



City of Joliet

Joint Review Board

Meeting Agenda

Friday, December 13, 2024

9:30 AM

City Hall, Council Chambers

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

INTRODUCTION OF REPRESENTATIVES

SELECTION OF CHAIRPERSON

SELECTION OF PUBLIC MEMBER

SUMMARY OF PROCEDURES AND DUTIES OF THE JOINT REVIEW BOARD

APPROVAL OF MINUTES

Minutes from June 23, 2022

[TMP-7964](#)

Attachments: [JRB minutes 23JUN2022.pdf](#)

PUBLIC COMMENT

REVIEW OF TIF REPORTS FROM FY 2022 AND 2023

City Center - TIF #2

Cass Street - TIF #3

Presence Saint Joseph - TIF #4

Downtown - TIF #5

Silver Cross - TIF #6

Rock Run - TIF #7

ADJOURNMENT

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-7964

Agenda Date: 12/13/2024

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, June 23, 2022

12:00 PM

City Hall, Council Chambers

Joint Review Board

Joliet Park District
Joliet Public Library
Joliet School District #86
Will County IL Government
Joliet Public School District #204
Joliet Junior College #525
Joliet Township Government
Forest Preserve District of Will County
City of Joliet

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1. CALL TO ORDER

The June 23, 2022 meeting of the Joint Review Board is called to order at 12:04 p.m. by Mr. Rod Tonelli.

2. INTRODUCTION OF REPRESENTATIVES

Mr. Rod Tonelli asks the present representatives to introduce themselves. Those in attendance include:

- Jennifer Jobe-Gavin, Joliet Park District commissioner
- Nick Sakellariou, Joliet Public School District 86
- Kendall Jackson, public member
- Ilandus Hampton, Joliet Township High School District 204
- Reshawn Howard, Will County Government
- Megan Millen, Joliet Public Library
- Joliet Township, not present

Also Present:

- Rod Tonelli, City of Joliet, Chairman
- Cesar Suarez, City of Joliet
- Matt Wilson, City of Joliet
- Katie Smith, City of Joliet
- Chris Regis, City of Joliet
- Paul Conrad, City of Joliet
- Priscilla Cordero, Joliet City Center Partnership
- Geoff Dickinson, SB Friedman

Present	Joliet Park District, Joliet Public Library, Joliet Public School District #204, Joliet School District #86, City of Joliet and Will County IL Government
Excused	Forest Preserve District of Will County
Absent	Joliet Junior College #525 and Joliet Township Government

3. SELECTION OF CHAIRPERSON

ska nominates
hampton second
all in favor

A motion was made by N. Sakellariou-School District #86 and seconded by K. Jackson-Public Member to appoint Rod Tonelli as Chairman of the June 23, 2022 Joint Review Board. The motion carried unanimously.

4. SELECTION OF PUBLIC MEMBER

A motion was made by N. Sakellariou-School District #86, seconded by I. Hampton-Public School District #204, to appoint Kendall Jackson as Public Member of the June 23, 2022 Joint Review Board. The motion carried unanimously.

5. SUMMARY OF PROCEDURES AND DUTIES OF THE JOINT REVIEW BOARD

Chairman Rod Tonelli reviews the purposed other Joint Review Board and the agenda for the day.

6. APPROVAL OF MINUTES FROM MAY 20, 2021 MEETING

A motion was made by M. Millen-Public Library, seconded by Jobe-Gavin-Park District, to approve the May, 20, 2021 Joint Review Board meeting minutes. The motion carried unanimously.

[TMP-4007](#)

Attachments: [0520 JRB Meeting Minutes](#)

7. PUBLIC COMMENT

None.

8. AMENDMENT NO. 3 TO THE CITY CENTER TAX INCREMENT FINANCING DISTRICT REDEVELOPMENT PLAN AND PROCEDURE

Chairman Tonelli reviews the history of the City Center TIF creation, its boundaries and history to extension. Tonelli also reviewed the unapproved extension effort in 2019 and recaps the extension for 12 years to April 2035. Tonelli reviews the rise in activity lately, new projects and interest in the City Center TIF. No questions are received.

A motion was made by N. Sakellariou-School District #86 and seconded by K. Jackson-Public Member to approve Amendment No. 3 to the City Center Tax Increment Financing District Redevelopment Plan. The motion carried unanimously.

[TMP-4008](#)

Attachments: [Joliet City Center TIF Project Plan Amendment 03-02-22 with appendix](#)

9. CITY CENTER TIF #2 REPORT

Tonelli reviewed the financial reports, history and boundaries for City Center TIF #2 included disbursements and reimbursements. No additional questions or comments are received.

[TMP-4010](#)

Attachments: [Joint Review Board All City TIF Report Presentation](#)

10. CASS STREET TIF #3 REPORT

Tonelli reviewed the financial report, history and boundaries of the Cass Street TIF #3. Tonelli noted the expenditure to PT Ferro for the improvement of Arch St. immediately south of Cass. A disbursement to the Kellogg Property is also reviewed.

11. PRESENCE ST. JOSEPH MEDICAL CENTER TIF #4 REPORT

Tonelli reviewed the financial report, history and boundaries of St. Joseph TIF #4. Tonelli also reviewed the changes impacting the hospital and a recent conversation with the new CEO that seemed promising to leverage and develop the TIF district. No questions or comments are received.

12. DOWNTOWN REDEVELOPMENT AREA TIF #5 REPORT

Tonelli reviewed the financial reports, history and boundaries of the Downtown TIF #5. No questions or comments are received.

13. SILVER CROSS TIF #6 REPORT

Tonelli reviewed the financial report, boundaries and history of the Silver Cross TIF #6. Tonelli reviewed the existing businesses and services that have located to the TIF area. Ongoing partnership with the Silver Cross Hospital team is in place to develop the commercial opportunity that exists.

14. QUESTIONS/COMMENTS

No questions or comments are received.

15. ADJOURNMENT

A motion was made by Jbe-Gavin-Park District, seconded by N. Sakellariou-School District #86, to adjourn the June 23, 2022 meeting. The motion carried unanimously.

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