

# STATE STREET COMMISSION

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## State Street Commission Meeting

Tuesday, July 19, 2016

2:00 PM

ABC-7

190 North State Street

10<sup>th</sup> Floor Boardroom

### MINUTES

#### ATTENDANCE

##### Commission Members Present

Commissioner Mark Davids

Commissioner John Idler

Commissioner Elect Scott David Greenberg

Commissioner Dean Lane (Via Phone)

Commissioner Charles Williams

Commissioner Elect Jennifer Williams

##### Commission Members Absent

Commissioner Greg Cameron

Commissioner Paul Fitzpatrick

Commissioner David Reifman

Commissioner Rebekah Scheinfeld

Commissioner Anne Voshel

##### Others Present

Dan Burke

Michael Edwards

Joel Holler

Laura Jones

Frank Julian

Robert Klich

Meaghan O'Connor

Abel Rodriguez

#### AFFILIATION

Hines

ABC

The Wit

Palmer House

Department of Streets & Sanitation

Macy's

Joffrey Ballet

Joseph Freed & Associates

Department of Planning Development (DPD)

Chicago Department of Transportation (CDOT)

AVA Consultants

CDOT

Chicago Loop Alliance

First District Chicago Police

Chicago Loop Alliance

Macy's

First District Chicago Police

Chicago Loop Alliance

Chicago Loop Alliance

## **I. Call to Order**

**SSA#1-2015 Chair Anne Voshel**

SSA#1-2015 Vice- Chair John Idler 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 of the Financial Statements as of June 30, 2016**

Abel Rodriguez presented the 2016 Sole Service Provider Second Quarter Performance & Budget Assessment. He explained that we are halfway through the year and CLA received the first assessment at 1.1 million dollars. We will pay both our lines of credit with these funds first so that we do not incur interest payments. The Budget Assessment had no major differences than what was

presented last month. Abel Rodriguez pointed out that there are no major variances with the exception that we are overspent on sidewalk maintenance and infrastructure. Later in the year we will decide how to reallocate funds to cover the deficit.

There was a conversation about insuring the planter boxes so that damage to such boxes will not cause the sidewalk maintenance to be over budget in future years. Abel explained that because we do not own the planters or the CTA Kiosks it is hard to get an insurance policy. However, CLA is in talks with a new insurance agency to try and secure a policy which would include the planters and Kiosks. Questions were raised as to why the city was not responsible or why SSA #1-2015 could not be reimbursed by either the insurance of the parties responsible for the damage or the city. Michael Edwards explained that previous attempts to recover funds from the drivers responsible were not successful because they were not insured and or found guilty of drunk driving. Further, Commissioner Charles Williams explained that should SSA#1 try to sue the drunk driver, any recovered funds would be received by the city, and not necessarily marked for the fixture of the planters or kiosks. He did say that it may be worth bringing attention to, just to see if the SSA could be reimbursed. Laura Jones stated that it was unlikely to be reimbursed or fixed by the city because the city would only cover the traditional resources used on streets and sidewalk maintenance. State Street sidewalks are vaulted and made of a special red pavement which the city would not cover. Additionally, Michael Edwards pointed out that one benefit of the SSA is that repairs are done quickly and do not need to be slowed by city involvement. Later conversations revealed that Lightscape is insured but because it can be considered art it is covered by a different type of policy.

Commissioner Mark Davids asked why the website management line item was already over 50% spent. Abel explained that the project was nearly complete and it was likely to actually have roughly \$10,000 left over.

(Commissioner Dean Lane phoned in – 2:14pm; with 4 siting committee members and 2 elect committee members a quorum was reached)

#### **IV. Sole Service Provider Report**

Michael Edwards presented the Final 2017 Budget Draft Narrative which outlined that the EAV came in higher than expected creating some unbudgeted funds. The difference between what was budgeted and what could be collected was \$239,261. The levy rate was approved at 0.38% but CLA is only budgeting \$224,561 and reducing the rate to 0.37%. Michael Edwards read through the following budget highlights:

- Increased marketing by \$35,000 for additional efforts in 2017 around retail promotion, community events and social media marketing.
- Increased placemaking by \$25,000. We believe we could leverage additional financial resources from the university community to address issues at Pritzker Park, the southern gateway to State Street.
- Included \$44,000 for caulking associated with the 11 remaining CTA kiosks.
- Increased the line item to \$60,000 to create the mold and manufacture spare parts. We have no more fencing for the planters.
- Included \$65,000 to seal the sidewalk aggregate which enhances the look of the sidewalk and extends the life of the aggregate.
- Increased pressure washing by \$69,000 to power washing the State Street sidewalks (new contract is \$185,000) every week from June through October. This will get us 11 additional weeks of sidewalk pressure washing.

- Increased office rent from \$56,250 to \$67,500 or up \$11,250 from last draft budget. \$67,500 represents 75% of a \$90,000 budget for new CLA office space (rent, TI's, furniture and equipment) over 10 years.”

A motion to approve the 2017 SSA #1-2015 Program and budget was made by Commissioner Mark Davids and seconded by Commissioner Scott Greenberg. The motion passed unanimously.

## **V. Approval of Minutes**

A motion was made by Commissioner Mark Davids to accept the minutes of the June 21, 2016 State Street Commission meeting, which was seconded by Commissioner Jennifer Williams. The motion carried.

## **VI. Approval of 2nd Quarter Performance and Budget Assessment 2016**

Abel Rodriguez presented the 2nd Quarter performances and budget assessment which had been sent to commissioners last week for advance study. Questions were raised regarding the marketing metrics given by The Silverman Group. Commissioner Scott Greenberg wished to better understand how media impressions were measured. Commissioner John Idler agreed and wished to better understand the methodology. Michael Edwards said he would contact Silverman Group and ask for a better understanding of those metrics.

With the understanding that the marketing metrics would be further investigated there was a motion to approve the 2nd Quarter Performance and Budget Assessment 2016 by Commissioner Mark Davids which was seconded by Commissioner Scott Greenberg and was passed unanimously.

## **VII. Approval of 2017 Renewed Contract with Chicago Loop Alliance as the Sole Service Provider for SSA#1 – 2015**

Commissioner Mark Davids motioned to renew the contract with the Chicago Loop Alliance as the sole service provider for SSA #1 -2015 which was seconded by Commissioner Charles Williams, the motion carried.

## **VIII. Status Reports**

- Department of Streets and Sanitation –The program One Summer Chicago is underway to have 700+ high school students volunteer to clean up neighborhoods; their safety is paramount so that has DSS busy. DSS is also looking for new garbage cans which are lighter weight and can be easily moved for big events. Michael Edwards asked if CLA could be a part of that discussion to which Commissioner Charles Williams agreed.
- Chicago Department of Transportation- Wabash between Monroe and Madison will be closed with a cul-de-sac for drop off and valet services. It will be closed for 10 weeks. The Looplink will be temporarily relocated to Wabash and Randolph in September.
- Chicago Police Department – Commander Klich will be meeting with John Marshall Law School to discuss Pritzker Park programs. There was a conversation regarding the park and how the officers felt it would be best to keep it a safe park. The officers did not think placemaking would be enough because there are so many reasons why drug dealers like the park. There were also efforts to meet with protestors to discuss the legal rights of protestors.
- Other Business:
  - Street Team will be getting new uniforms
  - Michelle Boone left DCASE and resigned from the State Street Commission
  - Nominations are open for the next Commissioner

- Chicago Public Library Commissioner Brian Bannon expressed interest in joining the Commission

**IX. Adjournment**

The meeting was adjourned at 2:40 PM.

Respectfully Submitted,

Greg Cameron  
Secretary