

STATE STREET COMMISSION

State Street Commission Meeting

Tuesday, July 18, 2017

2:00 PM

ABC-7

190 North State Street

10th Floor Boardroom

MINUTES

ATTENDANCE

AFFILIATION

Commission Members Present

Commissioner Anne Voshel
Commissioner Greg Cameron
Commissioner Mark Davids
Commissioner John Idler
Commissioner Dean Lane
Commissioner Paul Fitzpatrick
Commissioner Jennifer Williams
Commissioner Scott David Greenberg
Commissioner Mark Kelly

AVA Consultants
Joffrey Ballet
Hines
ABC7
Palmer House
11 East Partners LLC
Macy's
the Wit/ECD
DCASE

Commission Members Absent

Commissioner David Reifman
Commissioner Rebekah Scheinfeld
Commissioner Charles Williams

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

Others Present

Robert Kearney
Michael Edwards
Judie Green
Laura Jones
Joel Holler, Sergeant
Abel Rodriguez
Rajiv Pinto
Mark Roschen
Ryan Segal
Mark Christenson
Cole Stallard

42nd Ward
Chicago Loop Alliance (CLA)
Auditorium Theatre/Chicago Loop Alliance (CLA)
Chicago Loop Alliance (CLA)
1st District Chicago Police Department
Chicago Loop Alliance (CLA)
Chicago Department of Transportation (CDOT)
Department of Planning & Development (DPD)
Acadia (Pending Commissioner)
Mid-America Real Estate
Department of Streets and Sanitation

I. Call to Order - SSA#1 - 2015 Chair Anne Voshel

SSA#1-2015 Chair Anne Voshel called the meeting to order at 2:04 PM.

II. Public Comment

No comments were made by the public.

III. Financial Statements as of June 30, 2017

Abel Rodriguez, CLA, stated that the Financial Statements as of June 30, 2017, were used to amend the 2017 SSA Budget, which Michael Edwards, CLA, would discuss in the Sole Service Provider Report. The most significant change to this would be the Department of Planning and Development encouraging the use of a higher rate in the event some of the receivables are uncollectable. No questions were asked of the financial report.

IV. Approval of Minutes

A motion to approve the minutes from the Tuesday, June 20, 2017, State Street Commission meeting was made by Commissioner John Idler and seconded by Commissioner Greg Cameron. There was no discussion and the motion passed unanimously.

V. Sole Service Provider Report

Sole Service Provider Second Quarter Performance and Budget Assessment: Rodriguez explained the difference in attendance numbers for the Memorial Day Parade in 2016 versus 2017. In 2016, attendance was counted for the entire day and in 2017 attendance was only counted during the time of the parade. He asked for questions regarding any of the financial statements being presented. There were no questions regarding the reports.

The acceptance of the Sole Service Provider Second Quarter Performance and Budget Assessment was motioned by Commissioner Paul Fitzpatrick and seconded by Commissioner Mark Davids. The motion carried unanimously.

SSA 2017 Budget Amendment: Michael Edwards, CLA, explained the amendment to the budget and referenced the same report Rodriguez referred to during the Second Quarter Performance and Budget Assessment portion of the meeting.

In March and April of 2017, the auditors and CLA identified \$226,000 of carry over needed to be spent during 2017. During previous Commission meetings, it was decided that the money should be spent on six items. They included \$95,000 for a new website, \$20,000 to be spent on a the Muddy Waters mural celebration, \$20,000 to be spent on the 'Year of Public Art' banners along State Street, \$40,000 to be spent on Lightscape maintenance and upgrades, \$15,000 to be spent on snow removal and cleaning and \$36,000 to spend on an art and culture study. With the exception of the Muddy Waters, which was approximately \$15,000 under budget, the expenditures are being made in line with the Commission's guidance.

Chair Voshel stated these expenditures had been discussed in the previous meetings at length, but asked for any further discussion on the amended budget. There was no ensuing discussion. A motion was made by Commissioner Mark Kelly to approve the 2017 Amended Budget. It was seconded by Commissioner Greg Cameron. The motion was voted on and passed unanimously.

2018 SSA Program and Budget: Edwards explained the 2018 SSA Budget has been in development since the beginning of June and it has been presented and discussed by both the CLA Board and the SSA Commission. During the June SSA Commission meeting, the Commission decided to use a lower rate at .342 instead of a higher rate, which would have given CLA more revenue for the 2018 Budget.

Since that time, however, the Department of Planning and Development (DPD) stated that late collections and loss collections may never get collected. Therefore, DPD instructed CLA to raise the rate slightly to .346 in the event late collections or loss collections are not collected. As a result, the levy is slightly higher than the version of the 2018 SSA Program and Budget which was agreed upon by the Commission during the June Meeting. Additionally, as Edwards stated this would help avoid a lengthy Budget Modification process, which would occur if the .342 rate was used but the late collections and loss collection money was not received and there was not enough revenue to operate. Further, if the funds are received using the .346 rate, the money would be spent on infrastructure along State Street (sidewalk replacement/repairs, planter replacement/repairs etc.).

Furthermore, after guidance from the June SSA Commission Meeting the Budget reduced the Strategic plan from \$25,000 to \$17,000. Also, the CLA Board recommended the salary adjustment for the end of the year to be increased from 3% to 4%. Edwards asked for any questions concerning these changes.

A motion to accept the 2018 SSA Program and Budget was made by Commissioner Scott Greenberg and seconded by Commissioner Greg Cameron. The 2018 SSA Program and Budget passed unanimously.

Commissioner Davids noted that it is important to annotate that the Commission was able to reduce the rate from .372 to the .346, which is a savings to the stakeholders. This was the result of using a zero based-budget and cost savings found by CLA management. The Commission agreed that this was a good story on how to increase value while still cutting costs. Sending a newsletter out to stakeholders was also discussed.

Contract with CLA as Sole Service Provider for 2018: Edwards requested the SSA to hire the Chicago Loop Alliance to be the Sole Service Provider to implement the 2018 Budget which was approved.

A motion to use Chicago Loop Alliance as the Sole Service Provider for 2018 was made by Commissioner John Idler and seconded by Commissioner Fitzpatrick. The motion was passed unanimously.

Edwards also noted that as part of the budget, CLA is looking for new office space. Edwards and Rodriguez have toured seven different office buildings and have narrowed the list down to three. They are budgeted for \$90,000 per year for office space rent and the current options are between \$75,000 and \$92,000. The final choice will be presented at the next CLA and SSA meetings.

Mark Roschen, DPD, advised the group that there is an ethics ordinance which forbids the Commission from making decisions that could result in financial gain for a Commissioner. If a Commissioner has 7.5% ownership or higher in a building that CLA decides to rent from, it could result in a Commissioner having to resign.

VI. Status Reports

Security: Sergeant Joel Holler stated that the overtime received for the Loop was specific to Michigan Avenue and that State Street would not receive any additional security from the 1st District this summer. Due to this, Chair Voshel stated that the SSA would look into other means for increasing security along State Street and asked if Sgt Holler thought this would be a good idea. He stated he did think this was the best path at this point. Additionally, he stated that Commander Klich was looking forward to meeting with Edwards to discuss security. Further, he would still like to continue the squad car/Street Team interactions. The problem with the initiative now is that the summer is so busy for festival, concert and event security.

Judie Green, Auditorium Theater, stated that due to the recent rash of shootings in the Loop, she would be signing a letter that will be sent to Commander Klich and the Chicago Police Superintendent. The letter would explain the concerns of the Chicago Loop Alliance regarding these incidents, their impact on the local area and ask for a meeting to discuss these events. A copy of the letter would be sent to the Mayor and Alderman Reilly.

Streets & Sanitation: Cole Stallard, representative of the Department of Streets and Sanitation, stated his teams working on State Street had interacted with visitors from Lions International and visitors watching the Department of Defense Warrior Games. Each group of visitors commented on the cleanliness of State Street and seemed especially impressed with how well it looked compared to other streets in the Loop.

Stallard stated that there were two major homelessness issues their department noted in regards to State Street. One was a female homeless person who was taking the garbage out of receptacles and throwing it all along State Street. The other was a man with a medical issue near the Starbucks at State and Lake. He stated the

homeless female was apprehended by police, but the homeless man was still near the Starbucks in urgent need of medical care.

Commissioner Davids brought up the Lions Parade notification procedures. He stated the notification for the parade was irritatingly late and effected many people who live and work near or on State Street. Laura Jones explained Lions International did not forward the notification paperwork in a timely manner, which was a portion of the issue. Further, it seemed that no one from Lions International was coordinating for the notification and since it was not a routine parade, the notification process was unbeknownst to the parade committee. Chair Voshel acknowledge that there was an obvious lesson learned in dealing with a new or 'one-time' parade organization and those lessons should be formally recorded for future parade committees to review.

CTA: There was not a representative from the CTA at the commission meeting. However, communication between the CTA and CLA had taken place since the last commission meeting. A compromise of substituting stairs for the escalator is being examined. Laura Jones, CLA, however, noted that another escalator in a kiosk near Target on State Street was being worked on during the walk to the SSA Commission meeting and this issue may have to be revisited.

Transportation: Rajiv Pinto, CDOT, reported that they are in the final stretches of the Wabash Superstation. The CTA is hoping the station will open in late August after all tests are completed on the station. Once the station is completed and fully operational, the Randolph Station will close soon after.

VII. Other Business

BID/SSA Discussion: Edwards explained that the conversation regarding the Business Improvement District (BID) has been paused at the moment between John Buck, BOMA and CLA. The discussion between all of these actors has revolved around which method would best support the interest of the Loop. Currently, Alderman Reilly does not oppose or support either a BID or a larger SSA within the Loop. Commissioner Fitzpatrick advised that the discussion of a BID or larger SSA should involve those who it would affect and should include commissioners. Further, there are many other political issues which would have to be addressed in order to move forward with either the BID or the larger SSA.

The next SSA #1-2015 State Street Commission meeting will be held on Tuesday, October 17, 2017 at 2:00 PM at ABC7. Also, CLA will be presenting another ACTIVATE event on July 26, 2017, at Benton Place Alley starting at 5:00 pm.

VIII. Adjournment

The meeting was adjourned at 2:49 PM by Chair Voshel.

Respectfully Submitted,

Greg Cameron
Secretary