

STATE STREET COMMISSION

State Street Commission Meeting

Tuesday, June 20, 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 Charles Williams
Commissioner Paul Fitzpatrick

AVA Consultants
Joffrey Ballet
Hines
ABC
Palmer House
Department of Streets & Sanitation
11 East Partners LLC

Commission Members Absent

Commissioner Scott David Greenberg
Commissioner David Reifman
Commissioner Rebekah Scheinfeld
Commissioner Mark Kelly
Commissioner Jennifer Williams

the Wit/ECD
Department of Planning & Development (DPD)
Chicago Department of Transportation (CDOT)
DCASE
Macy's

Others Present

Joanna Angarone
Robert Kearney
Michael Edwards
Judie Green
Laura Jones
Joel Holler, Sergeant
Abel Rodriguez
Rajiv Pinto
Mike Parella
Ryan Segal
David McDermott
Mary Elizabeth Rankin

42nd Ward
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)
DCASE
Chicago Loop Alliance (CLA)

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 Report

Abel Rodriguez, CLA, stated there were no changes to the line items in the financial report and the commission would cover any details during CLA President Michael Edward's 2018 SSA budget proposal. Further, the 2017 budget was on track against real expenses. No questions were asked of the financial report.

IV. Approval of Minutes

A motion to approve the minutes from the Tuesday, April 25, 2017, State Street Commission meeting was made by Commissioner John Idler and seconded by Commissioner Mark Davids. There was no discussion and the motion passed unanimously.

V. Review/Vote Draft on 2018 SSA Budget

Edwards presented the 2018 SSA #1-2015 Budget to the Commission. The budget was constructed using a zero-based budgeting method in order to analyze the need and cost for every expense. Edwards stated that despite using the zero-based budgeting method, there were items that needed to be carried over (i.e. multi-year contracts, maintenance, etc.) which incurred less analysis. Additionally, due to the administrative cost savings from utilizing one street maintenance/cleaning contract (Streetplus) instead of two and the unspent safety dollars on an off-duty officer, \$190,000 worth of cost savings from 2017 would be carried over into 2018.

Edwards then went through the expense categories which changed significantly from the 2017 budget. The largest increases, which in this case were considered increases above inflation or customary escalations (i.e. a 3% salary increase for performance), included kiosk wraps (an additional \$25,500), sidewalk maintenance – infrastructure maintenance, painting and tree grates, sealant for State Street (an additional \$125,000), a separated line item for snow removal (\$15,800), sidewalk cleaning (an additional \$9,017), sidewalk power washing (an additional \$96,000) a strategic plan refresh (an additional \$25,000), police engagement (an additional \$50,000), homeless outreach and panhandling program (an additional \$5,000), and office rent (an additional \$11,250). Total major increases were \$362,567 for the 2018 Budget.

The largest budget decreases for 2018 were public relations (a decrease of \$33,665), website upgrades (a decrease of \$105,000), streetscape elements – lightscape programming and maintenance (a decrease of \$60,000), economic impact studies – arts and culture in the loop (a decrease of \$36,000) and the ambassador program (a decrease of \$70,583) due to the cost savings of using Streetplus for Clean Team and Street Ambassadors. Major line item decreases for the 2018 Budget totaled \$305,248.

The detailed justifications for the increases and decreases for each line item can be found on the '2018 SSA #1-2015 Initial Budget Summary' prepared by Edwards.

Additionally, Mary Elizabeth Rankin, CLA talked about marketing initiatives at the Chicago Loop Alliance and how the next nine months were currently projected. This included how the new request for proposal for a website was currently being created, what types of printed material were being ordered and distributed and a CLA Marketing Group collaboration that was creating ideas on how to market within the Loop.

Major discussion on the budget took place about the need for a Memorial Day Parade float and future CLA office rent. Chair Voshel raised the question of whether there was a need to continue to have a presence in the Memorial Day parade with a float. Commissioner Paul Fitzpatrick encouraged to have the debate further analyzed with DCASE and the results discussed at a future meeting.

Chair Voshel asked Edwards if the office rent increase had an analysis completed to analyze the costs of staying in the current office space and moving to a different, more modern, office in the Loop. This analysis had been completed but not formally illustrated. The analysis would be provided by CLA at a future date.

Rodriguez, CLA, noted that the new equalized assessed value (EAV) was given by the city prior to the meeting, but since the budget was utilizing a zero-based budget, it was not applied in order to evaluate the each line item independently. The new 2016 Certified EAV was \$765,551,739, which created a rate of .342%. In order to meet the budget presented using the zero-based budgeting, with a Grand Total Budget Expense of \$2,807,629, the SSA would have had to increase the rate to .372%, which would require a community meeting due to the rate increasing by 8.80 percent. If the SSA decided to use the increased rate, it would cover the proposed budget with a total revenue of \$2,847,852. The rate of .342% would create a levy of \$2,617,629 for use by the SSA. Using each rate was considered and debated by the commission.

Chair Voshel asked for a motion on the budget. Commissioner Idler made the motion to approve the 2018 Budget at the lower rate (.342%) and subject the office space expense to a review. The motion was seconded by Commissioner Davids and passed unanimously. All discussion regarding the budget was completed during the budget presentation by Edwards.

VI. Review/Vote on Bylaws Revision

Commissioner Idler distributed copies of the proposed SSA #1-2015 bylaws during the April 25, 2017, commission meeting. He restated that essentially the bylaws are based on our current ordinance and very little language is negotiable. The document was taken home and Commissioner Idler entertained questions from the take-home review. There were no questions from the committee. A motion to approve the bylaws was made by Commissioner Idler and seconded by Commissioner Fitzpatrick. The motion was carried by the committee.

VII. Status Reports

DCASE: DCASE Commissioner Mark Kelly was unable to attend the meeting. David McDermott, DCASE, was in attendance and extended Commissioner Kelly's gratitude regarding the assistance and support with the Muddy Waters Mural and celebration afterwards from CLA.

Security: Sergeant Joel Holler stated he recently came back from a vacation and did not get a debrief from Commander Klich prior to him going on vacation. He stated Blues Fest was successful from a security standpoint. However, Sergeant Holler did state that the 1st District was preparing for the management of the many summer festivals and they were very busy. Additionally, he stated that Michigan Avenue was going to receive additional officers for the beat. He did not know if this increase would be extended to State Street as well. There has been overtime added to help address the increase in homelessness and thefts within the Loop. Extra patrols from outside of downtown are assisting the 1st District with security.

Chair Voshel asked Sergeant Holler if there were crime trends related to individuals aggressively provoking pedestrians while a second individual positions themselves to record potentially volatile event. Sergeant Holler did not have information regarding this event or this type of provocation. However, he said this was definitely in the realm of possibility with other current trends. Discussion regarding additional private security or off duty officers from Edwards was started as a way to help increase safety and decrease crime on State Street. Sergeant Holler recommended against the use of private security and asked for the commission to wait until more guidance from Commander Klich was given regarding additional patrols within the Loop.

Streets & Sanitation: Commissioner Charles Williams stated that DSS was also quite busy with summer operations like the 1st Police District. He also highlighted that DSS was working with DFSS

regarding the increased homeless population in the Loop. Commissioner Williams asked that if an off duty police officer was hired to ensure that any liability would be addressed.

Sole Service Provider Report:

- Loop-wide Business Improvement District (BID) Update – Edwards brought up a meeting between BOMA, CLA members and himself that discussed a potential BID. The discussion included the agreement that both parties should work together to make a cleaner and safer Loop. BOMA currently has a larger motivation to investigate a BID than other parties. It was noted that a Loop-wide BID was not a current priority of Alderman Reilly, but he was interested in the potential of a BID. John Buck saw this as an opportunity for disadvantaged youth to have a job and have something to do. At the moment, all the parties are interested in discussing a BID.
- Ryan Segal Nomination Update - Ryan Segal's nomination packet was submitted to City Hall on June 15, 2017. Until Ryan's nomination is formally accepted by the city, he will continue to attend the meetings as an observer with no voting rights.
- DFSS Request for Street Team – The Department of Family and Support Services requested Streetplus Ambassador support around the Chicago Cultural Center to assist with the current influx of homeless there. The Commission considered the request, but ultimately decided that the funds that support the Ambassadors were generated specifically from State Street and the allocation of those funds must be on State Street. Previously, the SSA had try to expand towards Michigan Avenue, but the building owners were not interested. The Commission also decided that if Streetplus was asked to assist by DFSS outside of the SSA, and with no impact to the SSA contract or budget, there was no issue from the Commission.

CTA: There was not a representative from the CTA at the Commission meeting. However, it was noted by Laura Jones, CLA, that the additional station closings and reduced street level access should be addressed at a future meeting. It appears the CTA is not doing the below ground maintenance or replacing escalators. We want to prevent more closures.

Transportation: Rajiv Pinto, CDOT, reported that they are in the final stretches of the Wabash Station and are finishing the canopy now. The teams have been working six days a week to complete the station. The project has been taken 10 years but should be completed soon.

VIII. Other Business

The next SSA #1-2015 State Street Commission meeting will be held on Tuesday, July 18, 2017 at 2:00 PM at ABC7. The agenda includes final approval of the 2018 budget and 2017 Second Quarter performance and expenses, which are presented and approved by the Commission and due no later than July 31, 2017.

IX. Adjournment

The meeting was adjourned at 3:17 PM by Chair Voshel.

Respectfully Submitted,

Greg Cameron
Secretary