



— OLD TOWN —
SPECIAL SERVICE
— AREA 48 —

SSA 48 Old Town –Commission Meeting
Teleconference
Wednesday, April 27, 2022
5:30pm

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

Alex Christenson, Judy Erwin, Don Klugman, Peter O'Brien, Mark Proesel, Paul Purewal, Caroline Shoenberger, Jennifer Tremblay

Guests: Joy Coombes, Eilts & Associates

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

3. Introduction of Guests

Joy Coombes, Eilts & Associates

4. Review of DRAFT MINUTES from SSA 48 Commission Meeting on 01/19/2022

- a. **MOTION TO APPROVE 01/19/22 SSA 48 Commission Meeting Minutes by Mr. Proesel, seconded by Mr. Klugman. The motion carries.**

5. Financial Report

Mr. Proesel reported the finances as of March 31st, 2022.

Present Balance: \$534,519.19

Total Income: \$196,590.72

Total Expenses \$85,425.86

6. Committee Reports

- a. Public Way Committee – Mr. Alex Christenson, Committee Chair
i. Discussion on 2022 Landscaping Contract

Mr. Christenson noted the landscaping contract will be with the same provider as last year: Old Town Gardens. There has been a 6% increase in prices from 2021 to 2022. Mr. Christenson inquired if this increased cost would exceed the allotted budget for this year.

Ms. Fleener confirmed the listed amount does exceed the initial amount allotted, but with the \$5,000 received from our snow removal credit (and the under-budget pressure washing contract), the difference in these line items will be made up.

Mr. O'Brien inquired whether or not the OTMRA was satisfied with Old Town Gardens. Ms. Fleener confirmed that the OTMRA is in fact satisfied with the Old Town Gardens contract and service. Ms. Fleener added that, per her previous discussion with Old Town Gardens, more durable plants will be included this year.

- 1. MOTION TO APPROVE Landscaping Contract with Old Town Gardens, totaling \$68,166.00 for 2022 (2.02) by Ms. Shoenberger, seconded by Ms. Erwin. The motion carries.**

ii. Discussion on Pressure Washing Contract

Mr. Christenson noted three proposals were received, including one from B&B (snow removal contract recipients), and Chicago Quick Clean, who won the contract last year. Mr. Christenson noted everyone was satisfied with Chicago Quick Clean's service - they completed the job in five days. This year, there was a slight price increase for the contract.

Mr. O'Brien inquired when Chicago Quick Clean would begin their pressure washing. Mr. Christenson replied the pressure washing would begin in June, after the Wells Street Art Festival. Ms. Fleener confirmed the pressure washing would begin the Monday after Art Fest.

- 1. MOTION TO APPROVE Pressure Washing Contract with Chicago Quick Clean totaling \$13,632.00 for 2021 (2.12) by Ms. Erwin, seconded by Ms. Tremblay. The motion carries.**

b. Residential Committee - Mr. Mark Proesel

- i. SSA Commissioners Mark Proesel and Caroline Shoenberger joined AGB and the OTMRA for a meeting with the 18th District Police Department to discuss how AGB and the 18th District can best work together to address neighborhood issues

Mr. Proesel noted AGB Security has been back in the neighborhood since March. Mr. Proesel stated he attended a meeting on April 8th with the Chicago Police Department, Captain Salmon, Sergeant Schenk, along with Ms. Fleener, Ms. Tremblay, and OTMRA Board Members Ms. Lemar and Mr. Donovan. The meeting touched on the cooperation between security and CPD regarding neighborhood safety and crowd and traffic control. This year, Fridays tend to be busier than Saturdays, and issues have arisen earlier in the evening.

Some issues have already been addressed this summer, including connecting with LG's about their external speakers.

Captain Salmon shared his general strategy is to remove individuals from the area if there is a scuffle or incident. If a patron requests a call to CPD, AGB will call the police. AGB is additionally looking into getting a radio connected to OEMC for retail theft incidents. AGB also provided information about how to reduce retail theft by optimizing camera placement. Sergeant Schenk previously expressed he would be willing to host a business

workshop for businesses within the boundaries of the SSA.

Ms. Shoenberger asked if a streamlined form from AGB would help in cases where individuals want to press charges (an incident report).

Mr. Klugman noted there has been broken glass along Burton Place, which may be due to “to-go” cocktails, and inquired when the “to-go” cocktails would stop being served. Ms. Fleener noted the “to-go” cocktail legislature isn’t in danger of being repealed.

Mr. O’Brien noted that Committees have sent letters to different bars and restaurants asking them to clean up their immediate area in the past.

Mr. O’Brien noted he would like the OTMRA to continue to facilitate the additional security program through AGB that took place last year.

- c. Executive Committee – Mr. Peter O’Brien, Chairman
 - i. Discussion of OTMRA sole service provider administrative reimbursement

- 1. MOTION TO APPROVE Reimbursement of OTMRA for Administrative Expenses totaling \$38,750 (7.0) by Mr. Klugman, seconded by Ms. Tremblay. The motion carries.**

- ii. Discussion on SSA 48 2019 Audit: Eilts & Associates – Joy Coombes

Ms. Coombes - a member of the Chicago CPA firm Eilts & Associates - noted during the audit process, they didn’t find anything materially incorrect.

In 2021, the firm was provided with a summary from the City of Chicago that SSA 48 would be eligible for the receipt of additional TIFF Rebates of \$89,000. Typically, the City doesn’t distribute funds all at once - they can be distributed over 13 years (depending on when the SSA was renewed). However, they will distribute the funds all at once if there is a special project in the works.

Ms. Coombes noted the firm’s findings are on the last page of the document. Additionally, SSA 48 can continue services that other SSAs are not implementing because SSA 48 has some carryover in the form of excess funds.

Ms. Coombes noted that if any changes need to be made to the budget, once the Commission approves it and uploads it to the City of Chicago website, DPD will push back if there are any issues. “Interim” budgets are technically accepted but won’t have the support of DPD.

Ms. Tremblay noted the next Commission meeting is scheduled for a few days before the budget is due.

- 1. MOTION TO APPROVE 2021 Audit (6.02) by Ms. Erwin, seconded by Mr. Proesel. The motion carries.**

- Motion to approve Jennifer Tremblay as SSA 48 Secretary by Mr. Proesel, seconded by Ms. Shoenberger. The motion carries.**

7. New Business

Mr. O'Brien noted if Commissioners have not yet sent in their ethics statements for the county and the state, please make sure to do so by Monday May 2nd.

Mr. Proesel inquired if Ms. Fleener could provide the commissioners with a summary of the report from Ms. Coombes, as well as any bullet point action items.

8. Adjournment

The meeting was adjourned at 6:59pm.