

# ECONOMIC DEVELOPMENT COMMITTEE MONTHLY REPORT 05/25/2023



## Economic & Community Development Agency

Presented by Leo Jaramillo, Business Development  
Navigator & Barbi Brewer-Watson, Executive Director





# New Business Licenses

**FY 2022-23**



- *Knack Brewing & Fermentations*
- *Mantarian & Co (HB)*
- *Goodman Exteriors LLC (HB)*
- *Allure Beauty Salon*
- *Sit & Scent Candle Bar*
- *Envy Beauty Bar*
- *TMP Water Conditioning*
- *T's Fam Food and Tobacco*
- *Tires Express Shop*
- *J & JSW Construction Company, LLC.*
- *Smithson Bancorp*
- *Kankakee County Visitors' Bureau*
- *Umo Smokes*
- *TB Construction (HB)*
- *Chicago Central District Church Of The Nazarene*
- *Madame St. Vintage*
- *Grease Monkey*
- *Forsay World LLC (HB)*
- *Tamales & More Delicious Foods*
- *T.A. Design*
- *Cleanse-A-Bin (HB)*
- *GB Mobile Auto Glass & Window Tinting*
- *Just4Kix, LLC (HB)*
- *Dollar Tree #08919*
- *River House*
- *HedgeApple Arts*
- *Rock Inn*
- *Roze Boutique*
- *Mack-D LLC*
- *Majestic Weddings & Events*
- *Tacos Coco*
- *BJ's Auto Repair*
- *Doomrealm (HB)*
- *D&D Muffler Shop*
- *Three Brothers Market (Change)*
- *WingStop (Change)*
- *Stuffingking Group, LLC*



# New Business Licenses

FY 2022-23



- *Sydney Mongaraz Boudior*
- *Track's Bar*
- *Jaramillo Family Umbrella LLC*
- *LC Remodel LLC (HB)*
- *Best Tire Express*
- *A To B Towing Inc. (HB)*
- *Seafood Island Market*
- *K & A Flowers and Gifts LLC (HB)*
- *Road Ready & Reliable (HB)*
- *Taqueria & Groceries El Gallo*
- *Kankakee Area Community Connector*



# BUSINESS DEVELOPMENT NAVIGATOR WORK

FY 2022-23



- 435 Banquets Inc.
- Tacos Guadalajara
- GB Mobile Auto Glass & Window Tinting
- Martinez Tacos
- Tires Express Shop
- Yogurtland Franchise Inquiry
- Lori's
- M-Four HVAC Service
- Tamales & More Delicious Foods
- LED Of The World
- Joe Mantarian Photography
- La Vaquita Inquiry
- JM Construction K3 Corp.
- J & JSW Construction Company, LLC.
- 5th Avenue Car Wash Inquiry
- Home-Based "Spa" Inquiry
- 161 W. Court St. Inquiry
- Mexican Restaurant On Station Street Inquiry
- 310 E. Station St. (Herbal Life) Inquiry
- MC Body Repair
- Smithson Bancorp
- Kankakee County Visitors' Bureau
- Umo Smokes
- TB Construction
- Chicago Central District Church Of The Nazarene
- Grease Monkey
- Proposed Food Business Inquiry
- Forsay World LLC
- T.A. Design
- Cleanse-A-Bin
- Food Truck Inquiry



# BUSINESS DEVELOPMENT NAVIGATOR WORK

FY 2022-23



- *Just4Kix, LLC*
- *Dollar Tree #08919*
- *Banquet Hall Inquiry*
- *Daycare Facility Inquiry*
- *Riverfront Inquiries*
- *Incubator Inquiry*
- *East Court Food Business Inquiry*
- *D&D Muffler Shop*
- *Hookah Lounge Inquiry*
- *Roze Boutique*
- *Home-Based Spa Inquiry*
- *Selections By Aline*
- *HedgeApple Arts*
- *EV Charging Inquiry*
- *Storage Facility Inquiry*
- *J&M Staffing Solutions, Inc.*
- *SJT Beauty Enterprises, LLC*
- *EBJ Cleaning Services, INC*
- *Tacos Coco*
- *J&M Staffing Solutions, Inc.*
- *BJ's Auto Repair*
- *Doomrealm*
- *Three Brothers Market*
- *Precisionaire of IL*
- *WingStop*
- *Stuffingking Group, LLC*
- *Sydney Mongaraz Boudior*
- *Jaramillo Family Umbrella LLC*
- *LC Remodel LLC*
- *Best Tire Express*
- *Track's Bar*
- *Majestic*
- *Seafood Island Market*
- *A To B Towing Inc.*
- *Seafood Island Market*
- *K & A Flowers and Gifts LLC*
- *Road Ready & Reliable*
- *Taqueria & Groceries El Gallo*
- *Kankakee Area Community Connector*





## **RETENTION REPORT**

### ***NLC CIE COMMITMENT***

Committing for a third year to NLC's City Innovations Ecosystem. Kankakee is committing to develop an operational strategy for the proposed incubator. We have been awarded another \$15,000.00 grant.

### ***EASTSIDE SPECIAL SERVICE #5***

Preliminary work was completed to re-establish a non-profit organization to manage the East Court St. Special Service #5. This NPO would behave similarly to the downtown Kankakee Development Corporation for Special Service Area #1. Now focused on setting interest meeting to establish a board of directors to partner with the City to manage this SSA.





## ***BUSINESS INCUBATOR***

City helped submit an application for County ARP funds for the incubator with the Community Foundation, KCC, and J. Jeffers Group. Awarded \$50,000.00 grant for incubator digital welcome center.

## ***MARKETING/WEBSITE***

Finishing touches being made to the developer prospectus. A "For Businesses" page is being developed for the city webpage. Working on new attraction booth.

## ***DEVELOPMENT INQUIRIES***

- 1 - Riverstone - Quick-Service Food
- 3 - East Court - Food, Pet Grooming & Construction
- 5 - Downtown - Retail & Salon
- 1 - Riverfront - Retail
- 3 - City-wide - Home-Based, Trade Apprenticeship & Lounge

# **ATTRACTION REPORT**

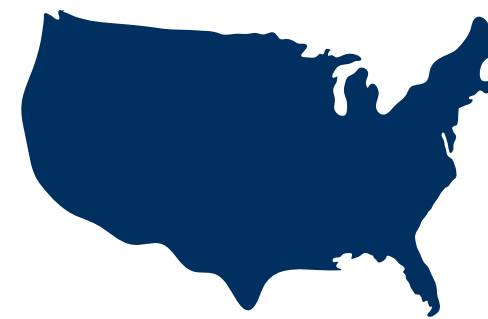




# UNEMPLOYMENT DATA

April '23

<https://ides.illinois.gov/resources/labor-market-information/laus/current-monthly-unemployment-rates.html>



3.4%



4.2%



5.4%



7.7%



*Board of Director meetings are the 3rd Wednesday of each month at 4pm and are held in the Economic Alliance of Kankakee County board room.*

*Executive Committee meetings are the 2nd Wednesday of each month at 9:30am and are held in the CVB board room.*



**CVB City Representative  
Alderman Dave Baron**



***Kankakee Riverfront Society Priority projects include:***

- Received a \$500,000.00 grant from CVB
- Receiving a \$10,000.00 grant from community foundation
- Local donations are over \$300,000.00
- \$475,000.00 federal funding confirmed by Sen. Durbin's office
- \$600,000 state grant funding confirmed through OSLAD

*Board of Director meetings are the 2nd Tuesday of each month at 11am and are held at different locations throughout Kankakee.*

*Barbi Watson is the new Chairperson.*



**KRS City Representative  
Alderman Mike Cobbs**



# 2023 Q1 REPORT

## Priorities:

- Workforce - Unemployment
- Housing
  - Lengthy discussion on incentivizing new construction in the region.
  - housing study released Feb. 2023. Copy and past the link below in a web browser to view the housing study.  
<https://www.kankakeecountyed.org/wp-content/uploads/2022.11-Kankakee-County-Residential-Market-Analysis.pdf>

*To read more click on the link below.*

<https://www.kankakeecountyed.org/wp-content/uploads/Q3-2021-EAKC-Board-Report.pdf>



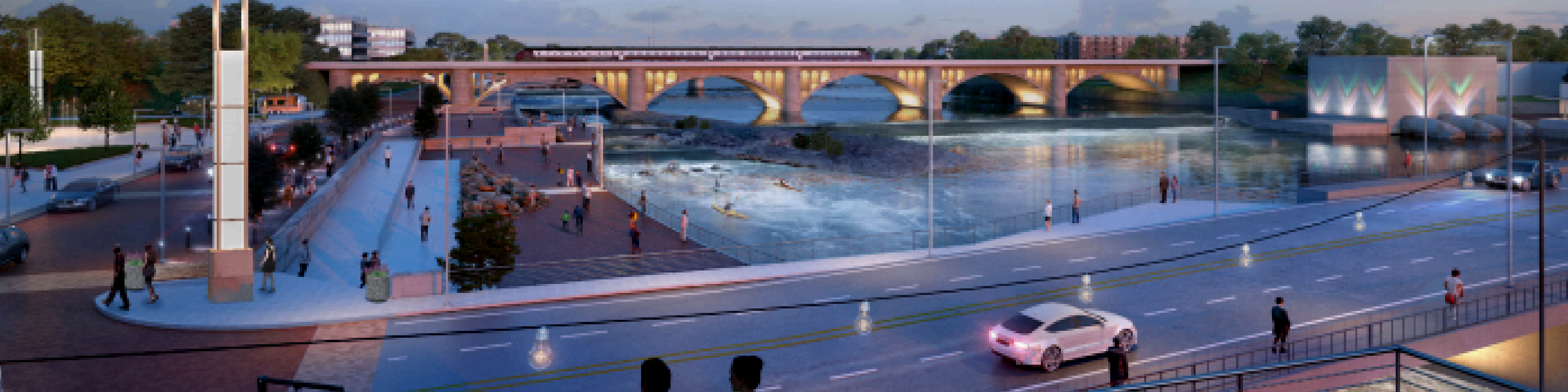


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**IF WE LEARN ANYTHING  
FROM THE HISTORY OF  
ECONOMIC DEVELOPMENT,  
IT IS THAT CULTURE MAKES  
ALL THE DIFFERENCE**

*- DAVID LANDES*





# PROJECT UPDATES



# RIVERSTONE

## DEVELOPMENT ZONE

- **PROJECT ICING** - construction has begun
- **CRESCO LAB EXPANSION** - Expansion plans in the state licensing process
- **4 parcels** purchased by an investor; still waiting to hear plans - hotel interest
- **PROJECT VENTURE** - Closed on most of the parcels; in negotiation to purchase convention center







# EAST COURT STREET DEVELOPMENT ZONE

- **RICKY ROCKETS** - Construction is ongoing
- **GT EXPRESS** - acquisition & planning; hotel feasibility study complete
- **RFP** - 1225 E. Court St. needs final review and launch date
- **HOBBIE AVE** - work is ongoing
- hotel is interested in this area





# SHOPPES OF MEADOWVIEW

## DEVELOPMENT ZONE

- *The Shoppes of Meadowview are currently listed with Marcus & Millichap see listing at <https://www.marcusmillichap.com/properties/74222/the-shoppes-at-meadowview-value-add-opportunity>*





# WEST COURT STREET DEVELOPMENT ZONE

- SMARTWASH - opened 1/8/22
- CRAWFORD'S BARBERSHOP - opened
- GREASE MONKEY - opened 6/30/22



# RIVERFRONT DEVELOPMENT ZONE



- **EAST RIVERWALK** - Final Design plans being completed
- **WEST RIVERWALK** - Property Acquisition Phase
- **555 S. WEST** - new owners & early planning stages for rehab
- **PROJECT VATICAN** - Site plan review
- **505 S. Schuyler Ave** - TIF application review





# DOWNTOWN DEVELOPMENT ZONE



- **PROJECT CATALYST** - T-Mobile Hometown Grant - Site plan review
- **CM BEAUTY**- environmental challenges
- **RIVER VALLEY METRO** - construction finished
- **PROJECT ENGINE**- Construction/Rehab in progress
- **Majestic Building** - new ownership has taken over



# **BUILDING, PLANNING & COMPLIANCE COMMITTEE**

## **PRIORITY COMMERCIAL PROPERTIES**

- **JAFFE DRUG on Court - 30 day period before judicial sale begins**
- **RIVERSTONE CONVENTION CENTER - in negotiation**
- **SOUTHWEST corner of Court St. & Schuyler Ave. - in court**
- **BOWLING ALLEY on Court - Demo complete beginning RFP process**
- **400 N Block of 5th Ave - owner is donating properties to city**
- **816 S. Schuyler Ave.**



# ECDA: 2023 ED STRATEGIC WORK

## RECOVERY

- Bounce Back
- Connections to Resources
- Provide Education

## IMPROVE

- Consistent Retention Visits
- Consistent Attraction Efforts
- Survey
- Property Management

## REFINE

- Marketing Materials
- Messaging platforms and styles
- Brand Management

## OPTIMIZE

- Time Management
- Reporting Meaningful data
- Use of interns

## TRAIN

- Attend virtual conferences
- Apply for training opportunities
- Obtain industry certifications



# KEEP IN MIND



AGING and OBSOLETE  
Infrastructure



RACIAL and ECONOMIC  
Disparities



SWIFTLY CHANGING  
Technology



MOBILITY



DIVERSE and AGING  
Population