

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Wednesday, May 20, 2026

3:30 PM

City Hall, Council Chambers

Land Use & Economic Development Committee

Committee Members
Councilman Cesar Cardenas, Chairperson
Councilwoman Suzanna Ibarra
Councilman Pat Mudron

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

ROLL CALL

Also Present Community Development Director Dustin Anderson, Economic Development Director Paulina Martinez, Economic Development Specialist Emily McGuire, Economic Development Specialist Diana Viveros, Planning Director Jayne Bernhard, Legal Assistant Katy Fyksen

Present Cesar Cardenas, Pat Mudron and Suzanna Ibarra

APPROVAL OF MINUTES

5.4.26 Special Meeting Minutes

[TMP-9903](#)

Attachments: [2635 M Land Use Economic Development Committee 26-05-04 Meeting Minutes.pdf](#)

A motion was made by Councilwoman Suzanna Ibarra, seconded by Pat Mudron, to approve 5.4.26 Special Meeting Minutes . The motion carried by the following vote:

Aye: Cardenas, Mudron and Ibarra

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

This section is for anyone wanting to speak regarding agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Committee members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

AGENDA ITEMS

An Award of Professional Services Agreement for the Study & Designation of the Downtown Special Service Area (SSA) to SB Friedman Development Advisors in the Amount of \$54,260

[TMP-9723](#)

Paulina Martinez Economic Development Director talked about the award of a professional services agreement for the study of the SSA. Ms. Martinez explained what the SSA is, some of the SSA history and what the SSA encompasses. She talked about the Joliet City Center Partnership and how they manage the SSA for the city and what their responsibilities are. Ms. Martinez explained that the Study would be to analyze if the SSA should be kept as is or split into multiple SSA's or expanded etc. Not looking to replace CCP but trying to see if they need more staffing, or more funding. Is a SSA the best for this area or a Special business district? These are all things the Study will look at. SB Friedman gave a bid of \$54, 260, broke it down into 3 phases.

Councilman Mudron asked where the money was coming from to fund this project and Ms Martinez answered that the money comes from the SSA reserves.

Councilman Mudron asked if this was our only SSA, Ms, Martinez answered this was the only one like this, others were public works SSA's. Everything else is a Tiff.

Councilman Cardenas asked about if the study comes back and says to break it up into 3 does the money get broken up into those 3 boundary areas. Ms. Martinez said yes, but this would have to be voted on by both city council and CCP board.

Councilman Mudron asked why we are doing the study what is the purpose. Ms. Martinez said that it has been 10 years since this was looked at and this is not unusual to do a visibility study when renewing an SSA or business district, it is standard.

A motion was made by Councilwoman Suzanna Ibarra, seconded by Pat Mudron, to approve An Award of Professional Services Agreement for the Study & Designation of the Downtown Special Service Area (SSA) to SB Friedman Development Advisors in the Amount of \$54,260. The motion carried by the following vote:

Aye: Cardenas, Mudron and Ibarra

An Resolution Approving Amendment #2 to Incentive Agreement (Property Tax Abatement) for Supermercados El Güero de Joliet, Inc. at 118 Jackson Street

[TMP-9899](#)

Economic Development Director Paulina Martinez talked about El Guero which received a five year property tax abatement in 2019, but ultimately did not open because of the pandemic until 2024, there was an amendment to the abatement that runs from 2024-2028, but because they did not open until 2024 their first tax year was 2025, so the first year they received the abatement was actually 2025 so this amendment would give them back that additional year and the 5 year abatement putting it to 2025-2029.

Councilman Mudron asked about what was done a few months ago, Ms. Martinez answered that was approving that they done everything to meet the requirements of the abatement for the county.

A motion was made by Councilwoman Suzanna Ibarra, seconded by Pat Mudron, to approve An Resolution Approving Amendment #2 to Incentive Agreement (Property Tax Abatement) for Supermercados El Güero de Joliet, Inc. at 118 Jackson Street. The motion carried by the following vote:

Aye: Cardenas, Mudron and Ibarra

NEW OR OLD BUSINESS - NOT FOR FINAL ACTION OR RECOMMENDATION

Councilwoman Ibarra would like a grocery store in district 5. She says we are missing out on tax dollars.

PUBLIC COMMENT

None

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ADJOURNMENT

A motion was made by Councilwoman Ibarra, seconded by Mudron, to adjourn.. The motion carried by the following vote:

Aye: Cardenas, Mudron and Ibarra

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.