



City of Joliet

Joint Review Board

Meeting Agenda - Final

Friday, December 12, 2025

10:00 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.

CALL TO ORDER

INTRODUCTION OF REPRESENTATIVES

SELECTION OF CHAIRPERSON

SELECTION OF PUBLIC MEMBER

SUMMARY OF PROCEDURES AND DUTIES OF THE JOINT REVIEW BOARD

APPROVAL OF MINUTES

Joint Review Board Minutes 12.13.24

[**TMP-9311**](#)

Attachments: [JRB Minutes 12.13.2024.pdf](#)

PUBLIC COMMENT

REVIEW OF TIF REPORTS FROM FY 2024

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-9311

Agenda Date: 12/12/2025



City of Joliet

Annual Joint Review Board Meeting Minutes

December 13 2024

Paulina introduction

Kevin Sing to provide overview of numbers.

9:33 a.m. Introductions around the table.

Selection of Chairperson: Nomination for Jim Roolf, and a second, no opposition

Jim Roolf: Thanks for the vote of confidence

MOTION: Suggested Kendal Jackson to be the public member, motion to appoint him as the community representative, all in favor.

Jim Roolf: gives a summary of procedures and duties and approval of June 23, 2022 meeting minutes, any questions or comments: NONE.

MOTION: To approve minutes-All in favor: Approved Minutes 9:37 a.m.

Public Comment: none

Review of the reports 2022, 2023 – move onto Kevin Sing

Paulina gives an overview all 6 active TIF districts.

Purpose of JRB: compliance with state, defines what JRB is, TIF finances, what has been funded

Kevin Sing: “TIF 2 – 469K left, TIF 3- Expected to end 450k, 560k downtown, silver cross under 13, Rock Run (more active Tif) Balance going toward public improvements”

Paulina Martínez gives a brief TIF Overview:

City Center TIF#2 – created 2000, 2 amendments, expire 2025, 469k left, most recent 311 N. Ottawa: rental unit building, 139 units,

Cass St. TIF#3: Not very active, Kellogg property, 2011-2034, 449k

Presence St. Joseph TIF#4: 186k, 2040

Downtown TIF#5: 2018-2041, 560K, 1 Active project: MyGrain Brewery- We are negotiating our lease with the MYGrain owner, once we do, this project will become active

Silver cross TIF#6: 2018-2042, 12,900, No active projects,

Rock Run TIF#7: 2018-2041, 43.5m, Casino, multi family housing, outdoor mall,

Question raised about full reports of each TIF-Do the full reports exist?

Jim Roolf: “Question around the two hospital TIFs, push for redevelopment on sight, curious about the level of activity, Activity around St. JO TIF would benefit from redevelopment.”

Paulina Martínez: “12-18 months site selection showcase, reaching out to national developers and real estate brokers to highlight and show sites for investment potential, specifically targeting our TIF districts.”

Jim Roolf: “Cullinan has done a lot of work in medical space in Peoria, a phone call to check with them, there may be interest.”

Paulina *Martínez*: “We want to work with a consultant on TIF districts to make them more profitable, efficiency study, evaluation of past projects, and identify redevelopment opportunities. Kasie Nette is putting together a RFP for consultants. We will start aggressively reaching out to developers to create relationships and find out what people want to see on the sites. Site readiness is another aspect-opportunity for investment becomes more attractive.”

Q (unsure who asked): Is this coordinating with the city's comprehensive plan?

Yes, working with Jayne, and starting steering committee meetings, economic dev is horizontal and touches every part of the city,

Q: Alicia Morales: Township perspective: cant ignore the situation we are facing, influx of residents needing assistance

Paulina Martínez: "Fire department is making efforts toward addressing homelessness and housing insecurity, ROCKRUN, market rate rentals, we should work closely with many different sectors in Joliet to make efforts for affordable housing."

Jim Roolf: "Is there a report that summarizes the work the township is doing in regards to the residents needing assistance"

Alicia Morales: "Increase in people needing handicap placard, medical assistance, tax returns for free, newsletter highlighting activity."

Jim Roolf: "Is this all the info on TIFs? How do we push it out to developers and engage"

Paulina Martínez: "I would like our team to create bench of cheerleaders from different sectors: brokers, higher ed, unions, etc; we will create groups to advise us on economic development strategies, so we have a broader reach in different sectors, Emily McGuire is in charge of our communications strategy, creating a newsletter, telling the community the good that's happening in Joliet and sharing our story, social media platforms, and more. Any ideas you have, we welcome them. We don't want to do this solo."

Jim Roolf: This is all very important, these tlf areas have been Id as needing a booster shot; it helps everyone in the community. I challenge you as I challenge myself to make our community a better place. If each one us does that

Paulina Martínez: “As these projects keep arising, I want to be mindful about community benefits agreements, think about your wish list and what you would like to see. For instance, on a project not TIF related we had a clawback of 25% of hires Joliet residents, I would also like to see donations to a community art fund.”

Alicia Morales: “Who lives in the city of Joliet? How often do we meet?”

Jim Roolf: “Important to update the group on progress – helps put annual review in perspective – periodic updates would be really helpful. If you get in your car and think, I wish I had said that, please email Paulina; every thought can challenge the process of future and past work.”

ADJOURNMENT: 10:01 a.m.: Motion to adjourn: second, all in favor.