

SSA Commission Meeting/Special Service Area #60
Wednesday, February 11, 2015
5:30 pm
North River Commission Office
3403 W. Lawrence Avenue, Ste. 201
Chicago, IL 60625

SSA Commission Meeting Minutes

Attendance:

SSA Commissioners Present:

Saima Causevic, Angela Bowman (secretary), Frank Kern, Mir Naghavi, Stephanie Fishel (Vice Chair), David Maletin, Jim Karagianes

North River Commission Staff Present:

Thomas Applegate (Executive Director), Duka Dabovic (SSA Manager)

Other Attendees:

Carol Maher (resident), Tom Guagliardo (TRIP Board Member, owner of Tano's Pizza), Alec Brisku (business owner, TRIP member), Ryan Cowden (33rd Ward office)

Call to Order:

The meeting was called to order at 5:35 by Stephanie Fishel.

OLD BUSINESS

Item: Approval of Minutes

Frank moved to approve minutes; David seconded. All voted in favor.

Item: Approval of Financials

David moved to approve; Saima seconded. Financials approved unanimously.

Jim Karagianes arrived after the first two items had been voted on.

Item: Security Proposals

Duka went back to Reliance with some questions about their proposal. He asked Wave Front Festival about their experience with Reliance; Wave Front rep said that Reliance did a good job but had to subcontract out a lot of the work because it was such a big job. So we would want to make sure that this is not going to happen if we hire them.

AGB has more experience. They did make a mistake in the boundaries of the map of their proposal, but it doesn't impact the bid.

Duka asked Deb Mell about armed vs. unarmed; Deb was in favor of un-armed.

Duka says that both companies will negotiate on various aspects, but we should really pick one. Which one do we like better?

Mir has met Abe a second time; likes him, but is a little worried that as a personality, he might react too strongly to things. This would be something to keep an eye on.

Tom feels that the money should stay in the neighborhood. Comments that we have big companies doing trash and snow removal; he thinks both are doing a bad job. So he says let's give the job to the small guy.

Jimmy moves to vote; David seconds. All but Stephanie vote for Reliance. Stephanie voted for AGB. No abstentions.

Reliance is the chosen company.

Item: Powerwashing

Duka has sent us bids from three companies:

- 1) Pressure-Washing Unlimited: \$64,798 for the whole area; \$31,019
- 2) Pressure-Washing Systems: \$31,315 for the whole area; \$18,995 for hot spots only
- 3) Clean Slate: \$22,000 for the whole area; they did not submit a bid for hot spots only

One difference between the companies is that Pressure-Washing Systems does not interface with business owners.

Both PWU and PWS will do the legwork on the permits.

Wicker Park SSA uses both PWS and Clean Slate; PWS did a much better job.

Jimmy moves to vote on a company. All voted in favor of Pressure-Washing Systems.

Discussion about using the whole area vs. hot spots. David comments that after the snow melts, *all* of the sidewalks look terrible. Saima also in favor of the whole area. Jimmy says even a new sidewalk looks bad a year later.

If we elect to do the entire area, Duka would do another walk-through to see whether we should exclude certain areas where the sidewalk is in such bad shape that there's no point in power washing.

Stephanie suggests tabling a decision about whole-area vs. hotspot until after Duka's been able to do another walk-through.

Duka says that if we elect to do the whole area, we can still exclude certain parts and presumably that would cause the company to adjust their bid.

Jimmy moves to vote. Angela seconds. All except Mir voted in favor of whole district. SSA approves using the whole area.

Item: Bike Rack proposal

Helen Slade, who leads the team of high school students, could not be present at the meeting, but would like to know if any business owner can donate some workspace (about 1000 sf) for the kids to work in over the summer.

Jimmy has some second-floor space, about 900 sf. Welcomes Helen to come and look at it. If that doesn't work, he can talk to some friends who might have space. Saima comments that she has donated space to Helen for this purpose in the past and it worked out very well.

NEW BUSINESS

Item: Facade Rollout Update

Duka reports that they had a great couple of outreach meetings, with a total of about 20 people showing up. Duka had done a mailing to all PIN holders and had face-to-face contact with about 90 of them.

Requirement: they must show a lease or affidavit of building ownership.

Duka says there is an error in the guidelines. Guidelines say there is a limit of \$20k per building owner, but in fact our minutes show that we actually meant to have a limit of \$20k per *building*. He will have to post this correction.

Applications are due in March.

We may have to have a special meeting to approve the applications, as it's likely to take up more time than we'll have at the April meeting.

Someone at the Ecuadorean Center is going to help translate the application into Spanish.

Item: Snow Removal

Duka says that all of the SSAs had a terrible time with snow removal in the last blizzard; it wasn't just us. Groans all around indicated disapproval with the performance of the company. (For the record: we had 19" of snow)

Building owners present report inconsistent results with salting. Everyone very dissatisfied. Some question whether it was even possible to do a good job on this.

What could they have done differently? They could have come out after every five inches. Alec suggests some sort of accountability (i.e. they give us a discount after doing a bad job).

Lessons learned for next year:

- Consider hiring two companies to see who does a better job.
- Revisit the two-inch contract; better to say a one-inch minimum.

In the mean time, we just have to wait out the year and hope for a normal snowfall.

Item: Budget Revision

We have too much money.

1) Loss collection. Our loss collection estimates were too high and caused us to budget more money, and roll over more than we thought we would.

Jimmy moves to reduce loss collection from 10.4% to 7.19%. Frank seconds, all vote in favor.

2) Duka's and Thomas's time. Duka will now be only 60% on the SSA as opposed to 100%. Thomas will be only 10%, which is less than what Carla Agostinelli was previously spending.

Two reasons:

- There's less work to do in the second year, so it's a net reduction in the amount of NRC staff time.
- NRC made a mistake last year in trying to create a division between the SSA and the rest of the Albany Park chamber of commerce. So this year, the Chamber will be paying a greater portion of Duka's salary.

3) Last year, we did not pay any portion of NRC's rent because we had already spent the maximum allowable amount to NRC. But now we will have to start paying a portion of NRC's rent.

However, total expenses are still less.

What to do with the extra \$30,000?

- David suggests put money aside for extra salting as needed.

- Stephanie suggests that we expand the trash removal season (she actually says that for 2016 we should consider year-round trash removal). Duka was already going to suggest that we start trash removal in March.

- Duka has already made several suggestions in the handout, including extra spend on Restaurant Crawl, facade enhancement, powerwashing, and security.

Regarding the restaurant crawl, Stephanie suggests we split it into two routes, one north and one south. Current area is too big. And since so many of these businesses (esp. south) are on the SSA route, why couldn't the SSA pay for a portion of the restaurant crawl?

Jimmy notes that not all of the crawl is within the SSA; is there a problem with us spending money outside the area? Thomas says as long as the amount we spend does not exceed the value of services to the SSA it will be OK.

Some discussion about the entire area of the restaurant crawl, who'll participate, who won't, *etc.*

Restaurant Crawl: Thomas proposes weekend of June 24. Wants feedback on that date. (Albany Park World Fest is August 22-23).

He asks that we consider all of this, send him suggestions, for a later vote.

PUBLIC INPUT

Carol

- **Snow Removal:** Because of snow removal ordinance, building owners should know when the SSA is going to be providing the service so that PIN holders know when they have to get out and do it themselves. Suggests that SSA posts it on their website to notify people when it's supposed to start.

She thinks that we're making excuses for the company. Their expertise is snow removal and they should have done a better job, regardless of the circumstances.

- **Power Washing:** Suggests doing an extra power washing before special events like the restaurant crawl, to make the area shine when people are visiting the area.

Next meeting is March 11.

Jimmy moves to adjourn. Angela seconds. All in favor; meeting adjourned at 7:15.