

STATE STREET COMMISSION

State Street Commission Meeting
Tuesday, November 19, 2019
2:00 PM
ABC7
190 North State Street, 10th Floor

MINUTES

ATTENDANCE

AFFILIATION

Commission Members Present

Commissioner Mark Anderson
Commissioner Kristen Duncan
Commissioner John Idler
Commissioner Mark Kelly
Commissioner LaVerne Morris
Commissioner Andrea Schwartz
Commissioner Ryan Segal
Commissioner John Tully

Hines
Renaissance Hotel
ABC7
DCASE
20 North State Street Condos
Macy's
Acadia
Department of Streets & Sanitation

Commission Members Absent

Commissioner Greg Cameron
Acting Commissioner Tom Carney
Commissioner Maurice Cox
Commissioner Eric Finnegan
Commissioner Dean Lane

Joffrey Ballet
CDOT
Department of Planning & Development (DPD)
CIM Group
Palmer House

Others Present

Katherine Branch
Anthony Ciaravino
Michael Edwards
Karl Guider
Laura Jones
Robert Kearney
Paul Reise
Abel Rodriguez
David Seglin
James Turner

Chicago Transit Authority
Chicago Police Department - 001
Chicago Loop Alliance
Chicago Public Library
Chicago Loop Alliance (CLA)
42nd Ward
Department of Planning & Development
Chicago Loop Alliance (CLA)
Chicago Department of Transportation (CDOT)
CIBC/CLA Board Chair

I. Call to Order

SSA#1-2015 Chairman John Idler welcomed everyone and called the meeting to order at 2:00 PM. Introductions were made around the table.

II. Public Comment

No comments were made by the public, but the sole service provider and Commissioners made a few remarks:

- Chairman Idler was thanked for making his board room available for SSA#1-2015 meetings in 2019. Idler will again provide space for 2020 meetings. (A tentative schedule was included in packets.)
- Commissioner Segal noted the opening of new businesses: UNIQLO at 22 North State, and JIAO Chinese Dumplings in the Sullivan Center.
- Commissioner Duncan gave a heads up that the Renaissance would be undergoing construction.
- Commissioner Schwartz said that the Walnut Room Tree had been unveiled and that Macy's had new holiday windows this year. The theme is "Believe in the Wonder." The State Street store will be adding a Macy's Backstage, an off-price, on trend store within a store.
- Michael Edwards brought to everyone's attention the Holidays in the Loop brochure on top of meeting packets. This is the 3rd year for this marketing piece, featuring a Loop map, holiday calendar, traditions, restaurants, and shopping destinations.

III. Approval of Minutes

A motion to accept the Tuesday, October 15, 2019 meeting minutes as presented was made by Commissioner Anderson and seconded by Commissioner Duncan. The motion passed unanimously.

IV. Financial Statements as of October 31, 2019

Abel Rodriguez informed Commissioners that he would not be delivering the typical month-end statement, instead, because it's the Commission's last meeting of the year, he would be concentrating on the year-end projections which we had touched on at the October meeting. He referred to the 2019 SSA# 1-2015 Budget Summary Year-End Proposed Modifications document contained in meeting packets, explaining its format. The first column is our original budget; the second column is the line items we are proposing to modify; the third column has year-end projections, the fourth column notes the percentage to completion, and the fifth column is the balance -- where we ended in the original budget and why we are making changes. Rodriguez said the reason for the modifications is that although the City of Chicago approved our 2018 audit (see letter in meeting packets) they are not keen on overages. They are fine with being under line items, but not exceeding them. That's why we reallocate funds to other areas.

Regarding revenue, we're going to end up with almost \$99,000 less than we had budgeted. The big reason for that is if you look at the line item for late collections and interest, last year the city said that we should receive \$36,000 in late collections and interest on taxes in 2019. But we did not receive this money, plus the city gave back \$38,000 in adjusted taxes. So now we're \$75,000 short, and that's where the big change comes from. We were aware of this at the last meeting, so we stopped some projects in order not to be over-budget.

Rodriguez asked Commissioners if they wanted him to go over the modifications document line by line. Chair Idler responded that he should simply highlight the major line items that were underspent which would make up the loss. Rodriguez replied there were two main areas. Both the landscaping and power-washing had undergone an RFP process this year, and we had anticipated much higher costs. For landscaping, we had budgeted \$262,000 but we will end the year at \$210,000. There's \$52,000 there we were able to not use and move around. For sidewalk power washing, we budgeted \$310,000 but we will end the year at \$245,000. So, we saved \$65,000. Totaled, that's \$117,000.

The other significant change is in sidewalk maintenance. We start the year putting everything in a general infrastructure line item. We had a list of projects in mind, including replacing cloudy glass in CTA kiosks. But when we started to see that the budget was slowing, and that more sidewalk aggregate replacement was needed, we decided not to do that project in 2019. In general, the funds from infrastructure maintenance were shifted to aggregate replacement.

The reason the infrastructure maintenance line item is still higher is that we anticipate ending the year with \$102,000. The city does not allow for a contingency line item, so we will place those funds in infrastructure maintenance, because that's something the city always approves.

Chairman Idler called for questions. Hearing none, he called for a motion to approve the modifications, which was made by Commissioner Segal and seconded by Commissioner Schwartz. The motion carried unanimously.

V. Status Reports/Outstanding Issues

1. CDOT :

David Seglin reported that there was nothing new; the State/Lake El Station is still in procurement .

2. Security:

Anthony Ciaravino said 70 officers have been placed on window detail for the holiday season; half of them north of the river, half of them south of the river. They are deployed to State Street and Michigan Avenue as needed and provide high visibility. There are several events coming up, including the Christkindle Market. There is a group (Diein in for Gaza) that wants to assemble tomorrow and disrupt the Christkindle market between 3:30 and 5:30 PM. The Chicago Police Department will have a tag team in the area; they will protect the group's First Amendment rights and the Christkindle Market's permitted footprint. There will be a designated area for them to protest. There's another protest at the Swiss Hotel tomorrow between 4:00 – 7:00 PM protesting Heartland's Annual Gala.

Other events going on include the Millennium Park Art Market starting Friday, the same day as the evening city tree lighting. The Magnificent Mile Lights Festival is Saturday. The Bears play on Sunday. Finally, the Thanksgiving Day Parade is on Thursday, November 28th. Ciaravino handed out a list of parade street closures.

3. DCASE

Commissioner Kelly said that the Mayor will be coming to the tree lighting. Expect Michigan Avenue to be closed for about 2 hours. The ice-skating rink was just opened. Regarding the holiday market mentioned earlier, goods are all one of a kind, students from the Art Institute and Columbia College are the vendors. Kelly said he would like to recognize Laura Jones in costume at the Arts in the Dark Parade. She wasn't just splendid, she was magnificent. That was a very successful and impactful event, and State Street needs to think about how to leverage it, maybe the east-west streets feature more festival-like activities and there is retail participation rather than stores closing as usual.

4. Streets & Sanitation

Commissioner Tully said his department is transitioning from fall to winter operations. Spreaders will be used as barricades for many events.

5. DPD

There was no one in attendance to report.

6. CTA

Katherine Branch mentioned that there would be extra Red Line service for the Magnificent Mile's Lights Festival and the State Street Thanksgiving Day Parade. There will be no modified schedules for New Years Eve. In other news, the bus signs the Commission discussed earlier have all been installed, and the complaint received earlier about the odor at the State and Lake subway station has been investigated. The CTA is working on the issue. An ejector pump has been replaced, and the pump pit cleaned out. The only remaining item to correct is the replacement of the floor drain. As for the escalator repairs, there is no update on this legacy budgetary issue.

VI. Sole Service Provider Report

1. Big Belly Update

Chairman Idler followed up on the Big Belly presentation given at the last meeting. He and Michael Edwards further researched the issue and had conversations with Commissioner Tully. They concluded that Big Bellies are not a good option for us. The new receptacles on the street are a base model; the Commission could upgrade them at their expense with other options, which will be discussed in the future. Commissioner Tully related that the Big Bellies pose a safety issue during big events. Cleanliness aside, they are very heavy and hard to move. Commissioner Morris commented that the two Big Bellies at State and Madison are always overflowing. They are eyesores. Commissioner Tully said that he would have a discussion with operations. Michael Edwards said it was the responsibility of our Clean Team to pick up the trash around them.

2. State Street Master Plan RFP

Michael Edwards said that in the SSA budget for 2019, there is \$37,500 set aside for a State Street Master Plan, which will be matched by CLA. On November 6th, there was a scoping session on what was meant by a "master plan." This body has done a lot of planning in the past, but nothing significant in the last 20 years. The SSA#1-2015 Commission and the CLA Board needs a better idea of what's going on out on the street. The idea is to do a corridor plan, which has a tighter geography than a master plan. Commissioners should have received an email about that meeting including notes, who attended, and a copy of the RFP that was issued. Proposals are due back December 11, 2019. The contract will be awarded and phased. This is primarily about transportation, how the street is designed, the integration of residents, and changes to retail. Its aim is a plan to assist the CLA and the SSA to spend SSA money more wisely. David Seglin asked if the effort had been coordinated with city departments. Edwards replied that Cindy Roubik from DPD had attended. The next step is to get a consultant under contract and begin community engagement. We will consider decisions on things like when to pave the street or replace sidewalks.

3. Street Team Survey Results

At the last meeting, the Street Team Survey had just barely been finished. Chairman Idler asked for a more complete presentation on what the survey pointed out and what's to be done about it. Michael Edwards said that everyone has the full survey, but he just wanted to reference three pages. The second page is a listing of all of the services that are part of our program. The next page notes that we completed more surveys—576—than we ever have done in the past, and that the survey was executed in the same way; it should be more reliable not less reliable. Finally, there is a summary of survey demographics over the past years. Edwards wanted to point out that the only notable change in 2019 is that we surveyed more students than we have in the past, and the survey was done on an earlier date. Key 2019 results found that

compared to 2017 and 2018, awareness has gone down, people feel less safe, and our overall rating is down. The point is we need to do a better job. Since it's been three years since we last bid out this service, it is time to send out a new RFP next March. We can construct an RFP that addresses these issues.

Chairman Idler had a few comments. The fact that more students were surveyed this time is interesting, but this group's challenge will be to construct the RFP. It's incumbent on all of us to be better stewards of the street. James Turner asked if we could tie the survey results into the RFP. Idler did have questions about the direct oversight of the program – is there a manager? Michael Edwards replied that there was, but he is more of a player/coach. It isn't a CLA manager out on the street, it's Streetplus's program manager. Idler asked if we should be writing the check to that individual, instead of Streetplus? Do we take on another \$75,000 position and add to our administrative budget in order to make sure we meet the needs of the street?

Robert Kearney asked if HLSA would be impacted by the RFP. Edwards replied, possibly. Currently, they are hired through Streetplus, but we have been satisfied with HLSA. They are not dressed in the same uniforms as the street team, so they should have had no impact on the survey. We have no reason to get rid of them; they could stand on a contract of their own.

Chairman Idler asked what we were doing now to address concerns raised by the survey. Michael Edwards replied that Streetplus President Steve Hillard and his team are taking over the CLA conference room the first week in December. The current team will get refresher training, and there will be separate meetings with HLSA. In addition, Hillard will interview for replacement team members to make sure we have the best people possible out on the street.

4. CLA 2020 Plan

Michael Edwards pointed out that CLA Board Chair, James Turner, was in attendance at the Commission Meeting today. The 2020 CLA Business Plan was just approved by the CLA Executive Committee and will be approved by the full Board in January. Enhanced Services are highlighted on pages 6-11 of the plan, contained in Commission meeting packets. Everything the SSA has budgeted for is in this work plan:

- Increased security
- Better cleaning
- Better oversight
- A 3-5-year deferred maintenance plan
- Design & Advocacy
- Planning & Placemaking
- An inventory of all 1st floor businesses
- Pritzker Park programming
- The continuation of ACTIVATE
- Exploring the reuse of Lightscape infrastructure
- The State Street banner program.

SSA Chairman Idler asked CLA Chairman James Turner, in terms of the Chicago Loop Alliance vs. State Street (the SSA), what his take was on how much the CLA Business Plan was State Street focused. As taxpayers, we want to know if it is 70%, is it 60%? Turner replied that State Street *is* CLA's focal point, we recognize that it is not its own island. Although some services like clean and safe are exclusive to the SSA, as we talk about attractions we have to think about the larger neighborhood and tying in the connections that funnel the people who live, work, play and visit the area to State Street. We think about increasing the value of properties as well as attracting visitors and the demographics of the street, so marketing comes into our thought process. State Street is changing, the entire Loop is changing. Where do we fit in with the rest of the neighborhoods? CLA focuses on your SSA dollars, and we also advocate expanding the district with BOMA and others to lessen your burden. Turner assured the Commission that what CLA is worried about on a day to day basis is what's happening on State Street.

Michael Edwards continued going over the plan, touching on the 2020 strategic direction for Economic Development:

- We will continue to use the pedestrian counters; retail brokers find the information valuable.
- Working with the new administration, we hope to get some action on the disposition of the GSA properties at State/Adams and return them to productivity.
- State Street merchants will be engaged on a more consistent basis about a variety of issues and at the same time we will get to know them better.

With meeting time running short, Edwards concluded by saying the membership and events program area cited in the report is not paid for by the SSA; regarding marketing and communications, a Loop branding project could come out of the corridor plan; and under administration we want to expand CLA's reach by determining the value of a formal

Government Affairs Committee and work with the SSA Commission on a deferred maintenance strategy beginning with the 2021 budget. Edwards said if anyone had any comments about the plan, there was still time for input.

VII. Other Business

A Commission member contact sheet was included in packets. Commissioners were urged to update any incorrect information. They were also urged to return their questionnaires to DPD.

The Thanksgiving Day Parade will take place on State Street on Thursday, November 28th, beginning at 8:00 AM.

VIII. Adjournment

The next meeting of the State Street Commission will take place on Tuesday, January 21, 2020 at 2:00 PM. This will be a voting meeting. Commissioners will review the 2019 affidavit and performance assessment. There being no other business, the meeting was adjourned at 3:00 PM.

Respectfully submitted,

LaVerne Morris
Secretary