



— OLD TOWN —  
SPECIAL SERVICE  
— AREA 48 —

**SSA 48 Old Town –Commission Meeting**  
**Teleconference--COVID-19**  
**Tuesday, July 13, 2021**  
**5:30pm**

Commissioners and Staff present: Linda Fleener - Executive Director, Rachel Rubinson - Marketing and Membership Coordinator,

Alex Christenson, Judy Erwin, Don Klugman, Peter O'Brien, Mark Proesel, Caroline Schoenberger, Jennifer Tremblay, Bob Zadylak

**AGENDA**

1. Call to Order

The meeting was called to order at 5:37pm by Peter O'Brien.

Pursuant to the applicable law and the Commission Chair's determination that attendance by remote means is necessary because an in-person meeting is not practical or prudent due to the declared public health disaster caused by COVID-19, this meeting is conducted by videoconference via Zoom.

2. Roll Call

Quorum

Guests:

Kevin Salmon - AGB

Greg Harmon - Quick Clean

3. Review of DRAFT MINUTES from SSA 48 Commission Meeting on 04/28/2021

- a. **MOTION TO APPROVE 04/28/2021 SSA 48 Commission Meeting Minutes by Ms. Erwin, seconded by Ms. Schoenberger. The motion carries.**

4. Financial Report

As of April 28, 2021:

Total Income: \$43,401.08

As of June 30, 2021:

Total Expenses: \$126,496.66

Present Balance: \$297,684.36

5. Committee Reports

- a. Executive Committee – Mr. Peter O'Brien, Chairman

i. Discussion on 2022 Budget and Workplan Final Draft

Ms. Fleener provided an overview of the 2022 budget. Ms. Fleener noted four changes to the budget from the previous year:

-Item 2.04: An additional \$10,000 in funding was requested for the purpose of establishing wayfinding signs as part of the Wells Street corridor project. Ms. Fleener noted the estimate was based on research regarding similar types of signs.

-Item 2.05: An additional \$40,000 in funding was requested to implement streetscaping and

placemaking initiatives within the Wells Street Corridor Plan. Ms. Fleener noted the cost will not completely cover the implementation of the full set of initiatives, but will be a good starting point for the project.

-Item 4.06: A reduced amount of funding was requested. Ms. Fleener noted the line item was initially increased to reflect the hiring of The Lakota Group last year; because work with them is scheduled to conclude by the end of 2021, the OTMRA will not need this additional funding.

-Item 7.01: Ms. Fleener reallocated the City's reimbursement of staff time (for handling SSA matters) to the Executive Director salary. This reallocation is based on the redistributed duties to staff in light of the departure of the former Associate Director.

1. **MOTION TO APPROVE 2022 Budget and Workplan Final Draft by Mr. Klugman, seconded by Mr. Christenson. The motion carries.**
2. **MOTION TO APPROVE Reimbursement of OTMRA for Administrative Expenses totaling \$36,000, as disbursed on June 11, 2021 by Ms. Tremblay, second by Ms. Schoenberger. The motion carries.**

Mr. O'Brien noted this motion is typically voted on prior to distribution - however, the administrative expenses have been disbursed as of June 2021.

ii. Discussion on 2022 Levy

Mr. O'Brien noted the levy maintains the same, prior to further input by the City.

1. **MOTION TO APPROVE 2022 Levy of 0.26% by Mr. Proesel, seconded by Mr. Christenson. The motion carries.**

iii. Discussion on Approving the OTMRA as the Sole Service Provider (SSP) for 2022

1. **MOTION TO APPROVE the OTMRA as the Sole Service Provider (SSP) for 2022 by Mr. Christenson, seconded by Mr. Zadylak. The motion carries.**

Mr. O'Brien noted the City is coming out of an Emergency Public Health Declaration by the Governor; it is probable that the next SSA meeting will be held in person in September.

b. Public Way Committee – Mr. Alex Christenson, Committee Member

i. Discussion of 2021 Pressure Washing Contract

Mr. Christenson stated two bids were received for the Pressure Washing Contract: Midway (approximately \$20,000) and Quick Clean (\$13,000). The Public Way Committee voted to approve the Quick Clean contracts.

1. Introduction of Greg Harmon, Quick Clean Chicago

Mr. Harmon stated Quick Clean was founded 10 years ago and had an organic growth story. Mr. Harmon noted Quick Clean has already completed work in Old Town so they know the landscape and tools required for the job. Mr. Harmon also noted Quick Clean uses specialized equipment to avoid pushing trash into the street.

Mr. Christenson noted the Committee is looking into providing these services in close proximity to the Wells Street Art Festival.

Mr. O'Brien inquired as to the scheduling of these services. Mr. Harmon replied services can be provided at a time that is convenient to the SSA, during business hours.

2. **MOTION TO APPROVE Pressure Washing Contract with Chicago Quick Clean totaling \$13,000 for 2021 (2.02) by Mr. Christenson, seconded by Mr. Zadyak. The motion carries.**

c. Residential Committee – Mr. Mark Proesel, Committee Chair

i. Discussion on Security Service Update – AGB Security returned to pre-COVID-19 patrol schedule on June 24, 2021

Mr. Proesel noted AGB security has returned to their pre-COVID hours: Wednesdays from 12pm to 4pm, Thursdays from 7pm - 1am, Friday from 10pm- 4am, and Saturday from 11pm - 5am.

ii. Discussion of meeting facilitated by the OTMRA between residents at 150- 172 W. Burton Place and the surrounding bar/restaurant owners/managers

Mr. Proesel discussed the concerns of excessive noise and rowdy patrons from Burton Place residents. Wells Street restaurant owners will be restarting their GroupMe group chat to identify overserved customers. Additionally, restaurant owners will be closing windows earlier and locking the volume of speakers so DJs can't exceed a predetermined limit. Some restaurants will be removing their outdoor dining setup as well.

1. Introduction of AGB Security Commander Kevin Salmon

Mr. Salmon noted Burton Place and Wells Street have been particularly crowded and noisy as of late. Controlling crowds is especially difficult due to the volume of crowds.

Mr. Zadyak inquired if Fireplace Inn was cooperative with AGB. Mr. Salmon replied Fireplace was not particularly cooperative, noting that Fireplace often failed to close their patio on time.

Mr. O'Brien inquired about the continued use of sidewalk cafes, now that restaurants are not subject to capacity restrictions. Mr. Klugman noted the Expanded Outdoor Dining Permit end date is not until December 31, 2021.

Mr. Salmon noted Utopian Tailgate has been receiving many noise complaints, especially in the evening, due to the nature of their rooftop setup. However, the manager is cooperating with AGB. Mr. Salmon additionally noted some rideshare vehicles parking on Wells Street have increased traffic as well.

Mr. O'Brien noted he asked Mr. Salmon to attend the SSA meeting because of how well Mr. Salmon addressed the concerns of Burton Place Residents earlier this month.

d. Economic Development Committee – Ms. Caroline Schoenberger

i. Discussion on Wells Streetscape proposals and creation of subcommittees

Ms. Schoenberger noted it would be beneficial to include local elected officials on the Economic Development Committee in order to utilize and benefit from their input.

6. New Business

Ms. Tremblay noted the Wells Street Art Festival is Aug 14 and 15th. There will be 130 artists at the event. Additionally, proceeds of the OTMRA beer booth will go towards the OTMRA to help offset the effects of COVID.

Mr. O'Brien thanked Mr. Salmon for his hard work and dedication.

7. Adjournment

The meeting was adjourned at 6:58pm by Peter OBrien.