

SSA Commission Meeting/ Special Service Area #60
Wednesday, December 3, 2014
5:00 p.m.
North River Commission Office
3403 W. Lawrence Ave Ste. 201
Chicago, IL 60625

SSA Commission Meeting Minutes

Attendance:

SSA Commissioners Present:

Andrew Levin (chair), Stephanie Fishel (vice-chair), Angela Bowman (treasurer), Saima Causevic, Frank Kern, David Maletin, Mir Naghavi

North River Commission Staff Present:

Thomas Applegate (new E.D.), Duka Dabovic (SSA Manager)

Other Attendees:

Tom Guagliardo (TRIP, Tano's Pizzeria), Carol Maher (resident), Anissa Wanat (resident)

Call to Order:

The meeting was called to order at 5:01 p.m. by Andrew Levin.

Item: Minutes

Saima moved to approve, Stephanie seconded, all voted in favor.

Item: Financials

Duka noted that NRC is late in submitting the bill for this month.

Andrew notes that we are projected to carry over 22% of this year's revenue, still within the 25% limit.

Duka has spoken to an auditor, who says that this cost will be \$5000, which will be paid out in 2015. Andrew wants to know if we will be able to count this as a 2014 expense (which would keep us under 25%). Duka has it verbally from the city that we will, but we don't have anything in writing. Andrew wants more confirmation than this.

The question is if we can *book* the work in 2014, will that count as a 2014 accrual? Can we write a check now but not just give it to the auditor until the work is performed in 2015?

Thomas offers some reassurance that standard accounting practices cover this sort of thing, but will consult with some people and come up with some professional accounting advice to cover the various scenarios. He will get back to Andrew with this advice. If Andrew has further concerns before the year's end, he will work it out with Duka and Thomas.

We did get some unexpected revenue (\$2800). If we get a lot more before the year's end, this could pose a problem, in which case Duka will call an emergency meeting to figure out what to do with the extra money.

Andrew notes that NRC will be closed for the last two weeks of the year, but Duka will still be available to vendors as needed.

Frank moves to approve the financials; Saima seconds. All vote in favor.

Item: Old Business

a) Facade Program Update: Program components with approval pending:

- i. Some discussion of whether to use the term *facade* or other term. Agreed to call the program the Albany Park/Irving Park Facade Improvement Program.
- ii. Already agreed about preference given to projects in areas of high foot traffic, major transit hubs gateways and destinations to maximize impact
- iii. Strike the provision that "new construction or additions are ineligible." It's too ambiguous.
- iv. Thomas suggests that we revise statement "Buildings less than 2 years old are ineligible" to read: "Eligible buildings must be at least two years old." How to determine age of building? Based on original certificate of occupancy date.
- v. Revise to read "Applicant must submit at least two bids for each improvement exceeding \$1000. If applicant will be doing the labor himself or herself, two additional bids are required to verify the labor costs."
- vi. Striking the last provision.

Angela moves to approve these changes; David seconds. All others vote in favor.

b) Review of Security Proposals

Duka has proposals from three companies:

- AGB Investigative Services
- Universal Security Group
- Reliance Security

Discussion:

Anissa suggests asking people at the 17th district if they have experience with any of these three companies. All agreed. Duka did ask the Old Town SSA about their experience with AGB; they reported that after a few months of working out the kinks, it's been a good experience. He also asked the Humboldt Park SSA about their experience with AGB; they've been happy with them and in fact increased their services. Anissa knows a police officer; she will ask for their opinions.

Frank likes the idea of using a local business (Reliance), but he feels from the way the bid is priced and structured (especially the price of the car), it seems that they don't know

what they're doing. He wants to exclude them. Stephanie says it would be nice to go back to them and give them another chance. All agreed that we will exclude them for now but Duka will follow up with them and see if something really improves.

Andrew suggests we have AGB come talk to us in January, and leans towards having more officers on the street rather than fewer. Frank thinks the car is more valuable than more people. Andrew says better to have unarmed people *and* car; Universal provides this. They are waiving the cost of the car. Frank is in favor of having armed officers; it shows that we mean business. Anissa suggests that we consult the community for feedback on the question of armed vs. unarmed officers. All agree this is a good idea. Thomas says yes, NRC can reach out to community members and get feedback to us before the next meeting. Duka knows Universal the best, just from his own dealings with them over the past year. They are highly recommended by other SSAs.

Action items:

- Thomas to get feedback from community on armed vs. unarmed
- Duka to follow up with Reliance
- Duka to follow up with 17th District

Item: New Business

a. Audit RFP update

Duka says that auditors have wondered whether we'd consider a multi-year contract. Andrew and Frank say sure, as long as it's not more than three years.

City has new requirements for the audit.

Angela moves to approve increase to 3-year contract for auditor. Frank seconds. All voted in favor.

b. Powerwashing

Companies responded to our RFP and said that we were unreasonable in our requests, such as for 5,000 psi. They responded to our request but also offered some advice.

Duka suggests we focus only on certain trouble areas. Doesn't make sense to powerwash certain areas, such as brand-new sidewalks or sidewalks that are so old that they're beyond improvement.

He proposes two changes:

- Reducing the area to be cleaned (as shown on a map).
- Reducing the psi to max 3000.

Anissa wonders whether powerwashing damages the clay fixtures (ADA ramps), which are always falling apart. Duka assumes that it would. He says we would probably recommend excluding those to preserve them. Andrew suggests talking to the companies about this.

Andrew suggests getting a bid for the reduced area AND the entire area.

David says that if we are doing this in April, it's good to do the *entire* area because everything looks so terrible after the snow melts.

Frank suggests that a post-snow rinse might require less psi than other kinds of washing, which might then cost less money. Andrew says that for that, we just get on the cleaning vendor to use brooms earlier.

To be approved:

1. Get two bids, one for reduced area and one for the complete area.
2. Reduce the psi to 3,000.

David moves to approve, Saima seconds. All in favor.

c. Helen Slade (bike rack proposal) Duka says that Helen wants to know whether the commission would review a proposal if she brought it to the next meeting. All say yes.

d. Facade Project Review metrics: Andrew asks that we all take a look at this before the next meeting.

Public Input

No comments.

Adjournment:

Andrew adjourned the meeting at 6:33 p.m.

Angela moves, Frank seconds. All in favor.