etc. John suggests we have some kind of technical support, etc if CCP is to lobby for this.
- Blacktop the square
 - CCP suggests that the gravel area where the SAO building was could be blacktopped to improve the use and aesthetics of the area where we hold a dozen or so events each year.
 - David said his engineers estimate it would cost about \$60,000 to blacktop the surface.

- The curb from the Library parking lot is also a liability problem. Rod suggests the City exploring an interim improvement to repair the liability issues and get a hard surface there.
- Review Downtown Plan Initiative #5: “Improve the homeless/vagrancy problem”
 - Megan noted that it’s a difficult problem to discuss, but the homeless/vagrancy problem seems to be growing and is not conducive to our other goals of bringing development to downtown.
 - Lt. Bob Desiderio (oversees the downtown officers) discussed what the Joliet Police are doing now, and have done in the past to combat vagrancy.
- Kula’s Jewelry & Loan meeting

7. Adjournment

- Rod Tonelli motioned to adjourn the meeting
- Jim Smith seconded.
- Meeting adjourned at 9:04am.

Board Meetings held at: 8:00 a.m. – CCP Boardroom

Oct 11th | Nov 8th | Dec 13th