

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, August 29, 2024

9:00 AM

City Hall, Conference Room 1

Land Use & Economic Development Committee

Committee Members

Councilman Cesar Cardenas, Chairperson

Councilman Cesar Guerrero

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

Present Councilman Cesar Cardenas and Councilman Pat Mudron
Absent Councilman Cesar Guerrero

ALSO PRESENT: City Clerk Lauren O'Hara, Community Development Director Dustin Anderson, Planning Director James Torri, Economic Development Director Paulina Martínez, and Assistant Corporation Counsel Stephanie Silkey

APPROVAL OF MINUTES

**Land Use & Economic Development Committee Meeting
Minutes - 7/24/24**

[TMP-7670](#)

Attachments: [Land Use & Economic Development Committee Minutes
07-24-24.pdf](#)

A motion was made by Councilman Pat Mudron, seconded by Councilman Cesar Cardenas, to approve Land Use & Economic Development Committee Meeting Minutes - 7/24/24. The motion carried by the following vote:

Aye: Councilman Cardenas and Councilman Mudron

Absent: Councilman Guerrero

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

AGENDA ITEMS

**Resolution to Authorize a TIF Development Agreement with
311 Ottawa Building LLC for the Renovation of 311 N. Ottawa
Street**

[TMP-7675](#)

Attachments: [Resolution.pdf](#)
[Agreement for 311 Ottawa LLC.pdf](#)
[Contractor Statement for 311 Ottawa.pdf](#)

Planning Director James Torri read the agenda item title and introduced Economic Development Director Paulina Martínez. Ms. Martínez provided a brief overview of the Resolution to Authorize a TIF Development Agreement with 311 Ottawa Building LLC for the Renovation of 311 N. Ottawa Street.

In response to Councilman Mudron's question, Ms. Martínez and Community Development Director Dustin Anderson explained why the original agreement was modified to the new proposed agreement and clarified 311 N. Ottawa Street was in the Downtown Redevelopment Project Area TIF District.

At the request of Councilman Mudron, John Bays described his interest in creating a successful downtown, his request for a TIF agreement, the renovations at 311 N. Ottawa Street, and his overall background as a developer.

Mr. Anderson provided a financial contrast of the original agreement and the new proposed agreement. In response to Councilman Mudron's question, Mr. Anderson explained the length of the new proposed agreement would be 14 years and the life of the TIF was 17 years.

Mr. Bays briefly discussed parking for 311 N. Ottawa Street.

In response to Councilman Mudron's questions, Mr. Bays and Jason Hager discussed unit size, unit furnishings, whether the units would be rental or owned, possible First Floor developments, unforeseen building issues, overall cost of the development, and permitting.

At the request of Bruce Konzelman, a brief discussion was held about agreement redrafting and TIF agreement terms.

Councilman Cardenas thanked Mr. Bays for investing in Joliet and highlighted increased property values in downtown Joliet.

Mr. Bays expressed his appreciation for the City Council's support and highlighted his laborers.

Mr. Bays briefly mentioned how he came to Joliet in 1967. In response, Councilman Cardenas thanked Mr. Bays for his investment in Joliet.

A motion was made by Councilman Pat Mudron, seconded by Councilman Cesar Cardenas, to approve Resolution to Authorize a TIF Development Agreement with 311 Ottawa Building LLC for the Renovation of 311 N. Ottawa Street. The motion carried by the following vote:

Aye: Councilman Cardenas and Councilman Mudron

Absent: Councilman Guerrero

NEW OR OLD BUSINESS - NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Councilman Pat Mudron, seconded by Councilman Cesar Cardenas, to approve adjournment. The motion carried by the following vote:

Aye: Councilman Cardenas and Councilman Mudron

Absent: Councilman Guerrero

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.