

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Final

Tuesday, September 14, 2021

5:00 PM

City Hall, Council Chambers

Economic Development Committee

Committee Members

Councilman Joe Clement

Councilman Larry E. Hug

Councilman Terry Morris

As of August 30, 2021, Governor Pritzker announced a statewide indoor mask mandate for all Illinois residents, regardless of vaccination status.

In compliance with Governor Pritzker's mandate, any individual appearing in person must wear a face-covering to cover their nose and mouth.

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

ROLL CALL

Also Present:

Derek Conley, Director of Economic Development

Katie Smith, Economic Development

Bob Okon, Herald News

Present

Councilman Larry E. Hug, Councilman Terry Morris and
Councilman Joe Clement

APPROVAL OF MINUTES

[TMP-2420](#)

Attachments: [June 8 2021 Economic Development Comm. Meeting Minutes for Approval](#)

A motion was made by Councilman Terry Morris, seconded by Councilman Joe Clement, to approve the June 8, 2021 Economic Development Committee Minutes. The motion carried by the following vote:

Aye: Councilman Hug, Councilman Morris and Councilman Clement

CITIZENS TO BE HEARD ON AGENDA ITEMS

None present.

NEW OR OLD BUSINESS, FOR FINAL ACTION OR RECOMMENDATION

None.

NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR RECOMMENDATION

Review of Warehouse Business License Report

Mr. Conley reviews the warehouse license procedures and reiterates that the intent of the project was to create an inventory of warehouses and their current tenants. The list includes vacancy and occupancy ratings, total square footage available. Mr. Conley then reviews the status to date and the process for the lists' creation.

The Committee is supportive of the findings and report.

Review of City-Owned Property Report

Mr. Conley reviews the City-Owned property list that includes various parcels absorbed by the City for many reasons over the course of several years. The list presented includes 173 vacant parcels, some are residential and others are commercial or business zoned.

Chairman Hug reiterates the City's desire to move away from property ownership.

Mr. Conley reviews conversations at the staff level for means of offloading the parcels in question which include engaging with individual parties for sales, identifying developers for business-zoned sites, contacting property owners adjacent to the City-owned residential sites and gauging interest for property acquisition.

Members of the Committee ask various follow up questions on procedures for sales to which Mr. Conley replies that any process is currently outstanding and being identified by City-staff members.

Review of VisitJoliet Marketing Campaign

Mr. Conley reviews the economic development team's involvement with the Heritage Corridor and Visitor's Bureau . The team determined the City needed a greater digital presence for tourism marketing and created VisitJoliet.com.

Katie Smith reviews the website's features and future plans for additional content, social media content and events that are featured on the website.

Review of Ordinance Amending Chapter 23: Article iii: Sec. 23-62, Amount of Fees of the Joliet Code of Ordinances

Mr. Conley reviews the current development impact fee schedule, how they were established and examples of projects that trigger a development fee.

Chairman Hug inquires if these fees are incurred by residents and businesses; Mr. Conley clarifies these fees are only incurred by businesses.

The Committee has a discussion about the pros and cons of current development impact fee, including removal of fees for construction under \$25,000.

Chairman Hug, with the support of the Committee, requests that any development impact fee for a project totaling less than \$50,000 is removed.

Mr. Conley agrees to move forward with this request.

Review of August 2021 Building Report

Mr. Conley reviews the August 2021 building permit report and notes improvements, projects of note. Mr. Conley also notes projects that are forthcoming which will positively impact the report.

Other Economic Development Updates

Mr. Conley reviews several project updates from around town including Lion Electric, CarMax, Thirteenth Floor Haunted House, and the new businesses that have recently opened in downtown.

Councilman Clement notes the need for a community meeting for businesses along Houbolt Road that are impacted by construction of the road improvement project and bridge .

PUBLIC COMMENT

None.

ADJOURNMENT

A motion was made by Councilman Clement, seconded by Councilman Morris, that the September 14, 2021 meeting be adjourned. The motion carried unanimously.

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