



SSA 48 - Old Town Commission Meeting
Teleconference--COVID-19 via Zoom
Wednesday, October 20, 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, Paul Purewal, Caroline Shoenberger, Jennifer Tremblay

AGENDA

1. Call to Order

The meeting was called to order at 5:32pm by Peter O'Brien.

Pursuant to the applicable law and my 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.

2. Roll Call

Quorum

3. Introduction of Guests

Kevin Salmon, AGB

4. Review of DRAFT MINUTES from SSA 48 Commission Meeting on 07/15/2020

a. **MOTION TO APPROVE 07/13/21 SSA 48 Commission Meeting Minutes by Mr. Klugman, seconded by Ms. Erwin. The motion carries.**

5. Financial Report

Mr. Proesel noted that as of the end of September 2021:

Total Income: \$96,834.61

Total Expenses: \$137,46.23

Account Balance: 325,878.51

Mr. Klugman inquired if the present account expenses were in line with the expected amount. Mr. Proesel noted that the SSA has incurred more expenses than last quarter, due to the City's reopening progress. Additionally, Mr. Proesel noted it's difficult to estimate anticipated expenses as we navigate this new normal.

6. Committee Reports

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

Ms. Fleener provided context for the reimbursement: this reimbursement is the second installment (of two reimbursements) provided by SSA 48, totalling \$72,000 for the 2021 year. The OTMRA is reimbursed for time spent working on projects regarding SSA 48.

i. Discussion on Reimbursement of OTMRA Administrative Expenses

1. MOTION TO APPROVE Second Reimbursement of OTMRA for Administrative Expenses totaling \$36,000.00 by Mr. Proesel, seconded by Ms. Shoenberger. The motion carries.

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

i. Discussion on 2021-2022 Snow Removal Service Contract

Mr. Christenson provided an overview of the three snow removal proposals received for the upcoming season. Beverly: \$214,000; BBB Building Maintenance: \$111,000; TSI: \$150,000. The Public Way Committee will virtually meet with each company to review their bids in the coming weeks. Mr. Purewal noted he has worked with BBB in the past, and can speak to their high quality of work in the Old Town neighborhood. Mr. O'Brien noted the committee will hold a special meeting to ratify the contract once a bid has been selected.

ii. Discussion of Holiday Decor Reimbursement

Ms. Fleener noted an itemized contract from Old Town Gardens was included in the SSA 48 Commission Meeting Packet. Old Town Gardens provided a discount on holiday decorations, bringing the total down to \$28,680.50 from \$30,000.

1. MOTION TO APPROVE reimbursement of the OTMRA for the cost of holiday decor totaling \$28,680.50 (1.06) by Ms. Erwin, seconded by Mr. Proesel. The motion carries.

iii. Discussion of additional expenses for Plum Market flower installation

Mr. Christenson stated there were some additional unexpected upkeep costs for the planters located outside of 1225 Old Town and Plum Market. Mr. Christenson noted this was the first year SSA 48 covered the cost of these planters. Ms. Fleener noted the cause of the increased maintenance costs was due to excessive dog urine in the planters. Mr. Purwal offered to pass along a list of plants that are fairly resistant to dog urine, for next year's landscaping.

1. MOTION TO APPROVE additional maintenance costs totaling \$1,709.82 by Mr. Klugman, seconded by Ms. Erwin. The motion carries.

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

i. Discussion on Security Service Contract for 2021

Mr. Proesel noted AGB security has returned to their pre-COVID-19 schedule: Wednesdays from 12-4PM, Thursdays from 7PM-1AM, Fridays from 10PM-4AM, and Saturdays from 11PM-5AM. Mr. Proesel noted the SSA is preparing to look over the security bids of AGB and Stark for the 2022 year. The Committee will have Zoom meetings with both companies and will make a recommendation following the discussion.

1. MOTION TO APPROVE Security Contract with AGB Investigative Services for 2022 (5.03) -Referred back to the committee for further discussion.

ii. Presentation by Capt. Kevin Salmon, AGB Investigative Services

Mr. Salmon stated he has been overseeing the SSA for 5 years, but this is the first year he's seen guns in the neighborhood. Additionally, there has been an increase in overall criminal activity, including loitering, and drinking on the street.

Mr. Proesel inquired if the increase in criminal activity was limited to specific areas. Mr. Salmon noted it's especially evident in the 1400 and 1500 blocks in the neighborhood. Mr. O'Brien asked about the status of the additional AGB officers hired by the bars and restaurants in the neighborhood. Mr. Salmon stated the restaurants and bars participating in this program will be paying for three additional officers: one at Burton Park, one at Division and Wells, and one north of North Avenue.

Ms. Shoenberger inquired about arrests due to AGB calls to the police. Mr. Salmon noted there were arrests made in response to AGB seizing a large amount of drugs in the neighborhood.

Mr. Proesel inquired as to how often these incidents are occurring in the neighborhood. Mr. Salmon noted there is often a high volume of incidents on Friday and Saturday, most likely due, in part, to the increased volume of individuals in the neighborhood on the weekends.

Ms. Erwin inquired as to how the SSA can provide more support for AGB. Mr. Salmon's response was that the main roadblock they are facing is COVID-19.

Mr. O'Brien asked if the removal of the expanded outdoor dining barricades November 1st will aid AGB's efforts; Mr. Salmon stated he believed that would help relieve crowding on Wells Street.

Mr. Purewal noted if anyone needed any video footage he could provide from any of Old Town Park's cameras, he would be more than happy to do so.

Mr. Salmon noted the Court Advocacy Program is a way for the community to show their support for victims of crime in the neighborhood. Mr. Klugman, Mr. Proesel, Ms. Shoenberger, and Ms. Erwin requested information about the program.

Mr. Salmon additionally noted the CPD call prioritization has led to increased wait times for all non-violent crimes. Ms. Shoenberger noted there may be an administrative workaround, and she is happy to discuss with Mr. Salmon offline.

Mr. O'Brien thanked Mr. Salmon and his team for their presence in the neighborhood and their hard work.

d. Economic Development Committee – Ms. Caroline Shoenberger, Committee Chair i. Discussion of Wells Street Corridor Advisory Committee and Community Stakeholder Members (In Formation)

Ms. Shoenberger stated the Committee is in the process of creating a stakeholder list and advisory committee for the Wells Street Corridor project. The list will include individuals with an education background, individuals from the entertainment industry, as well as important stakeholders in the community. Ms. Shoenberger noted any assistance identifying individuals to be included would be greatly appreciated.

1. MOTION TO APPROVE Wells Street Corridor Advisory Committee and Community Stakeholder Members by Mr. Proesel, seconded by Ms. Erwin. The motion carries.

7. New Business

Ms. Tremblay noted Clean Street employees have not been wearing the neon SSA 48 vests while in the neighborhood. Mr. O'Brien noted these vests let taxpayers know their tax dollars are at work; Mr. O'Brien suggested the OTMRA should call Clean Street to see if new vests are needed.

Ms. Shoenberger shared with the committee members a power washing sign in her neighborhood; Ms. Shoenberger noted this type of sign could be a good investment for the SSA to reuse regularly and let the neighborhood know what's going on. Ms. Fleener noted the OTMRA staff can investigate pricing and create a design for the signs as well.

8. Adjournment

The meeting was adjourned at 6:40PM.

The Old Town Merchants and Residents Association (OTMRA) in collaboration with SSA #48 - Old Town have engaged The Lakota Group and Community Land Use and Economics Group to develop the [Wells Street Corridor Plan](#). This corridor improvement plan is focused on business attraction, improvements to the built environment, branding and placemaking, and safety, among other topics. The goal of the plan is to enhance the quality of life for Old Town's residents, merchants, and visitors, and provide stability for new and existing businesses.

To that end, the OTMRA is forming the Wells Street Corridor Steering Committee to spearhead the Corridor Plan's implementation. The Committee will be composed of community stakeholders representing a wide range of sectors, including but not limited to residents, businesses, educators, community organizations, arts and entertainment, and elected officials. Committee members will attend periodic meetings, discuss and vote on corridor improvement proposals, and participate in fundraising efforts for the Corridor Plan.

The Steering Committee will be supported by a group of Community Stakeholder Members. Stakeholder Members will be organizations, institutions, residents, and businesses that are recognized as having valuable insight into the community's needs due to their history and work in the neighborhood. They will be consulted periodically as the streetscape plan is developed.

WELLS STREET CORRIDOR ADVISORY COMMITTEE

- Elected officials
 - Ald. Hopkins or staff designee
 - Ald. Burnett or staff designee
 - State Sen. Feigenholtz or staff designee
 - State Rep. Margaret Croke or staff designee
- Community Organizations
 - Near North Unity Program
 - OTMRA
 - Executive Committee designees
 - SSA 48 Economic Development Committee
 - Caroline Shoenberger
 - Paul Purewal
 - Peter O'Brien
- Condo/resident associations
 - The Neapolitan (1212 N Wells) Board President (130 residents)
 - 1414 N Wells Condo Association
- Arts/Entertainment
 - Second City
- Education
 - Franklin Fine Arts Center
- David Ramos (OEMC)
- Bill Kokalias (Owner/architect of 153 W North Ave)

COMMUNITY STAKEHOLDER MEMBERS (IN FORMATION)

- Art On Sedgwick
- Edgar Miller Legacy
- Youth for a Better Future

- Immaculate Conception
- Catherine Cook
- Frank Campese (1555 N Wells)
- Howard Weiner - operating partner for Wells-Tel LLC (1524 N Wells) •
Golub & Company (Lee Golub)
- 1515 N Wells Board President (47 residents)
- 1429 N Wells Board President (41 residents)
- 1309 N Wells Board President (116 residents)