

STATE STREET COMMISSION

State Street Commission Meeting

Tuesday, April 20, 2021

2:00 PM

Via Zoom

MINUTES

ATTENDANCE

Commission Members Present

Commissioner Mark Anderson
Commissioner Greg Cameron
Commissioner Kristin Duncan
Commissioner Eric Finnegan
Commissioner John Idler
Commissioner Mark Kelly
Commissioner Dean Lane
Commissioner La Verne Morris
Commissioner Ryan Segal
Commissioner Andrea Schwartz

AFFILIATION

Hines
Joffrey Ballet
Renaissance Hotel
CIM Group
ABC7
DCASE
Palmer House
20 North State Street Condos
Acadia
Macy's

Commission Members Absent

Commissioner Gia Biagi
Commissioner Maurice Cox
Commissioner John Tully

CDOT
Department of Planning & Development (DPD)
Department of Streets & Sanitation

Others Present

Sgt. Carol Burns
Prentice Butler
Katherine Branch
Michael Edwards
Dwayne Hightower
Robert Kearney
Paul Reise
Mark Roschen
Abel Rodriguez
David Seglin
Rajiv Pinto
Scott Duncan

Chicago Police Departments
Alderman King
CTA
Chicago Loop Alliance
Department of Streets & Sanitation
Alderman Reilly
Department of Planning & Development
Department of Planning & Development
Chicago Loop Alliance (CLA)
Chicago Department of Transportation (CDOT)
Chicago Department of Transportation (CDOT)
SOM

Others....

I. Call to Order

The Zoom meeting was called to order at 2:05 PM Commissioner Greg Cameron who welcomed everyone to his first meeting as the new Chair of the State Street Commission. While not able to attend today's meeting, Commissioner Cameron announced Jean de St. Aubin as the new chair of Chicago Loop Alliance. Commissioner Cameron thanked John Idler, past Commission Chair for all his efforts these past few years.

II. Public Comment

No comments were made by the public.

III. Approval of Minutes

A motion to accept the meeting minutes of the March 16, 2021, SSA Commission meeting was made by Commissioner Idler and seconded by Commissioner Kristen. The motion passed unanimously.

IV. 2020 Audit Report

Abel Rodriguez stated the draft audit for 2020 SSA has been prepared and was sent to all the SSA Commissioners prior to the meeting. Abel Rodriguez introduced Dante Odoni from the A.C.T. Group who completed the 2020 SSA #1-2015 Audit.

Mr. Odoni reviewed the audit in detail with the Commission stating and indicated it includes a clean audit opinion. He was satisfied with the response of CLA management during the audit process. In his opinion, the financial statements are fairly presented, in all material respects, the financial position of Special Service Area #1 as of December 31, 2020 and 2019 and changes in financial position in accordance with generally accepted accounting principles. Mr. Odoni reviewed the balance sheet noting a year-end total fund balance of \$539,752 compared to \$130,335 in 2019. This large increase was due to conservative spending in 2020 per the impact of the pandemic. Mr. Odoni reviewed the statement of activities and budget to actual report on page 5 noting a receipt of slightly less than budgeted revenue, but a savings of expenses over revenue of \$645,520 and net expenditures in excess of revenues of \$409,416 which are total savings over all budget categories.

The auditor reviewed the notes to the financial statements stated these are very much the same as last years, providing some explanation to significant accounting practices at CLA. He then reviewed the summary schedule of findings with not significant findings.

Commission Cameron asked if there were any questions. Hearing none he requested a motion to approve the 2020 State Street SSA #1-2015 Audit as presented. A motion was made by Commissioner Lane and seconded by Commissioner Kelly. The motion carried unanimously.

V. Safety Update

Greg Cameron introduced Sgt. Carol Burns from the Chicago Police Department. Sgt. Burns indicated robberies and burglaries in the first district are down 45 and 59% year to date while vehicle-thefts are up but working on this trend. Uber Eats, Door Dash and leaving cars idling has been a challenge but getting better. CPD has a high-jacking task force.

City is sending protest announcements and while there are many, but not many attendees. Sgt. Burns did add a daily protest at Daley Plaza are now schedule. City is prepared with extra forces and equipment, heavy CPD presence with the verdict per George Floyd coming out today. CPD is ready and can lock-down downtown if necessary.

Andrea asked for clarification on the planned daily protests per George Floyd in Daley Plaza every night until the verdict. Edwards asked if the CPD are anticipating people coming down to celebrate if the verdict determines Derek Chauvin guilty. CPD has no intelligence on this, but regardless CPD will be ready.

VI. Financial Statements as of December 31, 2020

Abel Rodriguez reviewed the financial statements through March 31, 2021 or 25% of the year. The report included the 2021 budget compared to the actual revenues and expenses.

The SSA has received 41% of the SSA levy and Abel is confident we will receive 100% of the levy by the end of the year. Overall expenses are low at only 14% with some minor repairs to State Street. Abel stated with the approval of the audit we will have a carryover of \$539,751. This is more than we budgeted to bring forward by \$189,751. Abel reminded the Board that we will have to complete a budget modification to allocate any of these additional carry over dollars, or we could carry it over again. Late collection of \$10,373 are rebates on property tax rebates.

Not a lot with the expenses so far this year. Staff has been waiting to make sure we will be receiving the SSA levy as planned. Edwards stated we are getting prices on repairing our aggregate repair we hope to complete earlier in the year, rather than the fall.

DPD First-Quarter Report:

Abel Rodriguez took the Commission through the first quarter year-end reports required by the SSA program and DPD. This included a sole-service provider first quarter and metric & budget CLA provides as required by the DPD in 2021. Abel reviewed the form, services provided to budget and to how we measure performance. This includes, for example total website visits to estimated performance.

Hearing no further discussion, a motion was made by Commissioner Idler and seconded by Commissioner Kristen to accept the financial report through March 31, 2021 as presented and the first quarter performance metric and budget as presented and discussed. Motion carried.

Greg Cameron said he has been thinking that going forward we can put some of these reports into a consent agenda for Commission review and approval before the meeting. This would free up more time for more thoughtful conversation and creative exchange of ideas. If anyone had a specific question on the consent agenda, we could pull it out for discussion.

Greg would also like to move the sole service provider report up in the agenda so the full Commission can hear about the work of CLA and then City Commissioners can gear their reports as they relate to the work of the SSA through CLA around safety, cleanliness and accelerating the recovery of the Loop.

VII. Status Reports/Outstanding Issues

1. Sole-Service Provider Report

Michael Edwards requested Kalindi Parikh, CLA Director of Planning to screen share and give a brief review of the proposed project Sundays on State project. Edwards indicated following the presentation he will answer questions and request the Commission increase their commitment to this placemaking effort from the \$50,000 to \$100,000.

Kalindi reviewed the proposed closure of three blocks of State Street for 12-Sundays from July through September. Using the Open Streets model the CLA will fill the street with arts & culture, active recreation, retail, food and beverage and local attractions. The goal is to ease people back into the Loop and directly benefit our storefront economy on State Street and area by attracting more people to State Street. There has been very positive media coverage of our announcement that we are exploring the idea, so we are confident we will be able to generate sponsorship dollars.

We believe this project will accelerate the revival of the Loop post pandemic; builds community and creates joy-we could all use a bit of joy! Edwards stated the CLA Board agreed to commit \$150,000 to this effort and the city has provide verbal support of \$100,000. With the SSA's contribution we should have funds in place to deliver the program as presented.

2. DCASE

Commissioner Kelly reported DCASE continues to work with the Mayor's Recovery Task Force. We are planning the reopening of the Cultural Center and some 'low-fi' programming as a destination to the Loop. In July we hope to 'go live' with the Year of Chicago music programming and hope to continue more normal, in-person events in August and September. Like everyone, we are trying to imagine the future for arts & culture so important to Chicago, the Loop and State Street. Greg Cameron discussed Governor Cuomo's arts and culture initiatives in New York City and will share some information to Commissioner Kelly. The Commissioner concluded that DCASE is not doing a lot in the winter and early spring, trying to save limited resources for a bigger impact later in the year.

3. CDOT

Greg Cameron welcomed David Seglin, CDOT to the meeting to discuss the status of the renovation of the CTA State & Lake Station. David introduced Rajiv Pinto, CDOT Engineer in charge of the project. Mr. Pinto updated the Commission on the state of the federal review historic and environmental review and the city is approaching the end of the regulatory period which includes meeting with groups like CLA, the SSA Commission, BOMA and others. The process is complete and the city is prepared to sign an MOU with the federal government and then the project can move to initial and final design.

Rajiv introduced Scott Duncan from SOM the lead design firm on the project. The other design firms involved include: Transystems, SOM, and JLK. Mr. Duncan screen shared images of the proposed station design and explained the goal of the project is to improve the customer experience through increased safety and accessibility, to improve the vertical transfer of riders between the elevated and subway trains and improve access to State Street businesses.

Due to the station location and setting, including iconic architecture and historic buildings the design creates a major gateway to State Street and the Loop with wider pedestrian platforms, more generous pedestrian space, including a north and south facing public access view platforms. Mr. Duncan went into some detail regarding the escalators, elevators, platform, integration of historic station elements, wind loads, construction materials and developing lighting schemes.

Greg Cameron thanked Mr. Duncan for the presentation. Michael Edwards and John Idler requested more opportunities to have more detailed discussion, before the final design is set regarding the new station impact on adjacent properties. Mr. Pinto said that can happen as part of the next design phase of the work. Commissioner Idler was concerned about the station encroaching on his

building, the effect on his historic terracotta face etc... Mr. Pinto felt these issues and other could be accomplished with detailed conversations with the effected buildings, owner and their facilities people to assure everyone of the impact of the station into the future. Commissioner Cameron thanked CDOT and the design team for the presentation and that the Commission look forward to further input into the final design process.

4. DPD

No report given

5. CTA

No report given

VIII. Other Business

Michael Edwards reported the jury verdict in the Derek Chauvin cases is expected to be announced at 4:00 or 5:00 PM today. Greg Cameron thanked everyone for their participation in today's meeting.

XI. Adjournment

There being no other business, the meeting was adjourned at 3:16 PM.

Respectfully submitted,

La Verne Morris
Secretary