



SSA Meeting Minutes: November 13, 2019

ATTENDEES

SSA Commissioners Present: Mark Aistrope, David Maletin, Saima Causevic, Kareeshma Ali, Stephanie Fishel

Staff Present: Thomas Applegate, Alexa Schutz, Dalia Aragon

SSA Commissioners Absent: Andrew Levin

Guests/Public: Carol Maher (resident), Carlos "Charlie" Molina (resident, business owner)

Meeting called to order at 5:36 pm by Chair, Mark Aistrope. **Quorum is achieved.**

Approval of Minutes: 1st Maletin, 2nd Aistrope; all in favor, approved.

Approval of Financials: 1st Fishel, 2nd Causevic; all in favor, approved.

With on-going financial analysis given our shortage in levy and smaller than usual carryover compared to previous years, Schutz advised our prioritized services have not been affected and she continues to prioritize supplemental services among our cutbacks; we are on target with budget and projected carryover is around \$17-19k as of now. Schutz advised that while 2019 facade rebates issued to complete projects look low at \$14k at this time of year, 5+ projects are currently wrapping up (or we are only pending documents) and will be completed in December; we anticipate around \$60k in issued rebates by end of the year. NRC has only collected around 26.5-27% of dedicated funds for personnel and management (which is capped at 30% of the levy), so before end of year, NRC will collect that additional 1.5-2% which is what NRC budgeted; it will be outlined in our monthly invoice per usual.

Causevic asked about the landscaping boxes on Lawrence and Kedzie; staff advised they are being fabricated by Doty & Sons, and they will be delivered by early December and immediately filled with holiday plantings.

Facade Improvement Program: application review

Busy year for facades with a strong pipeline of apps even for today's meeting! With confirmation from our auditor, we can continue to approve projects even for those who we know will start in 2019 but complete in 2020, thus we can continue our pipeline of applications. Applegate stated we are constantly assessing where these projects are in the process and when they anticipate being completed; several projects will already be "booked" for 2020. Maher was concerned that we might lose momentum by speeding up the process because there may not be any remaining funds come summer; Aistrope and Schutz clarified that we can always modify the budget and to allocate more funds towards projects.



4 facade applications and estimated rebates:

- a. 4650 N Kedzie Ave, Khepri Cafe (rebate \$4,380)
 - Discussion: Maletin stated that even without our program, the project is strong but we should still encourage positive results and such investments
 - Project: business signage for new cafe
 - 1st Fishel, 2nd Maletin, all in favor; approved for a rebate of \$7,500
- b. 4742-46 N Kedzie Ave, new grocery (rebate \$7,500)
 - Discussion: Fishel concerned they will cover windows with graphics like his other businesses. Maher agrees. Discussion around change of building ownership and “trust” of applicant to keep windows clean. Aistrope suggested we approved but hold the money until we see what we want from these window improvements. Fishel & Maletin’s concern is that we will have another Drake Mini Mart and suggests that we should set conditions in order to work with them. Molina suggested we give the owner the funds with the condition that he must respect our agreement and if not return the check. Aistrope suggested a vote on an approval with conditions that Schutz can have them hold up their end of the deal on making this project positively impactful to the corridor. Schutz to add that condition in the approval letter. Considering the lack of investment in this property from the landlord over the decades, project is inspiring to see.
 - Project: new commercial windows and new doors
 - 1st Ali, 2nd Causevic; Fishel opposed, approved for rebate of \$7,500 with conditions of keeping windows clutter-free of large or distasteful product advertisement signage or stickers.
- c. 4738-40 N. Kedzie Ave (rebate \$7,500)
 - Discussion: some Commissioners expressed same concerns as above.
 - Project: new commercial windows and new doors
 - 1st Ali, 2nd Causevic; Fishel opposed, approved for rebate of \$7,500 with conditions of keeping windows clutter-free of large or distasteful product advertisement signage or stickers.
- d. 4650 N Kedzie Ave, vacant mixed used 2 flat (rebate \$7,500)
 - Discussion: Fishel inquired about the metal grates on the doors; Schutz advised that staff always discuss grate removal when meeting with facade applicants. Per our facade application, funds can cover removal or replacement with higher quality roll-down grates that go *inside*.
 - Project: replace windows, doors, and minor tuckpointing; windows will match Sanabel Bakery’s for a “commercial” look.
 - 1st Aistrope, 2nd Maletin; all in favor, approved for rebate of \$7,500



Review & Selection of SSA Vendors

d. 2019 Auditor Contract:

- Two bids were received and reviewed by Commissioners.
- Eilts & Associates received the contract
 1. 1st Maletin, 2nd Fishel; all in favor, Eilts & Assoc approved as the 2020 SSA auditor.

e. 2019-2020 Snow Removal Contract:

- 1 bid received and reviewed by Commissioners.
- Patch Landscaping & Snow Removal received the contract
 1. 1st Fishel, 2nd Aistrophe; all in favor, Patch approved as the 2020 SSA snow removal contractor starting November 15, 2019 to April 15, 2020.
- Schutz explained that we will split up our snow contract payments moving forward; in the past, we paid two large sums but will now pay monthly. We also must pay \$3200 out of pocket for the unforeseen November 11th snowfall that was not within this contract period.

Street Amenities Update

- f. We have ordered 9 concrete planters and have submitted permit documentation. These will arrive early December and be filled right away with holiday decorations to match planters on Montrose and Irving Park.
- g. We have worked with the city's CDOT bike program manager to get 45 free galvanized bike racks installed in strategic, business-centric locations within the SSA. Roughly 10 of these have been installed thus far but hopes to complete ours through winter. The locations have been carefully selected to maximize support to businesses and customers in the district. In 2020, we can look to paint these and our parking meters.
- h. Our last round of district banners will be fabricated and installed along Montrose on 36 poles available approximately mid-December. Plus, we have an additional new business sponsorships for 10 poles in our first round area on Kimball, Kedzie, and Lawrence.

Project Updates: Project proposal at Montrose & Kimball

Applegate explained that 7-11 has pulled their proposal for a gas station after the community came together to oppose this proposal. We are engaging the owner of 7-11 about a mixed use residential development. Causevic asked if there are other projects coming into the neighborhood and Applegate explained that not many projects are LIVE that we know of. Many thanks to all the stakeholders who came, promoted, and/or voiced their views of the project.



Public Input:

- Fishel asked if NRC and Commissioners will get notice before a community zoning meeting is to take place for a development. Applegate informed that the Ward knows that we are here to be the community voice, and there are other civics/community groups that will be charged with co-hosting and encouraging attendance. Applegate clarified that while 33rd Ward introduced their process, applicants and community are still waiting for them to initiate this process and set public meetings. Maletin asked if the SSA is part of the process and would SSA Commissioners' input be considered a direct recommendation? Applegate said preference is for individual feedback from community members vs. "coming from" the SSA board.
- Maher informed of the new dance studio: Rhythm of the Street.
- Causevic advised her space at Lawrence & Spaulding is back on the market at roughly 1700 sq. feet.

Reminders:

- Chamber Holiday Party + Business Awards, Nov. 14 at Sway Dance Chicago
- OSO Apartments mural ribbon-cutting on Nov. 21
- NRC Holiday Party, Tuesday Dec. 3

Meeting concluded at 6:53 pm

The next SSA Commissioner meeting is at 5:30pm on **Wednesday, December 11 at Surge Coffee Bar + Billiards, 3241 W. Montrose.**