

Joliet City Center Partnership

**Board of Directors
January 11, 2018
8:00 a.m. – CCP Board Room**

Guest: David Hales, Joliet City Manager

Meeting Agenda

1. Approval of December Minutes

- Denise Winfrey motioned to approve the December minutes.
- Mike Brick seconded.
- Motion carried.

2. Approval of December Financials

- Rod Tonelli motioned to approve the December financials.
- Denise Winfrey seconded.
- Motion carried.

3. Chairman's Report

- Jim Roolf addressed the Board and noted that this is a topic that will be on the agenda each month.
- Jim reported on the upcoming Joliet Chamber luncheon presentation that he and Rod Tonelli will give on January 24th. The presentation will highlight the downtown report and our collective progress toward it. The presentation will be recapped for the OMA the next day
- Jim also noted that he wants to be sure the CCP addresses the City Council each year

4. Committee Chair Reports

- **Marketing**
 - i. Mike Brick reported on the meeting of the Joliet Arts & entertainment council on January 10th; the new event radios were field tested and worked very well and that vote will occur at the next meeting; the Committee is discussing food truck opportunities and challenges.
- **OMA**
 - i. Megan Millen reported that she is working on the January meeting and hoping to capitalize on the Chamber luncheon the day before.
- **Economic Development**
 - i. **Stadium Club**
 1. City-owned building just behind the baseball stadium. The City did an RFP on the building months ago and entered a development agreement to rehab and create 11 apartments and 4 retail spaces on the first floor.
 2. The EDC recommended a \$100,000 catalytic grant to the Board.

| Name | Present | Absent |
|----------------------------------|---------|--------|
| Mike Brick | X | |
| John Greuling | | X |
| Mary Jaworski | X | |
| Bryan Kopman | X | |
| Megan Millen | X | |
| Sue Moore | 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 | |
| Steve Jones | X | |
| Lauren Las (Staff) | X | |
| Richard Fredrickson (Consultant) | X | |

3. Rod Tonelli made motion to approve \$100,000 catalytic grant.
4. Bryan Kopman seconded
5. Motion carried.

ii. 26 W. Clinton

1. The ownership group asked for assistance on two things - 4th floor window replacement & electrical upgrades and individually metering all the units. They applied for facade & interior grants, but also asked for consideration for a catalytic grant. The EDC did not see this space as fitting the catalytic requirements. The committee denied the façade grant but recommended \$20,000 for interior grant.
2. Rod Tonelli made a motion to deny facade and approve \$20,000 for interior electrical upgrades. The board then discussed this and Steve Jones questioned what the City could do for this space more comprehensively than only a CCP interior grant. The motion failed.
3. Rod Tonelli motioned to table this decision for now.
4. Jim Smith seconded.
5. Motion carried.

iii. Catrinas Mex (Former Keg building)

1. The EDC identified a number of items in their application that fit and recommended \$17,500 for an interior grant.
2. Rod Tonelli made a motion to approve a grant of \$17,500.
3. Denise Winfrey seconded.
4. Motion carried.

5. Staff Report

- Lauren Las reported on the ongoing event planning work for 2018.

6. City Report

- Mayor O'Dekirk reported that Frank Mastalerz of The Forge approached the city to have 1-2 dates for weekend festival concerts downtown that would bring in higher end bands. The Forge will connect with CCP to plan these events.
- Steve Jones reported on the developments at the prison – the City now has the keys as part of a 1 year framework agreement for commercial activity on the east side and museum activity on west side. Steve also reported on the new TIF progress and provided map; Steve also noted the former SAO building demolition will occur soon.

7. New Business

- Jim Roolf reported that he met with Mayor O'Dekirk and City Manager David Hales to discuss the possibility of how we can work together to clean/enhance downtown, perhaps including the purchase of equipment to sweep snow, trash, etc. Rod Tonelli suggested the CCP sit down with city to discuss the weekly/monthly/yearly maintenance that is needed. Steve Jones suggested it is important that this maintenance must be someone's dedicated responsibility - perhaps a contractor. There will be more discussion needed.

8. Adjournment

Next Meeting: February 8, 2018 – 8:00 a.m. – CCP Boardroom