

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Monday, May 4, 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

Special Meeting

ROLL CALL

Present Councilman Cesar Cardenas, Councilwoman Suzanna Ibarra and Councilman Pat Mudron

APPROVAL OF MINUTES

3.18.26 Meeting Minutes

[TMP-9722](#)

Attachments: [2608 M Land Use Economic Development Committee 26-03-18 Meeting Minutes.pdf](#)

A motion was made by Councilman Pat Mudron, seconded by Councilwoman Suzanna Ibarra, to approve 3.18.26 Meeting Minutes. The motion carried by the following vote:

Aye: Councilman Cardenas, Councilwoman Ibarra and Councilman Mudron

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

AGENDA ITEMS

Resolution to Authorize a TIF Incentive Agreement with Matise Events LLC at 113 N. Ottawa

[TMP-9751](#)

Economic Development Director Paulina Martinez spoke about the 5 year forgivable loan for the sprinkler system. The loan is \$79,500 and every year the Matise remains open 20% of the loan is forgiven, and the loan would be forgiven after 5 years. The city would file a Lien on the property to this effect.

The Council Members talked about how they were happy to have his business there and asked a few questions.

Mr. Matise answered a few questions about the replacement windows in the building.

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Pat Mudron, to approve Resolution to Authorize a TIF Incentive Agreement with Matise Events LLC at 113 N. Ottawa. The motion carried by the following vote:

Aye: Councilman Cardenas, Councilwoman Ibarra and Councilman Mudron

Resolution Amending and Authorizing the Execution of an Amended and Restated Development Agreement with Cullinan Joliet, LLC for the Rock Run Crossing Development Project Area

[TMP-9846](#)

Finance Director Kevin Sing spoke about how the amended agreement would allow the city to reduce the our 100 million dollar bond by 16 million this is the bond that financed the infrastructure for the site. The agreement allows us to

add requirements for performance and penalties for non-performance as it relates to attracting retailers to the site. It will boost major tax revenue to the site, and having a major anchor tenant for the site Dicks House of Sport will attract more retailers. Kevin played a presentation on Dicks House of Sport. The incentives are from payment of taxes from this site and tied to performance of the site. The development will perform at an accelerated pace. This site is set to bring in 8,000 construction jobs and 5,000 permanent jobs. This will be a place where people from the region will come to shop and dine. It will be a regional destination.

Councilman Mudron asked about how large the area was which Mr. Sing answered.

Councilwoman Ibarra talked about how her parents regularly travel to places like similar to Rock Run to shop and go to restaurants.

Councilman Cardenas talked about it being at I-80 and I-55 and the crossroads of America, a good location for this to do well.

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Pat Mudron, to approve Resolution Amending and Authorizing the Execution of an Amended and Restated Development Agreement with Cullinan Joliet, LLC for the Rock Run Crossing Development Project Area. The motion carried by the following vote:

Aye: Councilman Cardenas, Councilwoman Ibarra and Councilman Mudron

NEW OR OLD BUSINESS - NOT FOR FINAL ACTION OR RECOMMENDATION

Councilman Mudron talked about a commercial he heard about a coffee shop that had coffee and spirits and was looking for an owner to talk to about that.

Councilwoman Ibarra wants a supermarket on the east side of district 5 and feels there has been a traffic study done and there is enough to prove that a store would do well there. Is there any way we can get try to get one to come in to district 5.

PUBLIC COMMENT

None

ADJOURNMENT

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

Aye: Councilman Cardenas, Councilwoman Ibarra and Councilman Mudron

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.