

STATE STREET COMMISSION

State Street Commission Meeting

Tuesday, April 19, 2016

2:00 PM

ABC-7

190 North State Street

10th Floor Boardroom

MINUTES

ATTENDANCE

Commission Members Present

Commissioner Greg Cameron
Commissioner Mark Davids
Commissioner John Idler
Commissioner Dean Lane
Commissioner Anne Voshel
Commissioner Charles Williams

Commission Members Absent

Commissioner Michelle Boone
Commissioner Paul Fitzpatrick
Commissioner David Reifman
Commissioner Rebekah Scheinfeld

Others Present

Anthony Ciaravino
Marla Gamze
Graham Garfield
Scott David Greenberg (Commissioner Elect)
Laura Jones
Commander Robert Klich
Brent Minor
Matt Nielson
Kevin O'Malley
Abel Rodriguez
Jennifer Williams (Commissioner Elect)
Vicki Williams
Jeff Wilson
Robert Wissmann, C.P.A.

AFFILIATION

Joffrey Ballet
Hines
ABC
Palmer House
AVA Consultants
Department of Streets & Sanitation

DCASE
Joseph Freed & Associates
Department of Planning Development (DPD)
Chicago Department of Transportation (CDOT)

First District Chicago Police
Chicago Loop Alliance
CTA
theWit/201 N. State
Chicago Loop Alliance
First District Chicago Police
SSA#1 Chairman Emeritus
DCASE
CDOT
Chicago Loop Alliance
Macy's
GSA
CTA
The A.C.T. Group, Ltd.

I. Call to Order

SSA#1-2015 Chair Anne Voshel

SSA#1-2015 Chair Anne Voshel called the meeting to order at 2:01 PM. Introductions were made around the room.

II. Public Comment

No comments were made by the public.

III. Review/Vote on 2015 SSA#1 Audit

Robert Wissmann, went through the 2015 audit which had been emailed to Commissioners earlier and was also contained in meeting packets. This is a combined CLA and SSA audit, which will be different next year. They will be separated. He asked for specific questions before he started the overview. Hearing none, he began highlighting sections of the audit.

- Page 2 contains the independent auditor's report; it states it's a clean audit.
- Page 3 is the balance sheet. The only balance on this page concerning the Commission is \$19,164 is due to the City of Chicago, and that amount also appears in the cash account. Everything has been reconciled, the old SSA is winding down, and SSA#1 ended up with \$19K in unspent cash, so that will be turned over to the City of Chicago as soon as the Commission approves that amount in the audit. That is what was left in SSA's account; it is separate from the City Controller's fund account; these are different accounts. The City Controller's office does not make payments to our SSA account until it becomes a positive balance, so at the end of 2015 there was a negative \$25K in our Controller's fund account. Really, we're just giving them money back to cover that \$25K, and at the last meeting DPD's Mark Roschen verified that they would not be asking to collect the remaining \$6K balance.
- Page 4 is the combined SSA and CLA revenue and expenditures, showing the SSA's expenses as \$2,545,278.
- Pages 5 and 6 is the budget vs. actual. A city requirement is that the budget be compared over a series of years, but since the budget lines have changed that's difficult to do. On page 6, note that the carry-over cash has been spent to beautify the area as close to the wire as possible with the old SSA ending. That's where we get the \$19K to be returned to the city.
- Pages 7-8-9 contain a summary of significant accounting policies which are taken exactly out of the city's finance guide. All SSAs have the same language inserted in their audits. This section also notes that SSA#1 was terminated and will be replaced by the brand new SSA#1-2015, and that the city will not come back to us with any late collections. There will be a brand new set of books, and the beginning cash balance will be zero.
- Page 10 pertains primarily to CLA's property and equipment, etc.
- Page 11 outlines the uncertain liability that we've had with the City of Chicago in past years; it is gone with the new SSA.
- The remainder of the audit is the independent auditor's report on supplementary information that is required by the city and notes to the financial statements for the year ending December 31, 2015.

Wissmann asked the Commission if there were any questions or comments. Hearing none, Chair Voshel asked for a motion to approve and accept the audit. That motion was made by Commissioner Idler and seconded by Commissioner Lane. The motion passed unanimously.

IV. First Quarter Performance and Expenses Review

Abel Rodriguez stated that last Wednesday, all of the Commissioners should have received an advance copy of the First Quarter Performance and Expenses Review. The line items are slightly different than what Commissioners are used to seeing in the financial statements, since the city format consolidates many lines into one broader category. For example, special events include the Memorial Day Parade and any programming we do for the holidays like carolers. Sidewalk maintenance is broken down into sub-categories of aggregate replacement; infrastructure maintenance including subway kiosks, planter rails, granite; painting of light poles and tree grates, etc. Rodriguez asked if Commissioners had any questions about the document.

Since we did more than normal planter repair in the first quarter due to automobile accidents, the only question raised was if the planters were covered by insurance; could we recoup some of the cost of the

repairs? Rodriguez said , no, the planters were currently not insured, although CLA has investigated doing so, and will continue to do so going forward since CLA's current general policy expires in May. Part of the difficulty is that the street and its fixtures are owned by the City of Chicago, not CLA or even the CTA. Commissioner Williams commented that the city is self-insured; it does not have a policy. CDOT's Kevin O'Malley said he would investigate the repair issue.

A motion to accept the First Quarter Performance and expenses review was made by Commissioner Cameron and seconded by Commissioner Idler. The motion passed unanimously.

Turning to the Financial Report as of 3/31/16 which was contained in packets, Rodriguez reminded Commissioners that the new SSA has not received revenue and won't until the second tax installment hits in July. Right now we have spent \$381,754 on line items – about 17% of the budget. We do a monthly budget because contracted services (clean team, landscaping, street team, power washing) bill monthly, but we spend the most in the 4th quarter. Commissioner Davids asked if it would make sense to do a quarterly variance; Rodriguez said that we can, it's easy and he does it for CLA.

V. Approval of Minutes

A motion was made by Commissioner Idler to accept the minutes of the March 15, 2016 State Street Commission meeting, which was seconded by Commissioner Lane. The motion carried.

VI. Status Reports/Outstanding Issues

A. Street Team RFP Committee Updates

At the March Commission meeting, a committee was formed to evaluate the Street Team and look at initiatives in other cities. It's a large part of our budget so the Commission should be confident that it's the right thing to do to continue the program and that it is incorporating best practices when an RFP is issued this fall. As warm weather and greater foot traffic approached, Commissioners agreed, however, that it might be helpful to put the team in a more authoritative uniform now -- prior to issuing the RFP. StreetPlus President Steve Hillard came up with several approaches (illustrations were included in meeting packets) for the committee to consider, including a "white security shirt" look that Commissioner Hughes advocated for after he saw it used by the Downtown Atlanta Ambassadors. Depending on the choice, uniforms usually take a minimum of 4 weeks to produce when the shirt and other items are branded with embroidery or patches.

However, the committee could not agree on a uniform choice, although a blue button down shirt appeared to be the frontrunner because it was more easily maintained and would stay looking good longer. Commander Klich said he was not in favor of the white or blue shirts, which could be dangerous for the street team because people could mistake them for police officers. The team has to have a distinct look for their own safety. CPD has already changed uniforms several times in the past, and subsequently copyrighted their uniforms, because security firms mimicked them. Klich favored the black and white short sleeve polo, but Commissioner Idler argued that look did not stand out on the street and would do nothing to increase our awareness survey metrics.

One of the accessories of authority that both the white shirts and the multi-colored polo shirts utilized was a tactical police radio attached to a shoulder epaulette. Laura Jones broached a question with the Commander which had been asked before of previous commanders: could the team be connected by radio directly to the police as they are in Atlanta? Currently, they have radios, but they can only communicate between team members. Klich replied they could not be directly connected, but he was fine with the perception that they were connected.

Commissioner-elect Greenberg suggested we investigate a brown, ranger-like uniform. Commissioner Davids said we would call another meeting of the committee to resolve the issue.

Related to the Street Team discussion, the subject of leveraging private security cameras with CPD has previously been raised, and a memo from Michael Edwards outlining some early findings was contained in meeting packets. Commissioner-elect Greenberg said that the benefit to him was to make the State Street District like any shopping mall, or like the cameras they have used at the Wit Hotel. If something bad happens you're able to get instant information, the police department is better able to follow-up, and it assists in adjudication. There are companies that use algorithms to interpret camera data so that no one actually had to watch the cameras. With the amount of money we allocate to the Street Team, this could be a more cost effective solution. The system can automatically email you to when groups are gathering on a corner or someone is panhandling.

Chair Voshel asked the other Commissioners around the table whether they felt there was a need for this type of thing. Commissioner Davids said he was going to be extremely candid, he thought the camera system would cost millions of dollars. The city of London has done this; they have more cameras than anywhere in the world. He believes we get more bang for our buck by having a physical presence on the street. Throughout NATO when it was in Chicago, the private sector volunteered their camera access to OEMC. We should explore what can be done with the existing structure. With meeting time running short, Chair Voshel said that we should continue to investigate the issue.

B. Department of Streets and Sanitation

Commissioner Williams reported that his department was getting ready for spring, and one of the initiatives they were starting in this area is rodent control. They are looking at a lot of planters where the rodents tend to hide. They did speak to CDOT about installing some screening, but concern was expressed about the landscaping (tulips). Laura Jones said that on a recent street inspection with landscaper Brickman, the rat holes had been noted. We should work together on abatement. There will be an opportunity to lay down screen after the tulips finish blooming and before the summer planting is done. There are very few perennial plants out there now. Commissioner Williams said to have Brickman call him about next steps.

C. Transportation and Infrastructure

CDOT's Kevin O'Malley informed the group that he would be giving the summary of projects as Commissioner Scheinfeld is now on maternity leave. The area's asphalt plants are opening for the season, so CDOT will start resurfacing some city streets. Block 37 still has construction going on and the Water Department still has downtown work to finish, so it won't be until later this year that Randolph will be resurfaced.

Regarding the Washington/Wabash El station project, the block between Washington and Madison remains closed and will be until just prior to Thanksgiving. The new El station will open for service about a year from now. Then the city will schedule the demolition of the Randolph station.

In the southwest Loop, the Adams bridge viaduct project is still a large CDOT construction site affecting traffic.

D. Security

Commander Klich said that the last time he attended, concern was expressed by the theatres that there was not enough of a significant presence of police officers at the shows, so he added officers. Chair Voshel said that she talked to Broadway in Chicago and that they are very appreciative.

Regarding other issues, as for the situation with the homeless, the state has not had a budget for over 9 months now and facilities that can help them are diminishing. The highest amount of crime in this district comes from thefts, especially from snatched purses left hanging on the back of restaurant chairs and cell phones taken from tables. The Commander asked that we alert retailers and restaurants to get this message out without scaring the patrons: people need to be aware of their belongings. Regarding the Loop shootings, there has been no pattern. The people involved are not from this area. There is a highly transient population late at night.

E. Sole Service Provider

Laura Jones detailed the process involved in the Request for Proposals (RFP) for a sidewalk pressure washing vendor. In the end, we received only three bids: one from the Ace of Spray for \$289,000; one from Pressure Washing Systems for \$174,600; and one from PLS Services for \$170,918. Jones brought a copy of each proposal to the Commission meeting. PLS did not initially provide all of the materials requested in the RFP so we went back to them and asked for additional information. In checking them out, it was found that their website was incomplete, the references provided “for pressure washing work of comparable scale to State Street/Wabash” were not all for pressure washing and of the 3 references called, one was answered from a personal cell phone and the other two did not respond. The proposals were reviewed and discussed by the sole service provider’s Board, and it was their recommendation that the contract be awarded to Pressure Washing System. Commissioner Cameron made a motion to award the contract to Pressure Washing Systems, which was seconded by Commissioner Lane. The motion passed unanimously.

The blighted state of the GSA block and the RFP for Pritzker Park have been recurring items on the Commission agenda for some time now. Jones emailed the officials of the GSA regarding the results of the proposals for the GSA block, which had a submittal deadline of mid-October 2015, saying that unless the community received a report on the status we would file a FOIA. GSA officials emailed back that the information would be received and made public by the end of April. Commissioners agreed to wait until the end of the month, but also agreed that if the information was not received, CLA should proceed with the FOIA. A similar situation exists with Pritzker Park. Commissioners did not allocate SSA funds for programming the park in 2016 because of the RFQ issued in 2014 to redevelop the park. Bids for the land were due in June of 2015 and 10 months later “there is (still) no information.” Commissioner Cameron suggested that CLA President Michael Edwards meet personally with Commissioner Reifman and that he also reach out to the new President of the Chicago Park District. Commissioner Idler also recommended identifying and reaching out to other stakeholders to assist with programming the park. If there is not good activity in the park, the quality of life issues there will continue to get worse.

VII. Other Business

The next meeting will be held on Tuesday, June 21, 2016 at 2:00 PM at ABC7. On the agenda is the first look at a budget for 2017. CLA, as sole service provider, will do the first draft and Commissioners can review and amend that draft. The new EAV comes out in early July, which may necessitate additional budget adjustments. Chair Voshel said that the Commission would always like to go on record to say to DPD that the budget process should have a more realistic schedule – zero-based budget drafts should not be started until after the EAV is issued. Abel Rodriguez indicated that other SSAs feel the same way.

Chair Voshel gave kudos to CLA for the Downtown Future Series, where the “Array of Things” data gathering system was discussed. She suggested that we should advocate for the system to be installed in the Loop, Kevin O’Malley said he believed the first 50 units would be installed downtown, and there will be up to 500 in the city in the coming years.

Commissioners were reminded that city and county ethics statements were due May 1st. Mark Davids and Jennifer Williams asked if the statements they submitted with their new Commissioner applications would suffice, or if they needed to fill forms out again. Laura Jones said she would check.

VIII. Adjournment

The meeting was adjourned at 3:18 PM.

Respectfully Submitted,

Greg Cameron
Secretary