

STATE STREET COMMISSION
State Street Commission Meeting
Tuesday, April 22, 2025
2:00 PM
190 North State Street, ABC 7

MINUTES

ATTENDANCE

AFFILIATION

Commission Members Present

Mark Anderson
Greg Cameron
Konstantine “Gus” Drosos
Kristin Duncan
Brian Grossman
Chris Rowe
Ryan Segal
Cole Stallard

Hines
Joffrey Ballet
Palmer House Hilton
Renaissance Hotel
Walgreens
CTA
Acadia Realty Trust
Streets & Sanitation

Commission Members Absent

Ciere Boatright
Tom Carney
Clinèe Hedspeth
John Idler
La Verne Morris
Aimeabilomon Ochiekeleye

DPD
CDOT
DCASE
ABC 7
20 N. State Condo Assn.
Macy’s on State Street

Others Present

Erika Coldman
Michael Edwards
Joe Fonzino
Randall Harrington
Arsanlan Khan
Dan Luna
Yescenia Mota
Maribel Nieves
Dante Odoni
Abel Rodriguez
Arturo Rodriguez
Cindy Chan Roubik
Eileen Sweeney

Chicago Loop Alliance
Chicago Loop Alliance
DCASE
Ald. Reilly’s Office
CDOT
Ald. Conway’s Office
DCASE
CDOT
Odoni Partenrs LLC
Chicago Loop Alliance
CDOT
DPD
DPD

Call to Order

Chair Ryan Segal convened the meeting at 2:03 PM. The Chair welcomed attendees and asked everyone to introduce themselves and their business or organization they represent.

Public Comment

No comments were made by the public.

Approval of Minutes

Ryan Segal requested a motion to approve the March 18, 2025 meeting minutes as presented. Ryan thanked La Verne Morris for the review of the minutes. With that, Brian Grossman of Walgreens made a motion to approve the minutes as presented, seconded by Kristin Duncan, Renaissance Hotel Chicago. The motion carried.

Michael Edwards commented on how great the spring tulips on State Street look this year and acknowledged the work of La Verne Morris to make sure the tulip bloom improved this year. There was a hearty round of applause in appreciation for La Verne's efforts.

2024 SSA Audit

Abel Rodriguez introduced Dante Odoni from Odoni Partners, LLC, who joined the meeting via Zoom, to give the report on the results of the 2024 SSA Audit. Dante took the Commissioners through the audit report, noting in their opinion it is a clean audit with no issues or concerns to report. Mr. Odoni highlighted the Statement of Net Position and Government Fund Balances, noting we ended the year with \$5,533 in net revenue. A review of net activity demonstrated the loss of \$122,000 in 2024, reducing the expected SSA fund balance from \$127,000 to \$5,533 which is explained in Note #4 in the audit. Mr. Odoni reviewed the state of revenue and expenditure and complimented management on keeping almost all expenditure under budget except for the safety programs.

Cindy Roubik asked what pedestrian count service the SSA uses. Michael Edwards explained the company we are currently using is MRI/Springboard and measures pedestrian traffic using counters on the intersections along State Street. Edwards stated CLA has investigated Placer AI, which counts phones, versus people, but has not decided to change services.

A motion was made by Gus Drosos, Palmer House, and seconded by Greg Cameron, Joffrey Ballet, to approve the 2024 SSA Audit as presented and discussed. Motion carried.

Financial Statement and Performance Report

Abel Rodriguez stated the SSA has only received 44% of the EAV levy as of the end of Q1. Later he indicated that as of today's meeting, we have received 47% of our expected EAV levy). Abel stated we are being very conservative and not spending if we can prevent it, while we monitor the levy.

Abel then reviewed and explained the DPD required a quarterly performance report. After further discussion, a motion was made by Kristen Duncan, Renaissance Hotel Chicago, and seconded by Brian Grossman to approve the March financial statements and the First Quarter Performance Report as presented. Motion carried.

Sole Service Provider Report:

State Street Basule Bridge Closure

Michael Edwards was pleased to introduce Arsanlan Kahn and Maribel Nieves from the Chicago Department of Transportation Division of Engineering, bridge section. Mr. Kahn presented the rationale for closing the State Street bridge over the Chicago River for 6 months, beginning April 28th.

The full closure of State Street bridge is to complete emergency bridge repairs, as well as repairs to the viaduct near Marina City. There will be local access with an emergency closure of one of the northbound lanes over the bridge. The work is to replace the center brake castings. Mr. Kahn showed a brief video depicting the damage in the middle of the bridge where two steel leaves meet, causing a loud pounding with each passing car. These leaves need to be replaced. Mr. Kahn shared further details of repair work to occur while the bridge is closed. By doing a full closure versus one side of the bridge and then the other, the work can be completed in six months, as opposed to one year. The closure begins Monday, April 28th, and it will go until the holiday construction moratorium (mid-November) 2025. It is expected that 1/2 of State Street will be open for the Chicago marathon. Commissioners had a flyer in their packet which was updated with the CTA's reroute information.

Kristen Duncan asked Mr. Kahn if he has any information on the status of the State and Lake CTA Station Renovation. Art Rodriguez, SSA Commissioner and CDOT, said the project was awarded in March and CDOT issued the notice to proceed. CDOT is to have its first meeting with the contractor the first week of May to get their proposed schedule. The contractor is working through the permit procedures and could be ready to begin in early 2026. Ryan Segal thanked the CDOT representative for the short video and explanation regarding the emergency closure.

RTA and Public Transit Legislation

Michael Edwards explain the Regional Transportation Agency (RTA) is leading the efforts in Springfield to raise \$1.5 billion in annual funding to maintain and enhance the CTA, PACE and Metra public transit system.

CLA is very concerned about the potential 40% decrease in public transit if the funding is not secured and has sent information, state representative contact information and message points to over 1,000 Chicago Loop stakeholders. The communication is encouraging all our members, businesses, residents and stakeholders to advocate for the funding which is hoped to be in place by late May 2025, which is the end of the current state legislative session. Chris Rowe, Government Affairs for CTA, provided additional information and details of the proposal.

2025 Budget Adjustments

Given the earlier audit report and the decrease in fund balance from \$127,000 to \$5,500 we need to make \$122,000 in budget cuts, and given the current rate of levy, we are recommending to you today to cut \$198,000 out of the SSA budget by reducing aggregate

replacement from \$160,000 to \$60,000 and to eliminate the \$98,000 for sidewalk sealant. After some discussion the Commission agreed with the budget cuts as recommended.

2026 Budget Process and Direction

Michael Edwards explained we are coming up to the 2026 budget process. He is looking for a few Commissioners to participate in budget sessions in May 2025 and be involved in the drafting of the initial budget. This is important because State Street has changed and our services may need to evolve. Edwards gave the example of the 30% storefront vacancy rate which may be as much as 70% vacancy rate south of Monroe Street. We spend over a million dollars annually on clean and safe services and questions if that is necessary with so much vacancy. He asked whether we should instead be making investments in pop-up retail, storefront activations, or even business subsidies? There was good discussion around the changing issues on State Street with homeless encampments and large vacancies. While Commissioners did not want to move away from safety programs, there may be other line items that could be more directed to the current issues on State Street. There was good conversation about window clings, event and business advertising, 3rd party advertising and the impact of the CPD strategy to geo-fence and shutdown Uber and Lyft rides during teen takeovers. Edwards asked again if any Commissioner wanted to assist with the budget development.

Department Status Reports:

Streets & Sanitation

Commissioner Cole Stallard, Streets & Sanitation, reported the department is finished with snow with only 17" of snow this past season. We are gearing up for the summer season of activities. Commissioner Stallard reiterated his desire for CLA to reduce trash cans in the Pedway to one in an effort to limit the impact of the homeless in the Pedway. Commissioner Stallard acknowledged the hard work of Debbie De Lopez and everyone agreed Debbie does tremendous work for his department and State Street.

Department of Planning and Development

Cindy Roubick, Deputy Commissioner DPD, reported 117 units of housing are under construction at 79 West Monroe Street and that two LaSalle Street properties have received city approval to move to construction, totaling 513 more units of housing. Cindy also noted that the glass is going up on the new Goggle Headquarters (former Thompson Center) and believes its opening is set for early 2027.

CDOT

Art Rodriguez reported the State and Lake CTA station renovations will begin in a big way in early 2026. He also stated CDOT is available to address any issues on State Street regarding infrastructure repair but depends on our eyes and ears to report necessary repairs. Art is working with CLA closely on managing the banners on State Street to promote all the great things making the Loop and State Street a great destination.

DCASE

Yescenia Mota and Joe Fonzino, DCASE, reported they are working with CLA to get the permits in place for Sundays on State in September and October. DCASE is looking forward to a great season of arts programming and seasonal events like Blues Fest, Lollapalooza, El Grito

and more. Joe Fonzino indicated there are already meetings taking place discussing ways to limit car caravans during Mexican Independence Day celebrations in September.

Other Business

Dan Luna, Chief of Staff from Alderman Conway's office, stated he has CDOT commitments for some alley repaving in Garland Court and Holden Court and would be happy to see if Alderman Conway could assist in the opening of Momento's at East Monroe and Wabash.

With no other business before the Commission, Ryan Segal reviewed the upcoming events and thanked everyone for their time and attention today.

Adjournment

Meeting adjourned at 3:10 PM

La Verne Morris, Secretary